

TitleExpress[®]

A service of Grant Street Group

**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 06/14/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 05/30/2022

CERTIFICATE # 2019-8937

ACCOUNT # 494215035920

ALTERNATE KEY # 318257

TAX DEED APPLICATION # 49070

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Lot Fifteen (15) and North One-half of Lot Sixteen (16) of Block Thirteen (13) of NORTH ANDREWS GARDENS, SECOND ADDITION, according to the Plat thereof, recorded in Plat Book 31, Page 39, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 4891 NE 6 AVENUE, OAKLAND PARK FL 33334-2332

OWNER OF RECORD ON CURRENT TAX ROLL:

ELIZABETH A FAHEY

4891 NE 6 AVE

OAKLAND PARK, FL 33334-2332

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ELIZABETH A. FAHEY

OR: 28360, Page: 778

4891 NE 6TH AVENUE

FORT LAUDERDALE, FL 33334 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MERCURY FUNDING, LLC

PO BOX 772837

MEMPHIS, TN 38177 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 15 03 5920

CURRENT ASSESSED VALUE: \$119,390

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

None found.

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Kinsey Ram

Title Examiner



Site Address	4891 NE 6 AVENUE, OAKLAND PARK FL 33334-2332	ID #	4942 15 03 5920
Property Owner	FAHEY, ELIZABETH A	Millage	1712
Mailing Address	4891 NE 6 AVE OAKLAND PARK FL 33334-2332	Use	01
Abbr Legal Description	NORTH ANDREWS GARDENS 2ND ADD 31-39 B LOT 15,16 N1/2 BLK 13		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$57,770	\$242,530	\$300,300	\$119,390	
2020	\$57,770	\$228,710	\$286,480	\$117,750	\$2,070.79
2019	\$57,770	\$223,030	\$280,800	\$115,110	\$2,002.06

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$300,300	\$300,300	\$300,300	\$300,300
Portability	0	0	0	0
Assessed/SOH 99	\$119,390	\$119,390	\$119,390	\$119,390
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$69,390	\$94,390	\$69,390	\$69,390

Sales History			
Date	Type	Price	Book/Page or CIN
5/18/1998	WD	\$69,900	28360 / 778
9/1/1985	WD	\$100	12846 / 496

Land Calculations		
Price	Factor	Type
\$7.00	8,253	SF
Adj. Bldg. S.F. (Card, Sketch)		1159
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1956/1955		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17	K					OP		
R	1							
1						1		

**Board of County Commissioners, Broward County, Florida
Records, Taxes, & Treasury**

CERTIFICATE OF MAILING NOTICES

Tax Deed #49070

**STATE OF FLORIDA
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of October 2022, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF OAKLAND PARK ANDREW THOMPSON, BUDGET OFFICE 3650 NE 12 AVE OAKLAND PARK, FL 33334	FAHEY, ELIZABETH A 4891 NE 6TH AVE FORT LAUDERDALE, FL 33334- 2332	*GARCIA, OLGA 4880 NE 5TH TER OAKLAND PARK, FL 33334-2327	*NESS, TAMIR PO BOX 166386 MIAMI, FL 33116
*REYES, KAREN SALAZAR, CARMEN 4890 NE 5 TER OAKLAND PARK, FL 33334	*ELITE 770 PROPERTY LLC 10961 NW 6TH CT PLANTATION, FL 33324-8113		

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3rd day of October 2022 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Monica Cepero
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Misty Del Hierro**

8

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49070

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 494215-03-5920
Certificate Number: 8937
Date of Issuance: 05/26/2020
Certificate Holder: MERCURY FUNDING, LLC
Description of Property: NORTH ANDREWS GARDENS 2ND ADD
31-39 B
LOT 15,16 N1/2 BLK 13

Name in which assessed: FAHEY, ELIZABETH A
Legal Titleholders: FAHEY, ELIZABETH A
4891 NE 6 AVE
OAKLAND PARK, FL 33334-2332

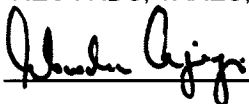
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of November, 2022. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

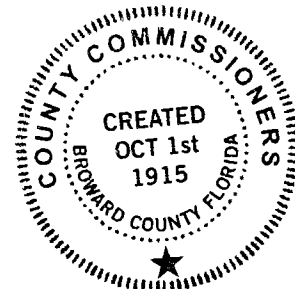
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 5th day of August, 2022.

Monica Cepero
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy



This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 10/13/2022, 10/20/2022, 10/27/2022 & 11/03/2022
Minimum Bid: 67841.97

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49070

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 494215-03-5920
Certificate Number: 8937
Date of Issuance: 05/26/2020
Certificate Holder: MERCURY FUNDING, LLC
Description of Property: NORTH ANDREWS GARDENS 2ND ADD
31-39 B
LOT 15,16 N1/2 BLK 13

Name in which assessed: FAHEY,ELIZABETH A
Legal Titleholders: FAHEY,ELIZABETH A
4891 NE 6 AVE
OAKLAND PARK, FL 33334-2332

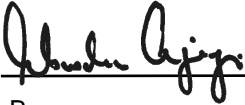
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of November, 2022. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 16th day of August, 2022.

Monica Cepero
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 10/13/2022, 10/20/2022, 10/27/2022 & 11/03/2022
Minimum Bid: 68158.97

BROWARD

**STATE OF FLORIDA
COUNTY OF BROWARD:**

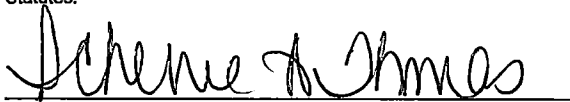
Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review // k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

49070
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 8937

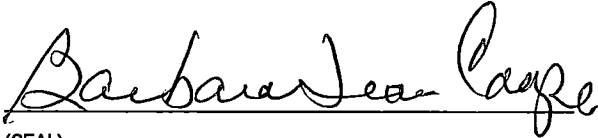
in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

10/13/2022 10/20/2022 10/27/2022 11/03/2022

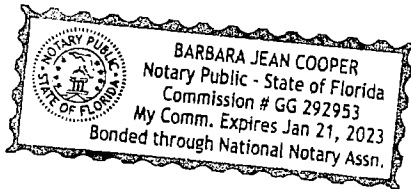
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
3 day of NOVEMBER, A.D. 2022



(SEAL)
SCHERRIE A. THOMAS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 49070**

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 494215-03-5920
Certificate Number: 8937
Date of Issuance: 05/26/2020
Certificate Holder:
MERCURY FUNDING, LLC
Description of Property:
NORTH ANDREWS GARDENS
2ND ADD
31-39 B
LOT. 15, 16 N½ BLK 13
Name in which assessed:
FAHEY, ELIZABETH A

Legal Titleholders:
FAHEY, ELIZABETH A
4891 NE 6 AVE
OAKLAND PARK, FL 33334-2332
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of November, 2022. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at: broward.deedauction.net

*Pre-registration is required to bid.
Dated this 16th day of August, 2022
Monica Cepero
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)
By: Abiodun Ajayi
Deputy
This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 68158.97
401-314
10/13-20-27 11/3 · 22-08/0000623615B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22038193

Broward County, FL VS Elizabeth A. Fahey

RETURN OF SERVICE



Court Case # TD 49070

Hearing Date: 11/16/2022

Received by CCN 17843

10/06/2022 10:43 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Elizabeth A. Fahey 4891 NE 6 Avenue Oakland Park FL 33334**

Served:

X

Not Served:

Broward County Revenue-Delinquent Tax Section
115 S. Andrews Ave.
Room A-100
Fort Lauderdale FL 33301

Date: 10/06/2022 Time: 10:43 AM

On Elizabeth A. Fahey in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

Posted Residential: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

COMMENTS: Posted Tax Notice To Front Door.

You can now check the status of your writ by visting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

**Gregory Tony, Sheriff
Broward County, Florida**

By: *D. Rosado* 17843

D.S.

D. Rosado, #17843

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	1

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494215-03-5920 (TD #49070)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

BROWARD COUNTY SHERIFF'S DEPT
ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by October 31, 2022\$8,353.47
- Or
- * Amount due if paid by November 15, 2022\$8,463.97

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON November 16, 2022, UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395
FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

FAHEY, ELIZABETH A
4891 NE 6 AVE
OAKLAND PARK, FL 33334-2332

NOTE: THIS IS THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION

98-339498 T#001
06-09-98 12:26PM

\$ 489.30
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Walter E. Apple, Esq.

Address: 2425 East Commercial Blvd. #101

Fort Lauderdale FL 33308

Property Appraisers Parcel Identification

(Folio) Number(s):

Grantee(s) S.S. #(s):

Space Above This Line for Processing

Data Space Above This Line for Recording

WARRANTY DEED
(Statutory Form -Section 689.02, F.S.)

THIS INDENTURE, made this 18th day of May, 1998, Between and GEORGE RABINOWITZ, a single person of the City of Newton, County of Suffolk, State of Massachusetts, whose post office address is 232 Cabot Street, Newton, MA 02160, Grantor, and ELIZABETH A. FAHEY, whose Social Security No. is [REDACTED], and whose post office address is 4891 NE 6th Avenue, Fort Lauderdale, of the County of Broward, State of Florida, 33334, Grantee,

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot Fifteen (15) and North One-half of Lot Sixteen (16) of Block Thirteen (13) of NORTH ANDREWS GARDENS, SECOND ADDITION, according to the Plat thereof, recorded in Plat Book 31, Page 39, of the Public Records of Broward County, Florida.

SUBJECT TO restrictive covenants of record, if any, which are not specifically reimposed or extended hereby.

OLD REPUBLIC NATIONAL
TITLE INSURANCE CO

BK 28360PG0778

2

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. THIS PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
.....
HARRY P. KAPP
.....

(Print name)

[Signature]
.....
MARILYN KAPP
.....

(Print name)

[Signature]
.....
GEORGE RABINOWITZ

STATE OF MASSACHUSETTS

SS:

COUNTY OF ~~SUFFOLK~~ ^{NORFOLK}

The foregoing instrument was acknowledged before me this ^{18th} day of May, 1998, by George Rabinowitz, who is personally known to me ^{and} has produced his Massachusetts Driver's License, No. [REDACTED] and who did (~~did not~~) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this ^{18th} day of May, 1998.

[Signature]
.....
HARRY P. KAPP
.....

(Printed Name)

Notary Public, State of MASSACHUSETTS
Commission number: NA
My commission expires: 5/26/2000

BK 28360 PG 0779

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: October 3rd, 2022
PROPERTY ID # 494215-03-5920 (TD # 49070)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

FAHEY, ELIZABETH A
4891 NE 6TH AVE
FORT LAUDERDALE, FL 33334-2332

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4891 NE 6 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by October 31, 2022\$8,353.47
- Or
- * Estimated Amount due if paid by November 15, 2022\$8,463.97

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestresury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: October 3rd, 2022
PROPERTY ID # 494215-03-5920 (TD # 49070)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

*ELITE 770 PROPERTY LLC
10961 NW 6TH CT
PLANTATION, FL 33324-8113

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4891 NE 6 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by October 31, 2022\$8,353.47
- Or
- * Estimated Amount due if paid by November 15, 2022\$8,463.97

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

DATE: October 3rd, 2022
PROPERTY ID # 494215-03-5920 (TD # 49070)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

*GARCIA, OLGA
4880 NE 5TH TER
OAKLAND PARK, FL 33334-2327

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4891 NE 6 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by October 31, 2022\$8,353.47
Or
* Estimated Amount due if paid by November 15, 2022\$8,463.97

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: October 3rd, 2022
PROPERTY ID # 494215-03-5920 (TD # 49070)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

*NESS, TAMIR
PO BOX 166386
MIAMI, FL 33116

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4891 NE 6 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by October 31, 2022\$8,353.47
Or
* Estimated Amount due if paid by November 15, 2022\$8,463.97

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

DATE: October 3rd, 2022
PROPERTY ID # 494215-03-5920 (TD # 49070)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

*REYES, KAREN
SALAZAR, CARMEN
4890 NE 5 TER
OAKLAND PARK, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4891 NE 6 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by October 31, 2022\$8,353.47
- Or
- * Estimated Amount due if paid by November 15, 2022\$8,463.97

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

DATE: October 3rd, 2022
PROPERTY ID # 494215-03-5920 (TD # 49070)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12 AVE
OAKLAND PARK, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4891 NE 6 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by October 31, 2022\$8,353.47
- Or
- * Estimated Amount due if paid by November 15, 2022\$8,463.97

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

7021 2720 0000 2172 3356

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ _____

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$ _____

Total Postage

\$ _____

Sent To

Street or

City, State, ZIP+4®

TD 49070 NOVEMBER 2022 WARNING
CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12 AVE
OAKLAND PARK, FL 33334

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage

\$

Tot:

\$

Sen

Stre

City,

TD 49070 NOVEMBER 2022 WARNING
FAHEY, ELIZABETH A
4891 NE 6TH AVE
FORT LAUDERDALE, FL 33334-2332

702J 2720 0000 2172 3363

7021 2720 0000 2172 3370

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postmark
Here

TD 49070 NOVEMBER 2022 WARNING
***GARCIA, OLGA**
4880 NE 5TH TER
OAKLAND PARK, FL 33334-2327

City, State, ZIP+4®

7021 2720 0000 2172 3367

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage

\$

Total P **TD 49070 NOVEMBER 2022 WARNING**

\$

Sent To ***NESS, TAMIR**

PO BOX 166386

Street **MIAMI, FL 33116**

City, St _____

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage
\$ _____

Total

\$ _____

Sent on

Street

City, State, ZIP+4®

TD 49070 NOVEMBER 2022 WARNING
***REYES, KAREN**
SALAZAR, CARMEN
4890 NE 5 TER
OAKLAND PARK, FL 33334

7021 2720 0000 2172 3394

7021 2720 0000 2172 3400

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage

\$

Total P

TD 49070 NOVEMBER 2022 WARNING

\$

Sent To

Street a

City, St

***ELITE 770 PROPERTY LLC
10961 NW 6TH CT
PLANTATION, FL 33324-8113**

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 49070 NOVEMBER 2022 WARNING
 FAHEY, ELIZABETH A
 4891 NE 6TH AVE
 FORT LAUDERDALE, FL 33334-2332



2. Article Number (Transfer from service label)

7021 2720 0000 2172 3863 1111
 Mail Restricted Delivery
 (over \$500)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 Elizabeth A Fahey

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |