

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Broward County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
4942 20 BM 0050	327430	3032 S OAKLAND FOREST DR #2801 OAKLAND PARK 33309-5684

Legal Description

Condominium Unit No. 2801, of THE PINES OF OAKLAND FOREST WEST, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 12459, Page 155, of the Public Records of Broward County, Florida; together with an undivided share in the common elements appurtenant thereto.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 9172	\$248,390	No	No	No

Owner of Record on Current Tax Roll
ELIZABETH ADIV EST

Billing Name & Address

3032 S OAKLAND FOREST DR #2801
OAKLAND PARK FL 33309-5684

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report 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 is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date:11/07/2022 **Search covers** **20 years** **through:**10/31/2022

Sue Servas
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

ESTATE OF ELIZABETH ADIV, DECEASED
 3032 S OAKLAND FOREST DR #2801
 FT LAUDERDALE FL 33309

Document

Warranty Deed
 Bk:25781 Pg:714

Examiner Comments

Warranty Deed
 Bk:25781 Pg:715

Related Documents (for Reference)

None found.

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

OTHER PARTIES**Name & Address of Record**

LINDA J BRAVO, PERSONAL REPRESENTATIVE
 OF THE ESTATE OF ELIZABETH ADIV,
 DECEASED

Document

Letters of
 Administration
 Inst:114530086

Examiner Comments

No address found on
 document

Name & Address of Record	Document	Examiner Comments
ORLANDO J. BARRETO 3032 S OAKLAND FOREST DR #2801 OAKLAND PARK FL 33309	Petition for Administration Inst:114342558	
LINDA J BRAVO 180 SHERIDAN ST BRIDGEPORT CT 06610	Petition for Administration Inst:114342558	
LUIS E BARRETO, ESQUIRE LUIS E BARRETO & ASSOCIATES, P.A. BISCAYNE BUILDING SUITE 720 19 WEST FLAGLER ST MIAMI FL 33130	Petition for Administration Inst:114342558	
ADRIAN PHILIP THOMAS, ESQUIRE ADRIAN PHILIP THOMAS, P.A. LAS OLAS SQUARE, SUITE 1050 515 E LAS OLAS BLVD. FORT LAUDERDALE FL 33301	Petition to Determine Homestead Inst:117854439	
STEPHEN DISCLAFANI, REGISTERED AGENT O/B/O THE PINES OF OAKLAND FOREST WEST CONDOMINIUM ASSOCIATION, INC. PINES OF OAKLAND FOREST WEST 3082 SOUTH OAKLAND FOREST DRIVE CLUBHOUSE OFFICE OAKLAND PARK FL 33309	Sunbiz	Declaration recorded in 12459-155.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**File Name**

49807PA.pdf



Site Address	3032 S OAKLAND FOREST DRIVE #2801, OAKLAND PARK FL 33309	ID #	4942 20 BM 0050
Property Owner	ADIV, ELIZABETH EST	Millage	1712
Mailing Address	3032 S OAKLAND FOREST DR #2801 OAKLAND PARK FL 33309-5684	Use	04
Abbr Legal Description	THE PINES OF OAKLAND FOREST WEST CONDO UNIT 2801 BLDG 28 PER CDO BK/PG: 12459/155		

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
2022	\$24,840	\$223,550	\$248,390	\$230,840	
2021	\$20,990	\$188,870	\$209,860	\$209,860	\$4,653.09
2020	\$20,490	\$184,430	\$204,920	\$204,920	\$4,487.69

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$248,390	\$248,390	\$248,390	\$248,390
Portability	0	0	0	0
Assessed/SOH	\$230,840	\$248,390	\$230,840	\$230,840
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$230,840	\$248,390	\$230,840	\$230,840

Sales History			
Date	Type	Price	Book/Page or CIN
12/11/1996	WD	\$69,000	25781 / 715
5/1/1989	WD	\$70,500	16512 / 990
8/1/1987	WD	\$68,900	

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		1359
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1987/1986		

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #49807

**STATE OF FLORIDA
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of February 2023, 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:

EST ELIZABETH ADIV 3032 S OAKLAND FOREST DR APT 2801 OAKLAND PARK, FL 33309-5684	CONSOLIDATED COMMUNITY MANAGEMENT INC 7686 WILES RD CORAL SPRINGS, FL 33067-2069	GARY A BODZIN ESQ 3050 AVENTURA BLVD STE 200 MIAMI, FL 33180-3112	BROWARD COUNTY CLERK OF COURT 201 SE 6TH ST RM 18150 FORT LAUDERDALE, FL 33301-3303
CITY OF OAKLAND PARK ANDREW THOMPSON, BUDGET OFFICE 3650 NE 12TH AVE OAKLAND PARK, FL 33334-4525	ADRIAN PHILIP THOMAS, ESQUIRE ADRIAN PHILIP THOMAS, P.A. LAS OLAS SQUARE, SUITE 1050 515 E LAS OLAS BLVD. FORT LAUDERDALE, FL 33301	LINDA J BRAVO 180 SHERIDAN ST BRIDGEPORT, CT 06610	LINDA J BRAVO, PERSONAL REPRESENTATIVE OF THE ESTATE OF ELIZABETH ADIV, DECEASED 180 SHERIDAN ST BRIDGEPORT, CT 06610-2758
LUIS E BARRETO, ESQUIRE LUIS E BARRETO & ASSOCIATES, P.A. BISCAYNE BUILDING SUITE 720 19 WEST FLAGLER ST MIAMI, FL 33130	ORLANDO J. BARRETO 3032 S OAKLAND FOREST DR #2801 OAKLAND PARK, FL 33309	STEPHEN DISCLAFANI, REGISTERED AGENT O/B/O THE PINES OF OAKLAND FOREST WEST CONDOMINIUM ASSOCIATION, INC. PINES OF OAKLAND FOREST WEST 3082 SOUTH OAKLAND FOREST DRIVE CLUBHOUSE OFFICE OAKLAND PARK, FL 33309	ESTATE OF ELIZABETH ADIV, DECEASED 3032 S OAKLAND FOREST DR #2801 FT LAUDERDALE, FL 33309

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 1st day of February 2023 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**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49807

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: 494220-BM-0050

Certificate Number: 9172

Date of Issuance: 05/26/2020

Certificate Holder: TLOA OF FLORIDA LLC

Description of Property: THE PINES OF OAKLAND FOREST WEST
CONDO
UNIT 2801 BLDG 28
PER CDO BK/PG: 12459/155

Name in which assessed: ADIV,ELIZABETH EST

Legal Titleholders: ADIV,ELIZABETH EST
3032 S OAKLAND FOREST DR #2801
OAKLAND PARK, FL 33309-5684

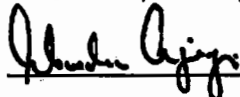
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of March, 2023. 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:

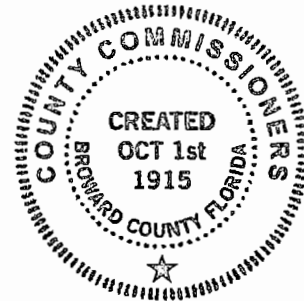
broward.deeduction.net
**Pre-registration is required to bid.*

Dated this 1st day of December, 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: 02/09/2023, 02/16/2023, 02/23/2023 & 03/02/2023
Minimum Bid: 22910.30

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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UNIT 2801 BLDG 28
PER CDO BK/PG: 12459/155

Condominium Unit No. 2801, of THE PINES OF OAKLAND FOREST WEST, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 12459, Page 155, of the Public Records of Broward County, Florida; together with an undivided share in the common elements appurtenant thereto.

Name in which assessed: ADIV, ELIZABETH EST

Legal Titleholders: ADIV, ELIZABETH EST
3032 S OAKLAND FOREST DR #2801
OAKLAND PARK, FL 33309-5684

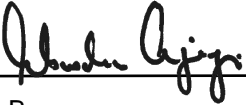
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of March, 2023. 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 20th day of December, 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: 02/09/2023, 02/16/2023, 02/23/2023 & 03/02/2023

Minimum Bid: 23281.30

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

49807
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 9172

In the XXXX Court,
was published in a newspaper by print in the issues of
Broward Daily Business Review f/k/a Broward Review on

02/09/2023 02/16/2023 02/23/2023 03/02/2023

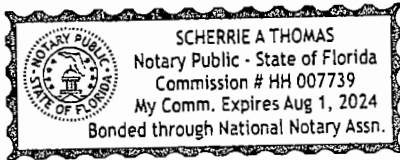
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Barbara Jean Cooper

Sworn to and subscribed before me this
2 day of MARCH, A.D. 2023

Scherrie A Thomas

(SEAL)
BARBARA JEAN COOPER personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 49807**

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: 494220-BM-0050
Certificate Number: 9172
Date of Issuance: 05/26/2020
Certificate Holder:
TLOA OF FLORIDA LLC
Description of Property:
THE PINES OF OAKLAND
FOREST WEST
CONDO
UNIT 2801 BLDG 28

PER CDO BK/PG: 12459/155
Condominium Unit No. 2801,
of THE PINES OF OAKLAND
FOREST WEST, A CONDOMINIUM,
according to the Declaration of
Condominium thereof, as recorded
in Official Records Book 12459,
Page 155, of the Public Records
of Broward County, Florida;
together with an undivided share
in the common elements appur-
tenant thereto.

Name in which assessed:
ADIV, ELIZABETH EST
Legal Titleholders:
ADIV, ELIZABETH EST
3032 S OAKLAND FOREST
DR #2801
OAKLAND PARK, FL 33309-5684

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
15th day of March, 2023. 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 20th day of December,
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 suc-
cessful bidder is responsible to pay
any outstanding taxes.

Minimum Bid: 23281.30

401-314

16-23 3/2 23-17/0000643921B

BROWARD COUNTY SHERIFF'S OFFICE
2601 West Broward Blvd Fort Lauderdale, Florida 33312

RETURN OF SERVICE



Sheriff # 23004130

Court Case # TD 49807

Broward County, FL VS Elizabeth Adiv Est

Hearing Date:03/15/2023

Received by CCN 14730

02/02/2023 9:14 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Elizabeth Adiv Est 3032 S Oakland Forest Drive #2801 Oakland Park FL 33309**

Served:

Not Served:

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

Date: 02/02/2023 Time: 12:30 PM

On Elizabeth Adiv Est 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 on gate

You can now check the status of your writ by visiting 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.S.

C. Bedford, #14730

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 # 494220-BM-0050 (TD #49807)

RECEIVED SHERIFF
2023 FEB -1 AM 11:32
BROWARD COUNTY, FLORIDA

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 February 28, 2023\$17,808.71

Or

* Amount due if paid by March 14, 2023\$18,036.08

*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 March 15, 2023 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

ADIV, ELIZABETH EST
3032 S OAKLAND FOREST DR APT 2801
OAKLAND PARK, FL 33309-5684

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

Return to: (enclose self-addressed stamped envelope)
Name: **GARY A. BODZIN, ESQUIRE**
Address: 3050 AVENTURA BLVD, Suite 300
North Miami Beach, Florida 33180

86-621024 TR201
12-16-96 09:48AM

DOCU. STAMPS-DEED

This Instrument Prepared by:
GARY A. BODZIN, ESQUIRE
3050 AVENTURA BLVD, Suite 300
North Miami Beach, Florida 33180
(305) 931-5000

RECVD. BROWARD CNTY
B. JACK OSTERHOLT
COUNTY ADMIN.

Grantee S.S. No.:
Name: ELIZABETH ADIV
Grantee S.S. No.:
Name:
Parcel I.D. (Folio) No: **9220-BM-00500**

[Space Above This Line for Recording Data]
WARRANTY DEED (STATUTORY FORM - SECTION 689.02 F.S.)

This Indenture made this 6th day of December, 1996 BETWEEN **EVELYN C. MAZZOCCO, a single woman** whose post office address is: 208 FOREST ST, GAITHER, PA - 16641 of the County of BROWARD, State of FLORIDA, grantor, and **ELIZABETH ADIV, a single woman**, whose post office address is 3032 S OAKLAND FOREST DR #2801, FT LAUDERDALE, FLORIDA 33309 of the County of BROWARD, State of FLORIDA, grantee.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 grantee and grantee's heirs and assigns forever the following described land situate, lying and being in BROWARD County, Florida, to-wit:

Condominium Unit No. 2801, of THE PINES OF OAKLAND FOREST WEST, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 12459, Page 155, of the Public Records of Broward County, Florida; together with an undivided share in the common elements appurtenant thereto.

Subject to Real Estate Taxes for the year 1996 and thereafter.
Subject to Easements, Dedications, Limitations, etc. of record, and zoning ordinances, without, however, reimposing the same.
Subject to the Declaration of Condominium, all exhibits thereto, and all amendments thereto, if any.

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.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness #1
(sign) Charity L. Mieski
(print) Charity L. Mieski

Evelyn C. Mazzocco
EVELYN C. MAZZOCCO

Witness #2
(sign) _____
(print) _____

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

STATE OF PA
COUNTY OF CAMBRIA
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, appeared: **EVELYN C. MAZZOCCO, a single woman** who is personally known to me or who has produced _____ as identification and who did (did not) take an oath, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

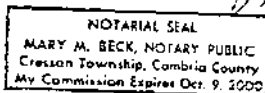
WITNESS my hand and official seal in the County and State last aforesaid this 6 day of December, 1996

Witness:
Evelyn C. Mazzocco ~~scribble~~
appeared before me

Mary M. Beck
(print name) Mary M. Beck

My Commission Expires: MARY M. BECK

Notary Public, State of Pa



Trans State Title Ins Corp
3050 Aventura Blvd
N MIAMI FL 33180

WKC

2-35-18-9

BR25781PG07114

100

Return to: (enclose self-addressed stamped envelope)
Name: **GARY A. BODZIN, ESQUIRE**
Address: 3050 AVENTURA BLVD, Suite 300
North Miami Beach, Florida 33180

483.00
DOCU. STAMPS-DEED

This Instrument Prepared by:
GARY A. BODZIN, ESQUIRE
3050 AVENTURA BLVD, Suite 300
North Miami Beach, Florida 33180
(305) 931-5000

RECVD. BROWARD CNTY
B. JACK OSTERHOLT
COUNTY ADMIN.

Grantee S.S. No.:
Name: ELIZABETH ADIV
Grantee S.S. No.:
Name:
Parcel I.D. (Folio) No: **9220-BM-00500**

(Space Above This Line for Recording Data)
WARRANTY DEED (STATUTORY FORM - SECTION 689.02 F.S.)

This Indenture made this 11th day of December, 1996 BETWEEN **PAULA J. MAZZOCCO**, joined by her husband, **ANTHONY PETER PIZZUTELLI** whose post office address is: 4491 NW 18TH AVE, OAKLAND PARK, FL 33309 of the County of BROWARD, State of FLORIDA, grantor*, and **ELIZABETH ADIV**, a single woman, whose post office address is 3032 S OAKLAND FOREST DR #2901, OAKLAND PARK, FLORIDA 33309 of the County of BROWARD, State of FLORIDA, grantee*.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 grantee and grantee's heirs and assigns forever the following described land situate, lying and being in BROWARD County, Florida, to-wit:

Condominium Unit No. 2801, of THE PINES OF OAKLAND FOREST WEST, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 12459, Page 155, of the Public Records of Broward County, Florida; together with an undivided share in the common elements appurtenant thereto.

Subject to Real Estate Taxes for the year 1996 and thereafter.
Subject to Easements, Dedications, Limitations, etc. of record, and zoning ordinances, without, however, reimposing the same.
Subject to the Declaration of Condominium, all exhibits thereto, and all amendments thereto, if any.

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.

*"Grantor" and "grantee" are used for singular or plural, as context requires.
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

Witness #1
(sign) Susan Smith
(print) SUSAN SMITH

Paula J. Mazocco
PAULA J. MAZZOCCO

Witness #2
(sign) Olga Rivera
(print) OLGA RIVERA

Anthony Peter Pizzutelli
ANTHONY PETER PIZZUTELLI

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, appeared: **PAULA J. MAZZOCCO**, joined by her husband, **ANTHONY PETER PIZZUTELLI** who is personally known to me or who has produced FL Driver License as identification and who did (did not) take an oath, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of Dec, 1996.



Susan Smith
(print name) SUSAN SMITH

My Commission Expires: _____

Notary Public, State of Florida

Trans State Title Ins. Corp
3050 Aventura Blvd
N Miami FL 33150

BR25781PG0715

735787

Consolidated Community Management, Inc.

7686 WILES ROAD
CORAL SPRINGS, FLORIDA 33067

(954) 341-7500

CERTIFICATE OF APPROVAL

This is to verify that Elisabeth Adiv has been approved by Pines of Oakland Forest West Condominium Association, Inc., a corporation not for profit, as the buyer of the following described real property in Broward County, Florida:

3032 S Oakland Forest Dr., #2801
Ft. Lauderdale, FL 33309

This approval has been given pursuant to the provisions of the Declaration of Covenants and Restrictions of such Association.

Dated: This 03rd day of December, 1996.

Pines of Oakland Forest West Condominium Association, Inc.

Sarah Mayorga
Witness

By: *Sami Kucher*
Title: *Property Manager*

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

BR25781PG0716

Specializing in Management of Community Associations

*** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 7/26/2017 8:38:49 AM.***

**IN THE CIRCUIT COURT FOR BROWARD COUNTY,
FLORIDA
IN RE: ESTATE OF**

PROBATE DIVISION

ELIZABETH ADIV

File No. PRC170001773

Division 61J

Deceased.

Filed in Open Court,
BRENDA D. FORMAN,
CLERK

ON 7-26-17
BY [Signature]

**LETTERS OF ADMINISTRATION
(single personal representative)**

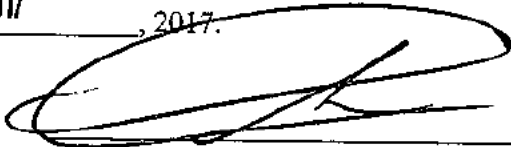
TO ALL WHOM IT MAY CONCERN

WHEREAS, Elizabeth Adiv, a resident of Broward County, Florida, died [REDACTED]
[REDACTED] owning assets in the State of Florida, and

WHEREAS, Linda J. Bravo has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

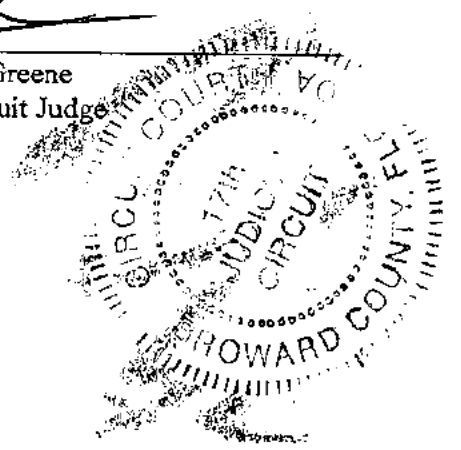
NOW, THEREFORE, I, the undersigned circuit judge, declare Linda J. Bravo duly qualified under the laws of the State of Florida to act as personal representative of the estate of Elizabeth Adiv, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on JUL 26 2017, 2017.



Honorable Charles M. Greene
Circuit Judge

**HOWEVER THERE SHALL BE NO
SALE OR TRANSFER OF ANY
PROPERTY, REAL OR PERSONAL,
WITHOUT FURTHER COURT ORDER.**



Case Number: PR-C-17-0001773 Division: 61J
Filing # 54789987 E-Filed 04/07/2017 12:15:18 PM

IN THE CIRCUIT COURT OF THE
JUDICIAL CIRCUIT IN AND FOR
BROWARD COUNTY, FLORIDA

PROBATE DIVISION

Case No.:

Division - CP

IN RE: THE ESTATE OF

ELIZABETH ADIV

Deceased.

(RESERVED FOR CLERK OF
COURT)

PETITION FOR ADMINISTRATION
(Intestate -- Single Petitioner)

Petitioner, **LINDA J. BRAVO**, alleges:

1. Petitioner has an interest in the above estate as the surviving daughter and beneficiary of the decedent, **ELIZABETH ADIV**. Petitioner, **LINDA J. BRAVO'S** address is 180 Sheridan Street, Bridgeport, CT 06610 and the name and office address of Petitioners' attorney is set forth at the end of this Petition.

2. Decedent, **ELIZABETH ADIV**, whose last known address was 3032 S. Oakland Forest Drive, #2801, Oakland Park, FL 33309, and whose age was 41, and whose Social Security number is XXX-XX- died on On the date of death decedent was domiciled in Broward County, Florida.

3. So far as is known, the names of the beneficiaries of this estate and of the decedent's surviving spouse, if any, their addresses and relationships to decedent, and the dates of birth of any who are minors, are:

<u>NAME</u>	<u>ADDRESS</u>	<u>RELATIONSHIP</u>	<u>DOB</u> [if Minor]
Orlando J. Barreto	3032 S. Oakland Forest Dr., #2801 Oakland Park, FL 33309	Spouse	N/A
Linda J. Bravo	180 Sheridan Street Bridgeport, CT 06610	Daughter	N/A

4. Venue of this proceeding is in this county because the decedent was domiciled in Broward County, Florida at the time of his death.

*In Re: The Estate of Elizabeth Adiv
Petition for Administration
Page 2*

5. Petitioner, **LINDA J. BRAVO'S** address is 180 Sheridan Street, Bridgeport, CT 06610, and who is qualified under the laws of the State of Florida to serve as Personal Representative of the decedent's estate, is surviving daughter and beneficiary of the decedent, **ELIZABETH ADIV.**

6. The nature and approximate value of the assets in this estate are as follows:
- a. Real Property located at: 3032 S. Oakland Forest Drive, #2801, Oakland Park, FL 33309-5684 with an approximate value of \$146,080.00;
 - b. Regions Bank with an approximate amount of \$400.00;
 - c. 2003 Ford Sport Trac Limited with an approximate amount of \$9,000.00;
 - d. 2001 Chevy Astro Van with an approximate amount of \$1,500.00;
 - e. 1993 Wellcraft Coastal with 2010 Trailer with an approximate amount of \$19,000.00;
 - f. 50% owner in corporation known as Awesome Boat Services, Inc. with an unknown value &
 - g. Regions Bank (Corporation Account) with an approximate amount of \$7,000.00

7. This Estate will not be required to file a federal estate tax return.

8. After the exercise of reasonable diligence, petitioner is unaware of any unrevoked wills or codicils of the decedent.

9. Domiciliary or principal proceedings are not known to be pending in any other state or country.

Petitioner requests that **LINDA J. BRAVO**, be appointed Personal Representative of the Estate of the **ELIZABETH ADIV**, deceased.

UNDER PENALTIES OF PERJURY, I declare that I have read the foregoing, and that the facts alleged are true, to the best of my knowledge and belief.

In Re: The Estate of Elizabeth Adiv
Petition for Administration
Page 3

EXECUTED this 7 day of April, 2017.


LINDA J. BRAVO

Respectfully submitted,



LUIS E. BARRETO & ASSOCIATES, P.A.

LUIS E. BARRETO, ESQUIRE

Florida Bar No.: 0946478

TANIA M. VARELA, ESQUIRE

Florida Bar No.: 57802

TAMARA R. PALLAS, ESQUIRE

Florida Bar No.: 100337

Attorneys for Petitioner

Biscayne Building, Suite 720

19 West Flagler Street

Miami, Florida 33130

Telephone (305) 358-1771

Facsimile (305) 358-1773

lbarreto@miamiprobate.com

tvarela@miamiprobate.com

tpallas@miamiprobate.com

Filing # 141645866 E-Filed 01/10/2022 10:44:27 AM

IN THE CIRCUIT COURT IN AND FOR BROWARD
COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

File No. PRC170001773

ELIZABETH ADIV

Division: 61J

Deceased.

PETITION TO DETERMINE HOMESTEAD STATUS OF REAL PROPERTY
(intestate - spouse and/or descendants)

Petitioner, Linda J. Bravo, alleges:

1. The decedent, Elizabeth Adiv, died intestate [REDACTED] domiciled in Broward County, Florida, and was survived by a spouse who has not waived his homestead rights and one or more lineal descendants.

2. At the time of decedent's death, the decedent owned and resided on the following described contiguous parcel of real property (the "Property"):

Condominium Unit No. 2801, of THE PINES OF OAKLAND FOREST WEST, A CONDOMINIUM, according to the Declaration of Condominium thereof, and recorded in Official Records Book 12459, Page 155, of the Public Records of Broward County, Florida; together with an undivided share in the common elements appurtenant thereto.

Street address: 3032 S Oakland Forest Drive, Unit #2801, Oakland Park, FL 33309
Property ID No. 4942 20 BM 0050

3. The name of the decedent's surviving spouse, if any, the names and years of birth of the heirs of the decedent's minor children, if any, and the names of other children having an interest in the decedent's estate, if any, and their respective relationships to the decedent are:

ADRIAN PHILIP THOMAS PA.

Las Olas Square - 515 East Las Olas Boulevard, Suite 1050, Fort Lauderdale, Florida 33301
Toll Free: (800) 249-8125 | Phone: (954) 764-7273 | legal-service@aptpa.com
www.florida-probate-lawyer.com

In Re: The Estate of Elizabeth Adv
 Petition to Determine Homestead Status of Real Property
 Page 2 of 3

Case No.: PRC170001773

NAME	RELATIONSHIP	YEAR OF BIRTH (Minor child)
Orlando J. Barreto	Spouse	N/A
Linda J. Bravo	Daughter	N/A

4. The Property constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida, and petitioner believes that upon decedent's death, title to the Property descended to and the constitutional exemption from claims of decedent's creditors inured to the decedent's surviving spouse, Orlando J. Barreto, as to a life estate, with a vested remainder in Linda J. Bravo, the lineal descendant of the decedent in being at the time of the decedent's death.

5. The only persons, other than petitioner, having an interest in this proceeding, including unpaid creditors, and their respective addresses are:

Name	Address
Orlando J. Barreto	3032 S. Oakland Forest Drive, #2801 Oakland Park, FL 33309

WHEREFORE Petitioner requests that an order be entered determining that the Property constituted the exempt homestead of the decedent, title to which, upon decedent's death, descended and the constitutional exemption from claims inured as set forth in paragraph 4; directing the personal representative to surrender possession of the Property; and directing that the personal representative shall have no further responsibility with respect to the Property.

Under penalties of perjury, I declare that I have read the foregoing, and the facts alleged are true, to the best of my knowledge and belief.

Signed on this 1/9/2022 day of January, 2021.

Linda J. Bravo
Linda J. Bravo (Jan 9, 2022 22:11 EST)

Linda J. Bravo, Petitioner
 Personal Representative

ADRIAN PHILIP THOMAS PA

Las Olas Square - 515 East Las Olas Boulevard, Suite 1050, Fort Lauderdale, Florida 33301
 Toll Free: (800) 249-8125 | Phone: (954) 764-7273 | legal-service@apta.com
www.florida-probate-lawyer.com

In Re: The Estate of Elizabeth Adiv
Petition to Determine Homestead Status of Real Property
Page 3 of 3

Case No.: PRC170001773

Respectfully Submitted:

ADRIAN PHILIP THOMAS, P.A.
Counsel for Linda J. Bravo
Las Olas Square, Suite 1050
515 E. Las Olas Blvd.
Fort Lauderdale, FL 33301
(954) 764-7273 - Telephone
(954) 764-7274 - Facsimile
eService: legal-service@aptpa.com
Secondary E-Mail: LCollins@aptpa.com

/s/ Adrian P. Thomas

Adrian P. Thomas, Esquire
Florida Bar No.: 981559

ADRIAN PHILIP THOMAS P.A.

Las Olas Square - 515 East Las Olas Boulevard, Suite 1050, Fort Lauderdale, Florida 33301
Toll Free: (800) 249-8125 | Phone: (954) 764-7273 | legal-service@aptpa.com
www.florida-probate-lawyer.com

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was sent by e-mail via the Florida Courts E-Filing Portal on this 10th day of January, 2022, to all those listed on the attached Service List where an e-mail address is indicated below; otherwise, e-mail service was not made to *pro se* individuals who have not provided an e-mail address for service but were served via regular U.S. Mail.

/s/ Adrian P. Thomas
Adrian P. Thomas, Esquire
For the Firm

SERVICE LIST

Guy Spiegelman, Esq.
Counsel for Orlando J. Barreto
Suite 912 - Biscayne Building
19 West Flagler Street
Miami, FL 33130
Telephone: (305) 373-6634
Email Service: ggs@spiegelmanlaw.com

ADRIAN PHILIP THOMAS_{PA}

Las Olas Square - 515 East Las Olas Boulevard, Suite 1050, Fort Lauderdale, Florida 33301
Toll Free: (800) 249-8125 | Phone: (954) 764-7273 | legal-service@aptpa.com
www.florida-probate-lawyer.com



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Detail by Entity Name

Florida Not For Profit Corporation

THE PINES OF OAKLAND FOREST WEST CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N08081
FEI/EIN Number	59-2527669
Date Filed	03/11/1985
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	10/13/2007
Event Effective Date	NONE

Principal Address

PINES OF OAKLAND FOREST WEST
3082 S OAKLAND FR DR 1 OFFICE
OAKLAND PARK, FL 33309

Changed: 10/13/2007

Mailing Address

PINES OF OAKLAND FOREST WEST
3082 S Oakland Forest Dr
Oakland Park, FL 33309

Changed: 04/04/2017

Registered Agent Name & Address

DiSclafani, Stephen
PINES OF OAKLAND FOREST WEST
3082 South Oakland Forest Drive
Clubhouse Office
Oakland Park, FL 33309

Name Changed: 03/28/2019

Address Changed: 03/28/2019

Officer/Director Detail

Name & Address

Title President

Tompkins, Brad
PINES OF OAKLAND FOREST WEST
3082 S Oakland Forest Drive
Oakland Park, FL 33309

Title Treasurer

Smith, Linda
PINES OF OAKLAND FOREST WEST
3082 S Oakland Forest Dr
Oakland Park, FL 33300

Title Secretary

Gagne, Joseph
PINES OF OAKLAND FOREST WEST
3082 S OAKLAND FR DR 1 OFFICE
OAKLAND PARK, FL 33309

Title Director

Vega, Ralph
PINES OF OAKLAND FOREST WEST
3082 S Oakland Forest Dr
Oakland Park, FL 33309

Title VP

Washington, Darryl
PINES OF OAKLAND FOREST WEST
3082 S Oakland Forest Dr
Oakland Park, FL 33309

Annual Reports

Report Year	Filed Date
2020	02/03/2020
2021	01/29/2021
2022	03/10/2022

Document Images

03/10/2022 -- ANNUAL REPORT	View image in PDF format
01/29/2021 -- ANNUAL REPORT	View image in PDF format
02/03/2020 -- ANNUAL REPORT	View image in PDF format
03/28/2019 -- ANNUAL REPORT	View image in PDF format
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01/13/2011 -- ANNUAL REPORT	View image in PDF format
03/30/2010 -- ANNUAL REPORT	View image in PDF format
03/20/2009 -- ANNUAL REPORT	View image in PDF format
07/15/2008 -- ANNUAL REPORT	View image in PDF format
10/13/2007 -- REINSTATEMENT	View image in PDF format
02/13/2006 -- ANNUAL REPORT	View image in PDF format
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06/07/2001 -- ANNUAL REPORT	View image in PDF format
08/16/2000 -- ANNUAL REPORT	View image in PDF format
11/08/1999 -- REINSTATEMENT	View image in PDF format
05/20/1998 -- ANNUAL REPORT	View image in PDF format
06/11/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format

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

DATE: February 1st, 2023
PROPERTY ID # 494220-BM-0050 (TD # 49807)

WARNING

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

EST ELIZABETH ADIV
3032 S OAKLAND FOREST DR APT 2801
OAKLAND PARK, FL 33309-5684

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3032 S OAKLAND FOREST DR APT 2801 OAKLAND PARK, FL 33309-5684 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 February 28, 2023\$17,808.71
- Or
- * Estimated Amount due if paid by March 14, 2023\$18,036.08

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 15, 2023 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: February 1st, 2023
PROPERTY ID # 494220-BM-0050 (TD # 49807)

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CONSOLIDATED COMMUNITY MANAGEMENT INC
7686 WILES RD
CORAL SPRINGS, FL 33067-2069

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

DATE: February 1st, 2023
PROPERTY ID # 494220-BM-0050 (TD # 49807)

WARNING

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GARY A BODZIN ESQ
3050 AVENTURA BLVD STE 200
MIAMI, FL 33180-3112

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

DATE: February 1st, 2023
PROPERTY ID # 494220-BM-0050 (TD # 49807)

WARNING

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BROWARD COUNTY CLERK OF COURT
201 SE 6TH ST RM 18150
FORT LAUDERDALE, FL 33301-3303

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

DATE: February 1st, 2023
PROPERTY ID # 494220-BM-0050 (TD # 49807)

WARNING

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CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12TH AVE
OAKLAND PARK, FL 33334-4525

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3032 S OAKLAND FOREST DR APT 2801 OAKLAND PARK, FL 33309-5684 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.

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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 February 28, 2023\$17,808.71
- Or
- * Estimated Amount due if paid by March 14, 2023\$18,036.08

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 15, 2023 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: February 1st, 2023
PROPERTY ID # 494220-BM-0050 (TD # 49807)

WARNING

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

ADRIAN PHILIP THOMAS, ESQUIRE
ADRIAN PHILIP THOMAS, P.A.
LAS OLAS SQUARE, SUITE 1050
515 E LAS OLAS BLVD.
FORT LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3032 S OAKLAND FOREST DR APT 2801 OAKLAND PARK, FL 33309-5684 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.

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

DATE: February 1st, 2023
PROPERTY ID # 494220-BM-0050 (TD # 49807)

WARNING

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

LINDA J BRAVO
180 SHERIDAN ST
BRIDGEPORT, CT 06610

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3032 S OAKLAND FOREST DR APT 2801 OAKLAND PARK, FL 33309-5684 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.

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

DATE: February 1st, 2023
PROPERTY ID # 494220-BM-0050 (TD # 49807)

WARNING

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

LINDA J BRAVO, PERSONAL REPRESENTATIVE OF THE ESTATE OF ELIZABETH ADIV,
DECEASED
180 SHERIDAN ST
BRIDGEPORT, CT 06610-2758

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3032 S OAKLAND FOREST DR APT
2801 OAKLAND PARK, FL 33309-5684 IS BEING SCHEDULED FOR TAX DEED AUCTION.
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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

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FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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

DATE: February 1st, 2023
PROPERTY ID # 494220-BM-0050 (TD # 49807)

WARNING

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

LUIS E BARRETO, ESQUIRE
LUIS E BARRETO & ASSOCIATES, P.A.
BISCAYNE BUILDING SUITE 720
19 WEST FLAGLER ST
MIAMI, FL 33130

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

DATE: February 1st, 2023
PROPERTY ID # 494220-BM-0050 (TD # 49807)

WARNING

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

ORLANDO J. BARRETO
3032 S OAKLAND FOREST DR #2801
OAKLAND PARK, FL 33309

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

DATE: February 1st, 2023
PROPERTY ID # 494220-BM-0050 (TD # 49807)

WARNING

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STEPHEN DISCLAFANI, REGISTERED AGENT
O/B/O THE PINES OF OAKLAND FOREST WEST CONDOMINIUM ASSOCIATION, INC.
PINES OF OAKLAND FOREST WEST
3082 SOUTH OAKLAND FOREST DRIVE
CLUBHOUSE OFFICE
OAKLAND PARK, FL 33309

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

DATE: February 1st, 2023
PROPERTY ID # 494220-BM-0050 (TD # 49807)

WARNING

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

ESTATE OF ELIZABETH ADIV, DECEASED
3032 S OAKLAND FOREST DR #2801
FT LAUDERDALE, FL 33309

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<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	\$

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Postage	
\$	TD 49807 MARCH 2023 WARNING
Total P.	EST ELIZABETH ADIV
\$	3032 S OAKLAND FOREST DR APT 2801
Sent To	OAKLAND PARK, FL 33309-5684
Street a	-----
City, St.	-----

7022 1670 001 4599 4869

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<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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\$ _____

Total

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Street

City, S

TD 49807 MARCH 2023 WARNING
CONSOLIDATED COMMUNITY
MANAGEMENT INC
7686 WILES RD
CORAL SPRINGS, FL 33067-2069

7022 1670 0001 4599 4876

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
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Postage	
\$	
Total	
\$	
<i>Sent To:</i>	
<i>Street:</i>	
<i>City, St.</i>	

TD 49807 MARCH 2023 WARNING
GARY A BODZIN ESQ
3050 AVENTURA BLVD STE 200
MIAMI, FL 33180-3112

7022 1670 0007 4599 4883

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<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	\$ _____

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Postage	
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Total P	
\$	
Sent To	
Street	
City, St.	

TD 49807 MARCH 2023 WARNING
BROWARD COUNTY CLERK OF COURT
201 SE 6TH ST RM 18150
FORT LAUDERDALE, FL 33301-3303

7022 1670 0001 459 4890

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<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 Postage

\$ _____

Sent To

Street or

City, Sta.

TD 49807 MARCH 2023 WARNING
CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12TH AVE
OAKLAND PARK, FL 33334-4525

7022 3670 0001 4599 4906

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<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	TD 49807 MARCH 2023 WARNING
\$	ADRIAN PHILIP THOMAS, ESQUIRE
Total P&c	ADRIAN PHILIP THOMAS, P.A.
\$	LAS OLAS SQUARE, SUITE 1050
<i>Sent To</i>	515 E LAS OLAS BLVD.
<i>Street</i>	FORT LAUDERDALE, FL 33301
<i>City, State, ZIP+4®</i>	

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

Postmark
Here

Postage

\$ _____

Total F

\$ _____

Sent i

Street

City, State, ZIP+4®

TD 49807 MARCH 2023 WARNING
LINDA J BRAVO
180 SHERIDAN ST
BRIDGEPORT, CT 06610

7022 1670 0001 4599 4913

7022 1670 0001 4599 4920

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage	TD 49807 MARCH 2023 WARNING
\$	
Total	LINDA J BRAVO, PERSONAL
\$	REPRESENTATIVE OF THE ESTATE OF
Sent To	ELIZABETH ADIV, DECEASED
Street	180 SHERIDAN ST
City, St.	BRIDGEPORT, CT 06610-2758

7022 1670 0001 4599 4937

U.S. Postal Service
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\$	
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<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

Post	TD 49807 MARCH 2023 WARNING
\$	LUIS E BARRETO, ESQUIRE
Total	LUIS E BARRETO & ASSOCIATES, P.A.
\$	BISCAYNE BUILDING SUITE 720
Sen:	19 WEST FLAGLER ST
State	MIAMI, FL 33130
City:	

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<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

Street

City, State

TD 49807 MARCH 2023 WARNING

ORLANDO J. BARRETO

3032 S OAKLAND FOREST DR #2801

OAKLAND PARK, FL 33309

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 1670 0001 4599 4944

7022 1670 0001 4599 4951

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- Adult Signature Restricted Delivery \$ _____

Postmark
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TD 49807 MARCH 2023 WARNING

STEPHEN DISCLAFANI, REG AGENT
 O/B/O THE PINES OF OAKLAND FOREST WEST CONDO
 ASSOC, INC. PINES OF OAKLAND FOREST WEST
 3082 SOUTH OAKLAND FOREST DRIVE
 CLUBHOUSE OFFICE
 OAKLAND PARK, FL 33309

7022 1670 0001 4599 6654 4968

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

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City,	

TD 49807 MARCH 2023 WARNING
ESTATE OF ELIZABETH ADIV, DECEASED
3032 S OAKLAND FOREST DR #2801
FT LAUDERDALE, FL 33309

IM9 294 1300

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 49807 MARCH 2023 WARNING
 ADRIAN PHILIP THOMAS, ESQUIRE
 ADRIAN PHILIP THOMAS, P.A.
 LAS OLAS SQUARE, SUITE 1050
 515 E LAS OLAS BLVD.
 FORT LAUDERDALE, FL 33301



9590 9402 6458 0346 4555 29

2. Article Number (Transfer from)

7022 1670 0001 4599 4906

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *M Comer* Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/17/23

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

in Delivery Restricted Delivery

Mail Restricted Delivery

(over \$500)

1

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 49807 MARCH 2023 WARNING
 CITY OF OAKLAND PARK
 ANDREW THOMPSON, BUDGET OFFICE
 3650 NE 12TH AVE
 OAKLAND PARK, FL 33334-4525



9590 9402 6458 0346 4556 97

7022 1670 0001 4599 4890

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Front Desk*

- Agent
- Addressee

B. Received by (Printed Name)

BF 3422

C. Date of Delivery

2/16/23

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

(over \$500)

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.

Article Addressed to:

TD 49807 MARCH 2023 WARNING
ORLANDO J. BARRETO
3032 S OAKLAND FOREST DR #2801
OAKLAND PARK, FL 33309



9590 9402 6458 0346 4555 74

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]* Agent
 Addressee

B. Received by (Printed Name)

E. ROSIER

C. Date of Delivery

2/7/23

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Delivery Restricted Delivery
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

2. Article Number (Transfer from sender's label)

7022 1670 0001 4599 4944

(over \$500)

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.

Article Addressed to:

**TD 49807 MARCH 2023 WARNING
EST ELIZABETH ADIV
3032 S OAKLAND FOREST DR APT 2801
OAKLAND PARK, FL 33309-5684**



9590 9402 6458 0346 4557 96

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

Agent

Addressee

B. Received by (Printed Name)

E. Flores

C. Date of Delivery

2/17/23

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

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation

Signature Confirmation Restricted Delivery

Signature Confirmation Restricted Delivery

(over page)

2. Article Number (Transfer from service label)

7022 1670 0001 4599 4852

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.

Article Addressed to:

TD 49807 MARCH 2023 WARNING
ESTATE OF ELIZABETH ADIV, DECEASED
3032 S OAKLAND FOREST DR #2801
FT LAUDERDALE, FL 33309



9590 9402 6458 0346 4556 04

Article Number (Transfer from service label)

7022 1670 0001 4599 4968

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]* Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

E. Mason *2/7/23*

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
(over \$500)

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.

Article Addressed to:

TD 49807 MARCH 2023 WARNING

STEPHEN DISCLAFANI, REG AGENT
O/B/O THE PINES OF OAKLAND FOREST WEST CONDO
ASSOC, INC. PINES OF OAKLAND FOREST WEST
3082 SOUTH OAKLAND FOREST DRIVE
CLUBHOUSE OFFICE
OAKLAND PARK, FL 33309



9590 9402 6458 0346 4556 11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

Agent

Addressee

B. Received by (Printed Name)

E. FOSSEN

C. Date of Delivery

2/7/23

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Adult Signature Priority Mail Express®
- Adult Signature Restricted Delivery Registered Mail™
- Certified Mail® Registered Mail Restricted Delivery
- Certified Mail Restricted Delivery Signature Confirmation™
- Collect on Delivery Signature Confirmation Restricted Delivery
- Delivery Restricted Delivery
- Mail Restricted Delivery

(over \$500)

2. Article Number (Transfer from reverse)
7022 1670 0001 4599 4951

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 49807 MARCH 2023 WARNING
BROWARD COUNTY CLERK OF COURT
201 SE 6TH ST RM 18150
FORT LAUDERDALE, FL 33301-3303**



9590 9402 6458 0346 4558 02

7022 1670 0001 4599 4883

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
J. Battie

B. Received by (Printed Name) C. Date of Delivery
 2/6/2023

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®

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 49807 MARCH 2023 WARNING
GARY A BODZIN ESQ
3050 AVENTURA BLVD STE 200
MIAMI, FL 33180-3112**



9590 9402 6458 0346 4558 19

2. Article Number (Transfer from service label)

7022 1670 0001 4599 4876

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery