

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 17 00 0010	320787	No property address

Legal Description

17-49-42
 ALL THAT POR OF SW1/4 OF SAID
 SEC, BEING BOUNDED ON THE E BY
 E/L OF NW1/4 OF SW1/4 OF SEC 17
 ON S BY A LINE 20 FT N & PARA
 WITH NLY R/W/L OF COMMERCIAL
 BLVD, ON W BY A LINE 60 FT W &
 PARA WITH E/L OF NW1/4 OF SW1/4
 OF SEC 17, ON N BY LINE 170 FT
 N & PARA WITH NLY R/W/L OF
 COMMERCIAL BLVD (DESC IN OR
 7362/10)

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2017 - 8639	\$2,760	No	No	No

Owner of Record on Current Tax Roll	Billing Name & Address
PHYLLIS F KELLY EST	N/A

% PER REP SHAUN KELLY PERRONE
 448 NE 17 WAY
 FORT LAUDERDALE FL 33301-1350

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:12/12/2022 **Search covers** **20 years** **through:**12/05/2022

Katlyn DiMarco
Title Examiner

General Examiner Comments:

Report includes the abbreviated legal description from the Property Appraiser due to no documents found in the Official Records of Broward County containing a full legal description for this property.

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

W.J. KELLEY, DECEASED AND
ESTATE OF PHYLLIS F. KELLEY, DECEASED

ESTATE OF PHYLLIS FARRINGTON KELLEY,
DECEASED
739 MIDDLE RIVER DRIVE
FORT LAUDERDALE FL 33304

Document

Deed
Bk:446 Pg:550

Examiner Comments

Legal description includes
additional property. No
address found on document.

Per Death Certificate
19707-36

Related Documents (for Reference)

Death Certificate
Bk:7178 Pg:988

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	Document	Examiner Comments
ROHAN KELLEY SHAUN KELLEY-CORKERN 3365 GALT OCEAN DRIVE FORT LAUDERDALE FL 33308	Will Bk:18990 Pg:788	
SHAUN KELLEY-CORKERN, PERSONAL REPRESENTATIVE OF THE ESTATE OF PHYLLIS FARRINGTON KELLEY A/K/A PHYLLIS F. KELLEY, DECEASED	Letters of Administration Bk:19006 Pg:844	No address found on document.
ROHAN KELLEY, P.A. 3365 GALT OCEAN DRIVE FORT LAUDERDALE FL 33308	Letters of Administration Bk:19006 Pg:844	
SHAUN KELLEY CORKERN 448 N.E. 17TH WAY FT. LAUDERDALE FL 33301	Death Certificate Bk:19707 Pg:36	

Related Documents (for Reference)

Order
Bk:21602 Pg:439

Order
Bk:21938 Pg:439

Order
Bk:23309 Pg:706

Order
Bk:27776 Pg:85

Order
Bk:29435 Pg:957

OTHER DOCUMENTS

File Name

50210-PA.pdf

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #50210

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 April 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:

KELLY, PHYLLIS F EST
% PER REP PERRONE, SHAUN KELLY
448 NE 17TH WAY
FORT LAUDERDALE, FL 33301-1350

SHAWN KELLEY CORKERN
3365 GALT OCEAN DR
FORT LAUDERDALE, FL 33308-7002

BROWARD COUNTY CLERK OF
COURTS
201 SE 6TH ST # 18150
FT LAUDERDALE, FL 33301-3303

CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL 33301-1016

*BROWARD COUNTY
BOARD OF COUNTY
COMMISSIONERS
115 S ANDREWS AVE RM 501-RP
FORT LAUDERDALE, FL 33301-1818

*LAUDERDALE COMMERCIAL BLVD
PARTNERS LLC
2855 W COMMERCIAL BLVD
FORT LAUDERDALE, FL 33309-2973

*WESTCOME PARTNERS LLC ETAL %
FRESHWATER GROUP LLC
2901-3001 W COMMERCIAL BLVD
FORT LAUDERDALE, FL 33309

ROHAN KELLEY
SHAUN KELLEY-CORKERN
3365 GALT OCEAN DRIVE
FORT LAUDERDALE, FL 33308

ROHAN KELLEY, P.A.
3365 GALT OCEAN DRIVE
FORT LAUDERDALE, FL 33308

SHAUN KELLEY CORKERN
448 N.E. 17TH WAY
FT. LAUDERDALE, FL 33301

SHAUN KELLEY-CORKERN, PERSONAL
REPRESENTATIVE OF THE ESTATE OF
PHYLLIS FARRINGTON KELLEY
A/K/A PHYLLIS F. KELLEY, DECEASED
448 NE 17TH WAY
FORT LAUDERDALE, FL 33301-1350

ESTATE OF PHYLLIS FARRINGTON
KELLEY, DECEASED
739 MIDDLE RIVER DRIVE
FORT LAUDERDALE, FL 33304

W.J. KELLEY, DECEASED AND
ESTATE OF PHYLLIS F. KELLEY,
DECEASED
739 MIDDLE RIVER DR
FORT LAUDERDALE, FL 33304-3511

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 April 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**

12

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50210

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: 494217-00-0010

Certificate Number: 8639

Date of Issuance: 05/25/2017

Certificate Holder: MOISE DABEL

Description of Property: 17-49-42
ALL THAT POR OF SW1/4 OF SAID
SEC,BEING BOUNDED ON THE E BY
See Additional Legal on Tax Roll

Name in which assessed: KELLY,PHYLLIS F EST

Legal Titleholders: KELLY,PHYLLIS F EST
% PER REP PERRONE,SHAUN KELLY
448 NE 17 WAY
FORT LAUDERDALE, FL 33301-1350

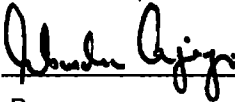
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of May, 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 1st day of February, 2023.

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: 04/13/2023, 04/20/2023, 04/27/2023 & 05/04/2023
Minimum Bid: 1718.14

Broward County, Florida

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Legal Titleholders: KELLY,PHYLLIS F EST
% PER REP PERRONE,SHAUN KELLY
448 NE 17 WAY
FORT LAUDERDALE, FL 33301-1350

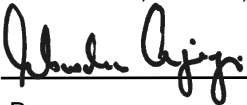
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Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of May, 2023. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 23rd day of February, 2023.

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: 04/13/2023, 04/20/2023, 04/27/2023 & 05/04/2023
Minimum Bid: 2137.14

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

50210
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 8639

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

04/13/2023 04/20/2023 04/27/2023 05/04/2023

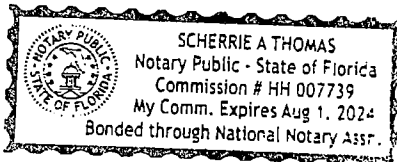
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Barbara Jean Cooper

Sworn to and subscribed before me this
4 day of MAY, 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 50210**

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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:

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Certificate Number: 8639

Date of Issuance: 05/25/2017

Certificate Holder:
MOISE DABEL

Description of Property:
17-49-42

ALL THAT POR OF SW¼ OF SAID SEC, BEING BOUNDED ON THE E BY

See Additional Legal on Tax Roll

Name in which assessed:
KELLY, PHYLLIS F EST

Legal Titleholders:

KELLY, PHYLLIS F EST

% PER REP PERRONE, SHAUN

KELLY

448 NE 17 WAY

FORT LAUDERDALE, FL 33301-1350

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 17th day of May, 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 23th day of February, 2023.

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: 2137.14

401-314

4/13-20-27 5/4 23-11/0000656108B



Sheriff # 23012658

Court Case # TD 50210

Broward County, FL VS Phyllis F. Kelly Est/ Shaun Kelly Per Rep Perrone

Hearing Date:05/17/2023

Received by CCN 14730

04/06/2023 9:35 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: Phyllis F. Kelly Est/ Shaun Kelly Per Rep Perrone W Commercial Boulevard Fort Lauderdale FL 33301

Served:

Not Served:

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

Date: 04/06/2023 Time: 12:30 PM

On Phyllis F. Kelly Est/ Shaun Kelly Per Rep Perrone 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 Commercial: By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

COMMENTS: Vacant lot - posted on tree facing East towards the property.

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 #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	1		Sheriff's Fees	\$0.00
Services	2		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494217-00-0010 (TD #50210)

RECEIVED SHERIFF
2023 APR -4 AM 8:56
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 April 28, 2023\$2,036.48

Or

* Amount due if paid by May 16, 2023\$2,057.50

*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 May 17, 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

KELLY, PHYLLIS F EST %
PER REP PERRONE, SHAUN KELLY
W COMMERCIAL BLVD
FT LAUDERDALE, FL 33301

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23012658

Broward County, FL VS Phyllis F. Kelly Est/ Shaun Kelly Per Rep Perrone

RETURN OF SERVICE



Court Case # TD 50210

Hearing Date:05/17/2023

Received by CCN 15851

04/10/2023 8:09 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Phyllis F. Kelly Est/ Shaun Kelly Per Rep Perrone 448 NE 17 Way Fort Lauderdale FL 33301**

Served:

Not Served:

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

Date: 04/10/2023 Time: 7:57 AM

On Phyllis F. Kelly Est/ Shaun Kelly Per Rep Perrone 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

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.S.

A. Moten, #15851

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	1		Sheriff's Fees	\$0.00
Services	2		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494217-00-0010 (TD # 50210)

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

ORIGINAL DOCUMENT

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www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

KELLY, PHYLLIS F EST
% PER REP PERRONE, SHAUN KELLY
448 NE 17 WAY
FORT LAUDERDALE, FL 33301-1350

**NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION
THIS IS THE ADDRESS OF THE OWNER!**

RECEIVED SHERIFF
2023 APR -4 AM 8:56
BROWARD COUNTY, FLORIDA

THIS INSTRUMENT MADE THIS 26th DAY OF April, A. D. 1944
BY AND BETWEEN FORT LAUDERDALE-MIDDLE RIVER RECLAMATION DISTRICT, A BODY CORPORATE UNDER THE LAWS OF THE
STATE OF FLORIDA, PARTY OF THE FIRST PART, AND W. J. Kelley and Phyllis E. Kelley
his wife, PARTY 1st OF THE SECOND PART;

WITNESSETH, THAT THE SAID PARTY OF THE FIRST PART, FOR AND IN CONSIDERATION OF THE
SUM OF TEN (\$10.00) DOLLARS, AND OTHER VALUABLE CONSIDERATIONS, TO IT IN HAND PAID, THE RECEIPT
WHEREOF IS HEREBY ACKNOWLEDGED, HAS GRANTED, BARGAINED, SOLD AND TRANSFERRED, AND BY THESE PRESENTS
DOES GRANT, BARGAIN, SELL AND TRANSFER UNTO THE SAID PARTY 1st OF THE SECOND PART AND their
HEIRS AND ASSIGNS FOREVER, ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING IN THE COUNTY OF BROWARD
AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

North-half (N $\frac{1}{2}$) of Southwest Quarter (SW $\frac{1}{4}$); and Northwest
Quarter (NW $\frac{1}{4}$) of Southeast Quarter (SE $\frac{1}{4}$), all in Section
Seventeen (17), Township Forty-nine (49) South, Range
Forty-two (42) East;

STATE OF FLORIDA
COUNTY OF BROWARD

This instrument filed for record 26 day
of May 1944 and recorded in book 446
of Deeds on page 530 RECORD VERIFIED.

E. R. BENNETT, Clerk of the Circuit Court
By Quinn Padgett D. C.

SUBJECT TO ALL TAXES OUTSTANDING AND UNPAID.

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERE-
UNTO BELONGING OR IN ANY WISE APPERTAINING, AND ALL THE ESTATE, RIGHT, TITLE, INTEREST AND CLAIM
WHATSOEVER OF THE SAID PARTY OF THE FIRST PART, EITHER IN LAW OR IN EQUITY, TO THE ONLY PROPER USE,
BENEFIT AND BEHOOF OF THE SAID PARTY 1st OF THE SECOND PART, their HEIRS AND ASSIGNS FOREVER.

TO HAVE AND TO HOLD THE SAME IN FEE SIMPLE FOREVER. IN WITNESS WHEREOF, THE SAID
PARTY OF THE FIRST PART HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME BY ITS CHAIRMAN OF ITS
BOARD OF SUPERVISORS AND HAS AFFIXED HERETO ITS OFFICIAL SEAL, ATTESTED BY ITS SECRETARY OF ITS
BOARD OF SUPERVISORS, THE DAY AND YEAR ABOVE WRITTEN.

ATTESTED: FORT LAUDERDALE-MIDDLE RIVER RECLAMATION DISTRICT
Robert B. Lohrke BY J. D. Hawkins
SECRETARY BOARD OF SUPERVISORS CHAIRMAN BOARD OF SUPERVISORS

SIGNED AND DELIVERED IN THE PRESENCE OF:
[Signature] R. B. Christel



I, J. D. Hawkins AND Robert B. Lohrke
RESPECTIVELY CHAIRMAN AND SECRETARY OF FORT LAUDERDALE-MIDDLE RIVER RECLAMATION DISTRICT, BOARD OF
SUPERVISORS, A BODY CORPORATE UNDER THE LAWS OF THE STATE OF FLORIDA, DO HEREBY CERTIFY, THAT ON THIS 26th DAY OF April, A. D. 1944,
BEFORE ME APPEARED J. D. Hawkins AND Robert B. Lohrke
RESPECTIVELY CHAIRMAN AND SECRETARY OF FORT LAUDERDALE-MIDDLE RIVER RECLAMATION DISTRICT, BOARD OF
SUPERVISORS, A BODY CORPORATE UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE INDIVID-
UALS AND OFFICERS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONVEYANCE, AND THEY SEVERALLY ACKNOW-
LEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED,
AND THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED THERETO, AND THE SAID CONVEYANCE IS
THE ACT AND DEED OF SAID CORPORATION.



91489719

LAST WILL AND TESTAMENT

OF

Phyllis Farrington Kelley 91-7858

I, *Phyllis Farrington Kelley*, publish and declare this document to be my Last Will and Testament, and I revoke all of my former Wills and Codicils but do not revoke any separate written lists.

ARTICLE I. RESIDENCY

1.1. I declare that I am a citizen of the United States of America, and a resident of the State of Florida, my legal residence being in Broward County. My social security number is [REDACTED]

1.2. If at the time of my death I am a resident of the State of Florida, I direct that the domiciliary administration of my estate shall be conducted in my county of residence.

ARTICLE II. DEBTS AND FUNERAL EXPENSES

I direct my personal representative to pay all bills and amounts outstanding at my death, for which legal claims are filed in my estate, which have been incurred during my lifetime for the purchase of necessities and for medical bills, and subsequently, for my funeral and interment expense. In making such payments, the order of payment, priority of claims, and time of payment, shall be as provided under the Florida Statutes.

ARTICLE III. APPORTIONMENT OF ESTATE TAXES

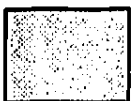
I direct that all federal and other estate and inheritance taxes (or interest or penalties thereon) with respect to property included in my estate for estate tax purposes, shall, to the extent that there are United States Government Bonds which qualify for redemption at par value in payment of estate taxes, (commonly known as Flower Bonds) held as an asset of my living trust dated April 9, 1990, wherein Rohan Kelley and Shaun Kelley-Corkern are the Trustees, be paid from that Trust to the extent of such available bonds. All other estate and inheritance taxes shall be equitably apportioned as provided by law except those attributable to my living trust which shall be paid from my probate estate without apportionment.

ARTICLE IV.

CONDITIONAL LIMITED EXERCISE OF GENERAL POWER OF APPOINTMENT

I do hereby partially exercise the general power of appointment which I reserved in my living trust (described above) specifically in Paragraph 5, entitled "Right to Revoke and Other Reserved Rights", subparagraph 5.3 thereof as follows: to the extent that assets of my probate estate (other than assets conveniently or readily convertible into cash) are insufficient, the Trustee shall pay to my personal representative amounts sufficient to pay properly filed and allowed claims for medical bills incurred by me during my lifetime and funeral and interment expense, and expenses of the administration of my estate and to fund or deliver all preresiduary devises provided herein, and, subject to the directions of Article Three above, the Trustee shall further pay to my personal representative, amounts sufficient to pay all inheritance, estate and succession taxes, including and penalties thereon, payable by reason of my

PK



initials

91 DEC 12 PM 2:46

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death. Such payments shall be made by the Trustee to my personal representative within thirty days of receipt of a written request signed by my personal representative and specifying the amount of this limited exercise and my Trustee need not verify such amount but may rely on its correctness. Except as exercised specifically herein, I do not intend by this will further to exercise any power of appointment that I may have.

ARTICLE V. SEPARATE WRITING

I may prepare a written statement or list (a writing separate from this Will) of items of tangible personal property. If I prepare such list, I will sign and date it and it will describe each item so it may be clearly identified and it will also name the person to receive each item. If no such list is found and properly identified by or made known to my Personal Representative within thirty days after Letters of Administration are issued, it shall be conclusively presumed that no such list exists. Any disposition of personal effects and furniture or other tangible personal property in this will shall be subordinate to any disposition I make in such separate written list.

ARTICLE VI. PERSONAL EFFECTS AND FURNITURE

I devise to *Rohan Kelley and Shaun Kelley-Corkern* in shares of equal value, conditioned upon surviving me for a period of thirty days, all household articles and wares (useful and ornamental) household furniture, furnishings, appliances, silverware, automobiles, watches, jewelry, wearing apparel, and personal effects, owned by me at the time of my death, together with any insurance policies thereon. I authorize my personal representative to leave with or surrender to the person named in this article any of the property devised without waiting to determine if such devisee will survive for any required period of time.

ARTICLE VII. PAYMENT OF INCOME DURING ADMINISTRATION

I devise the net fiduciary accounting income earned or received during the period of the administration of my estate to *Rohan Kelley and Shaun Kelley-Corkern*, however such income is not required to be paid or distributed currently and may, within the discretion of my personal representative, be delayed until the closing of my estate.

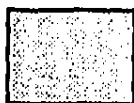
ARTICLE VIII. DEVISE TO TRUST

8.1. I devise all the remainder of my property and estate which I may own, or be entitled to, or over which I have the right of disposition, including any property passing to my estate through exercise (except the conditional exercise provided above) or lapse of a power of appointment, and including any proceeds of policies of insurance payable to my estate or to my personal representative, and including any property that would otherwise pass through my estate, to my Trustee of my living trust, described above, executed by me as Settlor prior to executing this Will. Said property is to be added to my Trust, commingled, held, managed and distributed pursuant to the provisions of that Trust Agreement as it now exists or as it may be amended prior to my death.

8.2. By this devise and bequest, it is my intention to enlarge the Trust created by said Agreement (which Trust has independent significance) so that the property so devised and bequeathed to said Trustee shall immediately after being received by said Trustee be integrated with and thereafter administered and accounted for in all respects as an integral part of said Trust as so enlarged.

8.3. In the event the Trust hereinbefore identified shall be, for any reason (other than specific revocation by me by an instrument in writing), nonexistent and of no force or effect,

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initials

or in the event it shall be determined in the sole discretion of my personal representative that the integration of my property and estate as herein provided shall be inadvisable or impossible to accomplish, or if the devise hereof shall be held invalid, I direct that my property and estate as described in this Article shall be held, managed and disposed of under and pursuant to the provisions of said Trust Agreement, and any modifications thereto, by the Trustee therein named, as a testamentary trust, incorporating herein said Trust instrument by reference as if fully set forth herein.

ARTICLE IX. SURVIVAL REQUIRED

If any beneficiary under this Will dies within thirty days after the date of my death, any interest which would have passed to said beneficiary under any provision of this Will is to be disposed of according to the plan of distribution which would have been effective under this Will if such beneficiary had predeceased me.

ARTICLE X. NOMINATION OF PERSONAL REPRESENTATIVE

I nominate *Rohan Kelley* and *Shaun Kelley-Corkern* as joint personal representatives (herein referred to in the singular) of this Will. If either of my designated personal representative fails to qualify or ceases to serve, I direct that the other shall serve as sole personal representative. I direct that my personal representative and any alternate or successor personal representative shall not be required to post bond for the faithful performance of such duties in Florida, or in any other jurisdiction in which my said fiduciaries may qualify.

ARTICLE XI. POWERS

I grant to my personal representative (including any alternate or successor) the power to sell, assign, transfer, mortgage, acquire or grant options to purchase and convey any security or property, real or personal held in my estate, at public or private sale, and at such time and price and upon such terms and conditions (including credit) as my personal representative may determine. I also grant to my fiduciaries every power granted to trustees under section 737.402 and Chapter 738 of the Florida Statutes and every power conferred upon my Trustee under the terms of the Trust instrument above-described, which powers are incorporated herein by reference as if fully set forth at length. It shall not be necessary for my personal representative to rent any residence owned by me at my death during the period of administration. I authorize my personal representative to make distributions in satisfaction of any pecuniary or fractional share devise or statutory share or charge, by distributing cash or specific property, real or personal, or an undivided interest therein, or partly in cash and partly in such property, and to do so without regard to the income tax basis of specific property allocated to any beneficiary or any share and without making pro rata distributions of specific assets. My fiduciary is authorized but not required to make equitable adjustments for differing financial effects of tax elections or distributions. The reasonable expenses for delivery of devises shall be paid as an expense of administration. If any distribution is due to a minor with no legal guardian, it may be made to a parent of such minor as custodian under the Florida Transfers to Minors Act. To the extent that I may, I waive the requirement and necessity of giving formal or informal notice of any probate proceedings to any person such as may be required under the laws of Florida or of any other jurisdiction in which my personal representative may act or qualify.

I have indicated instructions regarding allocation of my GST exemption under section 2632(a) of the Internal Revenue Code in my Living Trust described above. I request (but do not require) that my personal representative comply with these requests.



initials

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I HAVE DECLARED this instrument to be my Will, and I have signed it at Fort Lauderdale, Florida on April 25, 1990.

Phyllis Farrington Kelley
Phyllis Farrington Kelley

This instrument, consisting of a total of five pages (including the self proving affidavit), each page bearing the initials of the Testatrix, was declared, published, signed and sealed by as her Last Will and Testament in the presence of the undersigned witnesses, she first signing in our presence and we then, at her special insistence and request, signing in her presence and in the presence of each other the day and year above written.

Rohan Kelley OF 3365 Galt Ocean Drive
Fort Lauderdale, Florida 33308

Shaun Kelley Corkern OF 3365 Galt Ocean Drive
Fort Lauderdale, Florida 33308

STATE OF FLORIDA
COUNTY OF BROWARD

We, Phyllis F. Kelley, Rohan Kelley and Shaun Kelley-Corkern, the Testatrix and the witnesses respectively, whose names are signed to the attached or foregoing instrument, having been sworn, declared to the undersigned officer that the Testatrix in the presence of these witnesses signed the instrument as her Last Will and Testament, and that she signed voluntarily, and that each of the witnesses, in the presence of the Testatrix and in the presence of each other, signed the Will as a witness.

Phyllis Farrington Kelley
Phyllis Farrington Kelley

Rohan Kelley
Witness

Shaun Kelley Corkern
Witness

BK 18990P60791



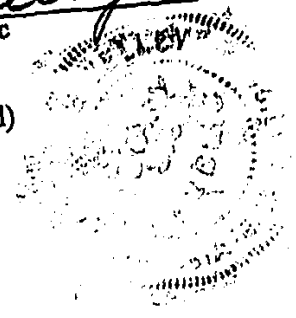
initials

Subscribed and sworn to before me by *Phyllis Farrington Kelley*, the Testatrix, and by Rohan Kelley and Shaun Kelley-Corkern, the witnesses, on April 25, 1990.

Carolaune Kelley
Notary Public

My Commission Expires:

(Notary Seal)



NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR. 1, 1992
BONDED THRU GENERAL INS. UND.

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

BK 18990PG0792



initials

91497487

In Re: Estate of
 Phyllis Farrington Kelley,
 a/k/a Phyllis F. Kelley,
 Deceased.

IN THE CIRCUIT COURT OF
BROWARD COUNTY, FLORIDA

PROBATE DIVISION

FILE NUMBER 91-2858

JUDGE JUDGE JOHN A. MILLER

FILED IN PROBATE DIVISION
 IN THE CIRCUIT COURT
 OF BROWARD COUNTY, FL
 11 AM 11:52
 DEC 11 1991

LETTERS OF ADMINISTRATION
 (Single Personal Representative)

To All Whom It May Concern

Whereas, Phyllis Farrington Kelley, a resident of Broward County, Florida, whose social security number is [REDACTED] died on [REDACTED] owning assets in the State of Florida, and

Whereas, *Shaun Kelley-Corkern* 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.

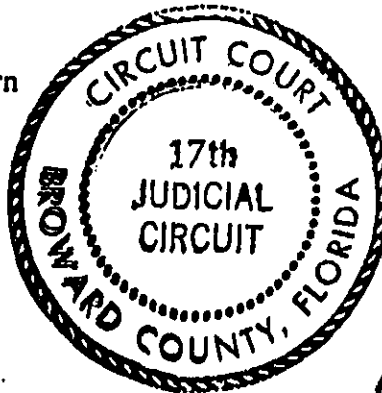
Now, Therefore, I, the undersigned circuit judge, declare *Shaun Kelley-Corkern* to be duly qualified under the laws of the State of Florida to act as personal representative of this estate, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent and to act for and in the name 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.

Witness my hand and the seal of this court this DEC 10 1991, 19 .

John A. Miller

 Circuit Judge

ROHAN KELLEY, P.A.
 Attorneys for Shaun Kelley-Corkern
 3365 Galt Ocean Drive
 Fort Lauderdale, Florida 33308
 Telephone: (305) 563-1400



RECORDED IN THE OFFICIAL RECORDS BOOK
 OF BROWARD COUNTY FLORIDA

COUNTY ADMINISTRATOR

Upon entry to a safe deposit box, an inventory of the contents must be made in the presence of a bank officer, witnessed, and filed with the court.

THIS ESTATE MUST BE CLOSED WITHIN 24 MONTHS.

'91 DEC 19 AM 8:19 BK79006PG0844

[Handwritten mark]

AW

19

94-003967 T#019
01-04-94 02:43PM

IN THE CIRCUIT COURT, 17TH
JUDICIAL CIRCUIT, IN AND
FOR BROWARD COUNTY, FLORIDA

PROBATE DIVISION

FILE NO.
PR-C-91-0007858

FILED FOR RECORD
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLA

1993 DEC 30 AM 10:01

IN RE THE ESTATE OF:
PHYLLIS FARRINGTON KELLEY

ORDER CLOSING ESTATE

THIS MATTER COMES BEFORE THE COURT PURSUANT TO THE FLORIDA
SUPREME COURT CLOSING GUIDELINES AND THE COURT FINDS SAID
GUIDELINES HAVE NOT BEEN COMPLIED WITH AND THERE HAS BEEN NO
ORDER EXTENDING TIME TO CLOSE THIS ESTATE. IT IS THEREFORE,

ADJUDGED THAT THIS CAUSE BE PLACED IN A CLOSED STATUS
WITHOUT DISCHARGE OF THE PERSONAL REPRESENTATIVE, SUBJECT TO
REOPENING

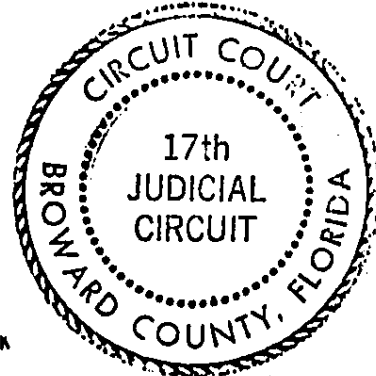
WHEN CLOSING PAPERS ACCORDING TO F.S. 733.901 CAN BE FILED
OR OTHER FACTORS WHICH NECESSITATE FURTHER ADMINISTRATION.

ORDERED AT FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
THIS 30 DAY OF December, 1993



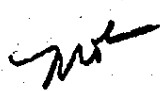
CIRCUIT COURT JUDGE

CC:
ROHAN KELLEY
SHAUN KELLYCORKERN



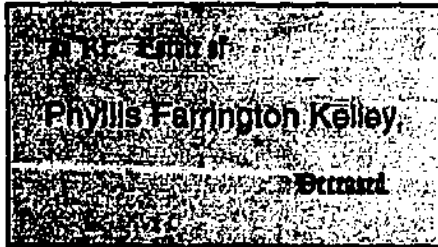
RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK21602PG0439



15

94-151995 T#315
03-30-94 05:46PM



IN THE CIRCUIT COURT OF
BROWARD COUNTY, FLORIDA

PROBATE DIVISION

FILE NUMBER 91-7858

JUDGE John A. Miller

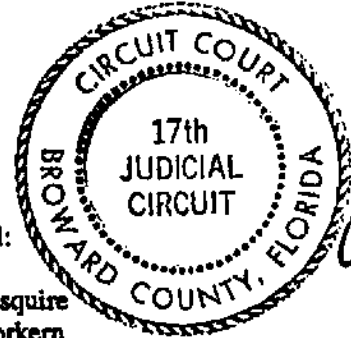
1994 MAR 18 PM 3:29
CLERK OF COURT
PROBATE DIVISION
BROWARD COUNTY, FLORIDA

Order on Petition to Reopen Estate

This matter having come before this court on the Petition to Reopen Estate filed by the personal representative of the above estate, and the Court having reviewed the petition, and being advised that the petitioner seeks to reopen the estate in order to complete the Internal Revenue Service audit and prepare and file the appropriate closing documents, and the Court being otherwise fully advised, it is hereby

ORDERED and ADJUDGED, said petition is granted and the estate is hereby reopened.

~~Done~~ said ~~Order~~, in Chambers, at Fort Lauderdale, Broward County, Florida, this 18 day of March, 1994.



Jack Musson
Circuit Judge

Copies furnished:

Rohan Kelley, Esquire
Shaun Kelley Corkern

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

BK 21 938 PG 0439

✓

12

95-143233 T#012
04-06-95 01:53PM

IN THE CIRCUIT COURT, 17TH
JUDICIAL CIRCUIT, IN AND
FOR BROWARD COUNTY, FLORIDA

PROBATE DIVISION

FILE NO.
PR-C-91-0007858

FILED
MAR 31 1995
11:23

IN RE THE ESTATE OF:
PHYLLIS FARRINGTON KELLEY

ORDER RECLOSING ESTATE

THIS MATTER COMES BEFORE THE COURT PURSUANT TO THE FLORIDA
SUPREME COURT CLOSING TIME GUIDELINES FOR INACTIVITY IN THE
ABOVE STYLED CASE. UPON REVIEW OF THE FILE IT IS NOTED THAT
THERE HAVE BEEN NO PLEADINGS FILED SINCE THE ESTATE WAS
REINSTATED BY THE ORDER OF THE COURT ON 03/18/94.

ORDERED THAT THIS CAUSE BE PLACED IN A CLOSED STATUS
WITHOUT DISCHARGE OF THE PERSONAL REPRESENTATIVE.

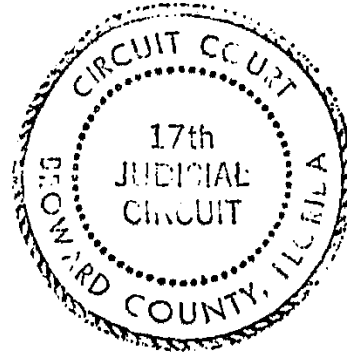
ORDERED AT FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

MAR 31 1995

THIS _____ DAY OF _____, 19_____.

[Handwritten Signature]
CIRCUIT COURT JUDGE

CC:
ROHAN KELLEY
KELLYCORKERN, SHAUN



BK23309PG0706

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

[Handwritten Signature]

3 ORC

98-116144 T#003
02-26-98 02:13PM

In Re: Estate of

Phyllis Farrington Kelley,

Deceased

IN THE CIRCUIT COURT OF
BROWARD COUNTY, FLORIDA

PROBATE DIVISION

FILE NUMBER 91-7858

JUDGE MEL GROSSMAN

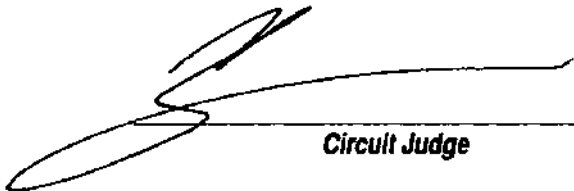
98 FEB -5 PM 1:08
CLERK OF COURT
BROWARD COUNTY
FLORIDA

**Order on
Petition to Reopen Estate in Administrative Closed Status**

On the petition of Shaun Kelley-Corkern, the Personal Representative of this estate, to reopen this estate previously placed in administrative closed status without discharge, by order dated March 31, 1995, it is

Ordered that this estate is reopened and the clerk shall place this estate in open status.

Done and Ordered this February 5, 1998.

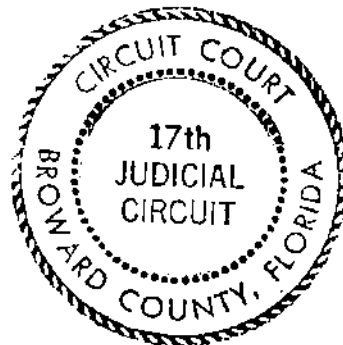


Circuit Judge

Copies furnished Rohan Kelley, Esq.

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

STATUS REPORT AND PROPOSED
CLOSING DATE MUST BE FILED
EVERY THREE (3) MONTHS FROM
DATE OF THIS ORDER



BK27776PG0085

PR

①



INSTR # 99238356
OR BK 29435 PG 0957
RECORDED 05/07/99 09:39 AM
COUNTY RECORDS DIVISION
BROWARD COUNTY
DEPUTY CLERK 1010

In Re: Estate of

Phyllis Farrington Kelley,

Deceased.

IN THE CIRCUIT COURT OF
BROWARD COUNTY, FLORIDA

PROBATE DIVISION

FILE NUMBER 91-7858

JUDGE Mel Grossman

SO ORDERED
MAY 10 1999
CLERK OF COURT

Order of Discharge (Single)

On the Petition for Discharge of *Shaun Kelley-Corkern*, as personal representative of the estate of Phyllis Farrington Kelley, deceased, the court finding that the estate has been properly administered and properly distributed, that claims of creditors have been paid or otherwise disposed of, that the tax imposed by Chapter 198 of the Florida Statutes, if any, has been paid, and that the personal representative should be discharged, it therefore is

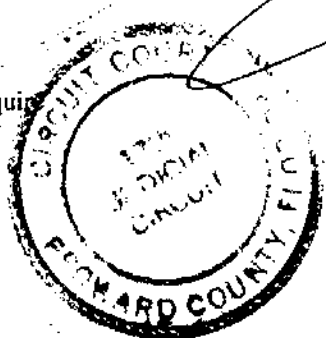
Adjudged that the personal representative is discharged, and the surety on the personal representative's bond, if any, is released from further liability.

Ordered this 20th day of March, 1999.

Circuit Judge
MEL GROSSMAN

Copies furnish:

Rohan Kelley, Esquire



(1)

DATE: April 3rd, 2023
PROPERTY ID # 494217-00-0010 (TD # 50210)

WARNING

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

KELLY, PHYLLIS F EST
% PER REP PERRONE, SHAUN KELLY
448 NE 17TH WAY
FORT LAUDERDALE, FL 33301-1350

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT W COMMERCIAL BLVD FORT LAUDERDALE, FL 33309 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 April 28, 2023\$2,036.48
- Or
- * Estimated Amount due if paid by May 16, 2023\$2,057.50

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 17, 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

DATE: April 3rd, 2023
PROPERTY ID # 494217-00-0010 (TD # 50210)

WARNING

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

SHAWN KELLEY CORKERN
3365 GALT OCEAN DR
FORT LAUDERDALE, FL 33308-7002

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT W COMMERCIAL BLVD FORT LAUDERDALE, FL 33309 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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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: April 3rd, 2023
PROPERTY ID # 494217-00-0010 (TD # 50210)

WARNING

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

BROWARD COUNTY CLERK OF COURTS
201 SE 6TH ST # 18150
FT LAUDERDALE, FL 33301-3303

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT W COMMERCIAL BLVD FORT LAUDERDALE, FL 33309 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

DATE: April 3rd, 2023
PROPERTY ID # 494217-00-0010 (TD # 50210)

WARNING

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

CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL 33301-1016

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT W COMMERCIAL BLVD FORT LAUDERDALE, FL 33309 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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MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by April 28, 2023\$2,036.48
- Or
- * Estimated Amount due if paid by May 16, 2023\$2,057.50

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

DATE: April 3rd, 2023
PROPERTY ID # 494217-00-0010 (TD # 50210)

WARNING

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

*BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS
115 S ANDREWS AVE RM 501-RP
FORT LAUDERDALE, FL 33301-1818

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www.broward.org/recordstaxestreasury

DATE: April 3rd, 2023
PROPERTY ID # 494217-00-0010 (TD # 50210)

WARNING

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

*LAUDERDALE COMMERCIAL BLVD PARTNERS LLC
2855 W COMMERCIAL BLVD
FORT LAUDERDALE, FL 33309-2973

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT W COMMERCIAL BLVD FORT LAUDERDALE, FL 33309 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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www.broward.org/recordstaxestreasury

DATE: April 3rd, 2023
PROPERTY ID # 494217-00-0010 (TD # 50210)

WARNING

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

*WESTCOME PARTNERS LLC ETAL % FRESHWATER GROUP LLC
2901-3001 W COMMERCIAL BLVD
FORT LAUDERDALE, FL 33309

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT W COMMERCIAL BLVD FORT LAUDERDALE, FL 33309 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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www.broward.org/recordstaxestreasury

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

DATE: April 3rd, 2023
PROPERTY ID # 494217-00-0010 (TD # 50210)

WARNING

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

ROHAN KELLEY
SHAUN KELLEY-CORKERN
3365 GALT OCEAN DRIVE
FORT LAUDERDALE, FL 33308

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT W COMMERCIAL BLVD FORT LAUDERDALE, FL 33309 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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PROPERTY ID # 494217-00-0010 (TD # 50210)

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3365 GALT OCEAN DRIVE
FORT LAUDERDALE, FL 33308

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DATE: April 3rd, 2023
PROPERTY ID # 494217-00-0010 (TD # 50210)

WARNING

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SHAUN KELLEY CORKERN
448 N.E. 17TH WAY
FT. LAUDERDALE, FL 33301

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DATE: April 3rd, 2023
PROPERTY ID # 494217-00-0010 (TD # 50210)

WARNING

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

SHAUN KELLEY-CORKERN, PERSONAL REPRESENTATIVE OF THE ESTATE OF
PHYLLIS FARRINGTON KELLEY
A/K/A PHYLLIS F. KELLEY, DECEASED
448 NE 17TH WAY
FORT LAUDERDALE, FL 33301-1350

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT W COMMERCIAL BLVD FORT LAUDERDALE, FL 33309 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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DATE: April 3rd, 2023
PROPERTY ID # 494217-00-0010 (TD # 50210)

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ESTATE OF PHYLLIS FARRINGTON KELLEY, DECEASED
739 MIDDLE RIVER DRIVE
FORT LAUDERDALE, FL 33304

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT W COMMERCIAL BLVD FORT LAUDERDALE, FL 33309 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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DATE: April 3rd, 2023
PROPERTY ID # 494217-00-0010 (TD # 50210)

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W.J. KELLEY, DECEASED AND
ESTATE OF PHYLLIS F. KELLEY, DECEASED
739 MIDDLE RIVER DR
FORT LAUDERDALE, FL 33304-3511

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www.broward.org/recordstaxestreasury

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

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

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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 Required \$ _____

Postmark
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TD 50210 MAY 2023 WARNING

KELLY, PHYLLIS F EST

% PER REP PERRONE, SHAUN KELLY

448 NE 17TH WAY

FORT LAUDERDALE, FL 33301-1350

Postage

\$

Total Postage

\$

Sent To

Street or

City, State, ZIP+4®

7021 0350 0000 4841 7635

7021 0350 0000 4841 7642

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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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
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Postage

\$ _____

Total Post

\$ _____

Sent To

Street and

City, State

TD 50210 MAY 2023 WARNING
SHAWN KELLEY CORKERN
3365 GALT OCEAN DR
FORT LAUDERDALE, FL 33308-7002

7021 0350 0000 4841 7659

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

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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 Postage

\$

Sent To

Street or

City, State, ZIP+4

TD 50210 MAY 2023 WARNING
BROWARD COUNTY CLERK OF COURTS
201 SE 6TH ST # 18150
FT LAUDERDALE, FL 33301-3303

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

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

OFFICIAL USE

7021 0350 0000 4841 7666

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
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Postage
\$
Total
\$
Sent
Street
City, State, ZIP+4®

TD 50210 MAY 2023 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL 33301-1016

7021 0350 0000 4841 7673

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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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
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TD 50210 MAY 2023 WARNING
***BROWARD COUNTY**
BOARD OF COUNTY COMMISSIONERS
115 S ANDREWS AVE RM 501-RP
FORT LAUDERDALE, FL 33301-1818

4440 2484 0000 05E0 T202

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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Certified Mail Fee
\$ _____

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Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

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Postage
\$ _____

TD 50210 MAY 2023 WARNING

Total Po \$ _____

Sent To \$ _____

Street ai _____

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7540 2484 0000 05E0 T202
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Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
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<input type="checkbox"/> Adult Signature Required	\$ _____
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Post	TD 50210 MAY 2023 WARNING
\$ Total	*WESTCOME PARTNERS LLC ETAL %
\$ Sent	FRESHWATER GROUP LLC
\$	2901-3001 W COMMERCIAL BLVD
City	FORT LAUDERDALE, FL 33309
State	
City, State, ZIP+4®	

7021 0350 0000 4841 7680

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Postmark
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Postage	
\$	TD 50210 MAY 2023 WARNING
Total F	ROHAN KELLEY
\$	SHAUN KELLEY-CORKERN
Sent To	3365 GALT OCEAN DRIVE
Street	FORT LAUDERDALE, FL 33308
City, S.	

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

TD 50210 MAY 2023 WARNING

ROHAN KELLEY

SHAUN KELLEY-CORKERN

3365 GALT OCEAN DRIVE

FORT LAUDERDALE, FL 33308

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

See Reverse for Instructions

7021 0350 0000 4842 0468

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

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

OFFICIAL USE

7021 0350 0000 4842 0475

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
\$ _____
Semi
\$ _____
Street

City, State

TD 50210 MAY 2023 WARNING
SHAUN KELLEY CORKERN
448 N.E. 17TH WAY
FT. LAUDERDALE, FL 33301

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
Street
City

TD 50210 MAY 2023 WARNING
HAUN KELLEY-CORKERN, PERSONAL REPRESENTATIVE OF
THE ESTATE OF
PHYLLIS FARRINGTON KELLEY
A/K/A PHYLLIS F. KELLEY, DECEASED
448 NE 17TH WAY
FORT LAUDERDALE, FL 33301-1350

7021 0350 0000 4842 0482

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

\$
To
\$
St.
City,

TD 50210 MAY 2023 WARNING
ESTATE OF PHYLLIS FARRINGTON KELLEY, DECEASED
739 MIDDLE RIVER DRIVE
FORT LAUDERDALE, FL 33304

6640 2484 0000 0560 1202

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

TD 50210 MAY 2023 WARNING

\$

Sent 1

**W.J. KELLEY, DECEASED AND
ESTATE OF PHYLLIS F. KELLEY, DECEASED**

Street

739 MIDDLE RIVER DR

City, S

FORT LAUDERDALE, FL 33304-3511

7021 0350 0000 4842 0505

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 50210 MAY 2023 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL 33301-1016



9590 9402 7448 2055 8295 54

2. Article Number (Transfer from service label)

7021 0350 0000 4841 7666

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) Date of Delivery

RDA

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
 - Insured Mail
 - Mail Restricted Delivery (0)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation¹
 - Signature Confirmation Restricted Delivery

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 50210 MAY 2023 WARNING
ROHAN KELLEY
SHAUN KELLEY-CORKERN
3365 GALT OCEAN DRIVE
FORT LAUDERDALE, FL 33308



9590 9402 7448 2055 8290 28

COMPLETE THIS SECTION ON DELIVERY

A. Signature _____ 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
- | | |
|--|---|
| <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 ¹ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

7021 0350 0000 4842 0468

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 50210 MAY 2023 WARNING
SHAUN KELLEY CORKERN
448 N.E. 17TH WAY
FT. LAUDERDALE, FL 33301



9590 9402 7448 2055 8290 11

2. Article Number (Transfer from service label)

7021 0350 0000 4842 0475

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
[Handwritten Signature]

B. Received by (Printed Name) C. Date of Delivery
[Handwritten Name] *[Handwritten Date]*

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

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 50210 MAY 2023 WARNING
SHAUN KELLEY-CORKERN, PERSONAL REPRESENTATIVE OF
THE ESTATE OF
PHYLLIS FARRINGTON KELLEY
A/K/A PHYLLIS F. KELLEY, DECEASED
448 NE 17TH WAY
FORT LAUDERDALE, FL 33301-1350



9590 9402 7448 2055 8290 04

2. Article Number (Transfer from service label)

7021 0350 0000 4842 0482

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

4/6

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 Restricted Delivery

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 50210 MAY 2023 WARNING
KELLY, PHYLLIS F EST
% PER REP PERRONE, SHAUN KELLY
448 NE 17TH WAY
FORT LAUDERDALE, FL 33301-1350**



9590 9402 7448 2055 8295 85

2. Article Number (Transfer from service label)

7021 0350 0000 4841 7635

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

4/6

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
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation®
- Signature Confirmation Restricted Delivery
- Mail-Restricted Delivery (500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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 50210 MAY 2023 WARNING
SHAWN KELLEY CORKERN
3365 GALT OCEAN DR
FORT LAUDERDALE, FL 33308-7002



9590 9402 7448 2055 8295 78

2. Article Number (Transfer from service label)

7021 0350 0000 4841 7642

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X 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
- | | |
|--|---|
| <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 ¹ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery | |

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 50210 MAY 2023 WARNING
 ROHAN KELLEY
 SHAUN KELLEY-CORKERN
 3365 GALT OCEAN DRIVE
 FORT LAUDERDALE, FL 33308**



9590 9402 7448 2055 8290 35

2. Article Number (Transfer from service label)

7021 0350 0000 4841 7680

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 Confirmation¹

Signature Confirmation Restricted Delivery

Signature Confirmation Restricted Delivery

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 50210 MAY 2023 WARNING
BROWARD COUNTY CLERK OF COURTS
201 SE 6TH ST # 18150
FT LAUDERDALE, FL 33301-3303**



9590 9402 7448 2055 8295 61

2. Article Number (Transfer from service label)

7021 0350 0000 4841 7659

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Freddie Allen

Agent

Addressee

B. Received by (Printed Name)

FREDDIE ALLEN

C. Date of Delivery

4/6/2023

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
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery