



A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

TDA# 50366

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
5040 11 15 0020	415469	13261 SW 7 PL DAVIE 33325-3730

Legal Description

All of Lot 3, Block 1 and the East 1/2 of Lot 2, Block 1, SAGA ESTATES, Section One, as per map in Plat Book 75, Page 39 of the Public Records of Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 11629	\$80,470	No	No	No

Owner of Record on Current Tax Roll
JOHN C ULRICH

Billing Name & Address

13261 SW 7 PL
DAVIE FL 33325-3730

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:01/24/2023 **Search covers** **20 years** **through:**01/23/2023

Brian Johnson
Title Examiner

General Examiner Comments:

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

CAROL A. ULRICH AND JOHN C. ULRICH
13261 S.W. 7TH PLACE
DAVIE FL 33325

Document

Quit Claim Deed
Bk:40114 Pg:586

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

Agreement
Bk:20222 Pg:402

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

CITY OF SUNRISE
ATTN: CITY MANAGER'S OFFICE
10770 W OAKLAND PARK BLVD
SUNRISE FL 33351

Document

Lien
Inst:116023860

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

None found.

OTHER PARTIES**Name & Address of Record**

None found.

Document**Examiner Comments**

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

File Name

50366PA.pdf



Site Address	13261 SW 7 PLACE, DAVIE FL 33325-3730	ID #	5040 11 15 0020
Property Owner	ULRICH, JOHN C	Millage	2412
Mailing Address	13261 SW 7 PL DAVIE FL 33325-3730	Use	02-01
Abbr Legal Description	SAGA ESTATES SEC 1 75-39 B LOT 2 E1/2,3 BLK 1		

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	\$20,120	\$60,350	\$80,470	\$57,790	
2021	\$20,120	\$44,710	\$64,830	\$52,540	\$1,631.21
2020	\$20,120	\$27,650	\$47,770	\$47,770	\$1,507.02

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$80,470	\$80,470	\$80,470	\$80,470
Portability	0	0	0	0
Assessed/SOH	\$57,790	\$80,470	\$57,790	\$57,790
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	\$57,790	\$80,470	\$57,790	\$57,790

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/13/2005	QCD	\$100	40114 / 586	\$3.55	5,668	SF
12/1/1992	AGD	\$25,000	20222 / 402			
2/1/1979	WD	\$10,500				
11/1/1974	WD	\$7,800				
Adj. Bldg. S.F. (Card, Sketch)						990
Units						1
Eff./Act. Year Built: 1971/1971						

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
24	D		B					
R	1		B					
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #50366

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 May 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:

TOWN OF DAVIE 6591 ORANGE DR DAVIE, FL 33314	ULRICH, JOHN C 13261 SW 7TH PL DAVIE, FL 33325-3730	CAROL A. ULRICH 13261 SW 7TH PLACE DAVIE, FL 33325	CITY OF SUNRISE ATTN: CITY MANAGER'S OFFICE 10770 W OAKLAND PARK BLVD SUNRISE, FL 33351
*R&P PROPERTY CORP 13250 SW 7TH CT DAVIE, FL 33325-3726	*R&P PROPERTY CORP 624 SW 131ST TER DAVIE, FL 33325-3227	*MARCH, ROBERT I & MARY C 13281 SW 7TH PL DAVIE, FL 33325-3730	*FERNANDEZ NUEZ, RUBEN H/E PESTANO, JENNY 13251 SW 7TH PL DAVIE, FL 33325-3730

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 May 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

INSTR # 118713397
Recorded 03/03/23 at 02:48 PM
Broward County Commission
1 Page(s)
#1

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50366

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: 504011-15-0020
Certificate Number: 11629
Date of Issuance: 05/26/2020
Certificate Holder: TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
Description of Property: SAGA ESTATES SEC 1 75-39 B
LOT 2 E1/2,3 BLK 1

Name in which assessed: ULRICH,JOHN C
Legal Titleholders: ULRICH,JOHN C
13261 SW 7 PL
DAVIE, FL 33325-3730

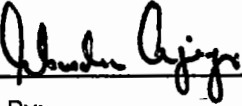
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of June, 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 March, 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: 05/18/2023, 05/25/2023, 06/01/2023 & 06/08/2023
Minimum Bid: 7985.83

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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LOT 2 E1/2,3 BLK 1

Name in which assessed: ULRICH,JOHN C
Legal Titleholders: ULRICH,JOHN C
13261 SW 7 PL
DAVIE, FL 33325-3730

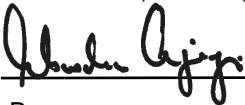
All of said property being in the County of Broward, State of Florida.

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

Dated this 13th day of March, 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: 05/18/2023, 05/25/2023, 06/01/2023 & 06/08/2023
Minimum Bid: 8324.83

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

50366
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 11629

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

05/18/2023 05/25/2023 06/01/2023 06/08/2023

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

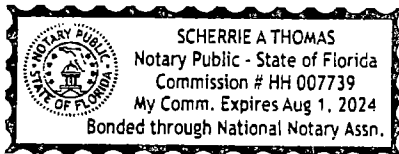
Barbara Jean Cooper

Sworn to and subscribed before me this
8 day of JUNE, 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 50366**

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: 504011-15-0020

Certificate Number: 11629

Date of Issuance: 05/26/2020

Certificate Holder:

TLGFY, LLC CAPITAL ONE, N.A.,

AS COLLATERAL ASSIGNEE OF

TLGFY, LLC

Description of Property:

SAGA ESTATES SEC 1 75-39 B

LOT 2 E½, 3 BLK 1

Name in which assessed:

ULRICH, JOHN C

Legal Titleholders:

ULRICH, JOHN C

13261 SW 7 PL

DAVE FL 33325-3730

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 21st day of June, 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 13th day of March, 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: 8324.83

401-314

5/18-25 6/1-8 23-18/0000661386B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23016112

Broward County, FL VS John C. Ulrich

RETURN OF SERVICE

Court Case # TD 50366

Hearing Date: 06/21/2023

Received by CCN 10451

05/03/2023 7:51 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **John C. Ulrich 13261 SW 7 Place Davie FL 33325**

Served:

☒

Not Served:

☐

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

Date: 05/04/2023 Time: 7:03 AM

On John C. Ulrich 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 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.

J. Perko-McPartland, #10451

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	1		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504011-15-0020 (TD #50366)

RECEIVED SHERIFF
2023 MAY -2 AM 7:10
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 May 31, 2023\$6,144.92

Or

* Amount due if paid by June 20, 2023\$6,220.57

*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 June 21, 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

ULRICH, JOHN C
13261 SW 7 PL
DAVIE, FL 33325-3730

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

Return to: (enclose self-addressed stamped envelope)

QUIT_CLAIM DEED

This Instrument Prepared by: Brian Samuels, Esq.

Address:

Jason S. Rudolph, P.A.
10800 Biscayne Blvd., Suite 580
Miami, Florida 33161

Folio No.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed this 13th day of July, A.D., 2005, by CAROL A. ULRICH, a single woman, first party, to CAROL A. ULRICH, a single woman, and JOHN C. ULRICH, a single man, as joint tenants with rights of survivorship, whose post office address is 13261 S.W. 7th Place, Davie, FL 33325, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

Witnesseth: That the said first party, for and in consideration of the sum of Ten (\$10.00) and other good and valuable considerations in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to wit:

All of Lot 3, Block 1 and the East ½ of Lot 2, Block 1,
SAGA ESTATES, Section One, as per map in Plat
Book 75, Page 39 of the Public Records of Broward
County, Florida.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Greta R. Jackson
Witness Signature

Greta R. Jackson
Printed Name

Terika Ziger
Witness Signature

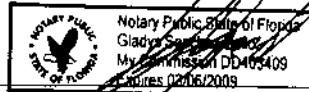
TERIKA ZIGER
Printed Name

Carol A. Ulrich
CAROL A. ULRICH
13261 S.W. 7th Place
Davie, FL 33325

STATE OF FLORIDA)
COUNTY OF Broward)SS:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by CAROL A. ULRICH. She is personally known to me or produced She is personally known as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of July, 2005.



Notary Public, State of Florida at Large

Gladys Sanchez-Belto
Typed, printed or stamped name of Notary Public

My Commission Expires: 03/06/2009

AGREEMENT TO SELL PERSONAL PROPERTY

92555947

AGREEMENT TO DEED

PURCHASE AND SALES AGREEMENT made by and between

James W. Hayes (Seller) and mortgagee

Carol A. Ulrich (Buyer).

Whereas, for good consideration the parties mutually agree that:

1. Seller agrees to sell, and Buyer agrees to buy the following described property:

All of lot 3, block 1 and the east $\frac{1}{2}$ of lot 2 block
 1, Saga Estates, section one, as per map in Plat book 75
 page 39, of the Public Records of Broward County, Florida

2. Buyer agrees to pay to Seller and Seller agrees to accept \$50,000.00 as total purchase
 price payable as follows:

\$10,000.00 deposit herewith paid with a

mortgage of \$40,000.00 payable on delivery by cash, certified or bank check—
 see line 7 for terms

3. Seller warrants it has good and marketable title to said property, full authority to sell said property,
 and that said property shall be sold by warranty bill of sale free and clear of all liens, encumbrances,
 liabilities and adverse claims of every nature and description.

4. Said property is sold in "as is" condition, Seller disclaiming any warranty of merchantability,
 fitness or working order or condition of the property except that it shall be sold in its present condition,
 reasonable wear and tear excepted.

5. The parties agree to transfer title on November 5th, 2001, at the address of
 the Seller. Time is of the essence. or when the mortgage is fulfilled.

6. This agreement shall be binding upon and inure to the benefit of the parties, their successors,
 assigns and personal representatives.

7. Other terms: Mortgage payable in 120 monthly installments
 of \$528.61 due and payable starting November 5th 1991
 these monthly payments reflect an interest of 10% on the
 total mortgage. A service and late charge of 5% of the
 monthly payment will be charged if the regular monthly
 payment is not made within 10 days of the scheduled monthly
 due date and shall be secured by the lien of this mortgage.
 If any payment provided for in that note is not paid within
 thirty days after it becomes due, or if any agreement in
 this mortgage other than the agreement to make the payments
 is breached, the entire unpaid balance of the note shall
 become due at the option of the mortgagee, and the mortgagee
 may foreclose in the manner provided by law.

RECORDED IN THE PUBLIC
 RECORDS OF BROWARD COUNTY
 COUNTY OF BROWARD

Sum + Subtotal to this
 29th day of Oct. 1991
 Signed in the presence of:

Deanna M. Ellis

Notary Public
 State of Florida in Law
 Commission Expires July 25, 2002

James W. Hayes
 Seller James W. Hayes
Carol A. Ulrich
 Buyer Carol A. Ulrich



0 55926 20004 7

1997 DEC 30 AM 9:39

BK20222R60402

5.00
1.00
4E

→ CAROL A. ULRICH
 13261 S.W. 7 PLACE
 DAVIE, FL. 33325

8

MUNICIPALITY CLAIM OF LIEN
FOR WATER, SEWER AND/OR GAS SERVICE CHARGES

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

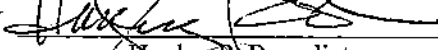
BEFORE ME the undersigned authority personally appeared Hayley P. Benedict, who being duly sworn, says that she is the agent of the lienor, City of Sunrise, Florida, whose address is 10770 West Oakland Park Boulevard, Sunrise, Florida, 33351, and that the lienor has supplied water, sewer, and/or gas system services for the following real property:

SAGA ESTATES SEC 1 75-39 B LOT 2 E1/2, 3 BLK 1
AKA: 13261 SW 7 PL

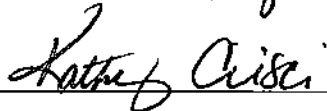
and for said services a bill was submitted and there currently remains unpaid on said bill the amount of \$1,143.79, plus interest, lien and satisfaction fees. Additional monthly service charges will accrue for a total balance due to be calculated at the time of payoff. In accordance with Section 159.17 Florida Statutes, the lienor, City of Sunrise, has a lien on the real property described above for all water, sewer and/or gas services provided until payment has been made for such service.

Said property is owned by Carol A. and John C. Ulrich, upon whom a notice of Municipality Claim of Lien was served on the 26th day of August, 2019 by certified mail.

CITY OF SUNRISE, FLORIDA

BY 
Hayley P. Benedict

SWORN AND SUBSCRIBED BEFORE ME THIS
26 DAY OF August, 2019



Personally known ☒ OR Produced I.D. ☐
Type and number of I.D. produced.

My Commission Expires:

☒ DID take an oath, or ☐ DID not take an oath



KATHY CRISCI
Commission # GG 109911
Expires May 31, 2021
Bonded Thru Budget Notary Services

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

DATE: May 1st, 2023
PROPERTY ID # 504011-15-0020 (TD # 50366)

WARNING

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

CITY OF SUNRISE
ATTN: CITY MANAGER'S OFFICE
10770 W OAKLAND PARK BLVD
SUNRISE, FL 33351

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 13261 SW 7 PL DAVIE, FL 33325 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 May 31, 2023\$6,144.92
Or
* Estimated Amount due if paid by June 20, 2023\$6,220.57

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 21, 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: May 1st, 2023
PROPERTY ID # 504011-15-0020 (TD # 50366)

WARNING

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

*FERNANDEZ NUEZ, RUBEN H/E
PESTANO, JENNY
13251 SW 7TH PL
DAVIE, FL 33325-3730

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 13261 SW 7 PL DAVIE, FL 33325 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 May 31, 2023\$6,144.92
Or
* Estimated Amount due if paid by June 20, 2023\$6,220.57

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

DATE: May 1st, 2023
PROPERTY ID # 504011-15-0020 (TD # 50366)

WARNING

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

*MARCH, ROBERT I & MARY C
13281 SW 7TH PL
DAVIE, FL 33325-3730

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 13261 SW 7 PL DAVIE, FL 33325 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: May 1st, 2023
PROPERTY ID # 504011-15-0020 (TD # 50366)

WARNING

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

*R&P PROPERTY CORP
624 SW 131ST TER
DAVIE, FL 33325-3227

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

DATE: May 1st, 2023
PROPERTY ID # 504011-15-0020 (TD # 50366)

WARNING

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

*R&P PROPERTY CORP
13250 SW 7TH CT
DAVIE, FL 33325-3726

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

DATE: May 1st, 2023
PROPERTY ID # 504011-15-0020 (TD # 50366)

WARNING

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

TOWN OF DAVIE
6591 ORANGE DR
DAVIE, FL 33314

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

DATE: May 1st, 2023

PROPERTY ID # 504011-15-0020 (TD # 50366)

WARNING

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

ULRICH, JOHN C
13261 SW 7TH PL
DAVIE, FL 33325-3730

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 13261 SW 7 PL DAVIE, FL 33325 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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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

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Or

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

DATE: May 1st, 2023

PROPERTY ID # 504011-15-0020 (TD # 50366)

WARNING

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

CAROL A. ULRICH
13261 SW 7TH PLACE
DAVIE, FL 33325

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 13261 SW 7 PL DAVIE, FL 33325 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

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 \$

\$

Sent 1

Street

City, State, ZIP+4[®]

TD 50366 JUNE 2023 WARNING
TOWN OF DAVIE
6591 ORANGE DR
DAVIE, FL 33314

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

See Reverse for Instructions

7021 2720 0000 2172 1932

7021 2720 0000 2172 1949

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, State, ZIP+4[®]

TD 50366 JUNE 2023 WARNING
ULRICH, JOHN C
13261 SW 7TH PL
DAVIE, FL 33325-3730

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

See Reverse for Instructions

7021 2720 0000 2172 1956

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 \$

\$ Sent 7

Street

City, S.

TD 50366 JUNE 2023 WARNING
CAROL A. ULRICH
13261 SW 7TH PLACE
DAVIE, FL 33325

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

See Reverse for Instructions

7021 2720 0000 2172 1963

U.S. Postal ServiceTM
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	\$

Postage	
\$	
Total	
\$	
Sent	
Street	
City	

Postmark
Here

TD 50366 JUNE 2023 WARNING
CITY OF SUNRISE
ATTN: CITY MANAGER'S OFFICE
10770 W OAKLAND PARK BLVD
SUNRISE, FL 33351

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

Instructions

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, State, ZIP+4[®]

TD 50366 JUNE 2023 WARNING
*R&P PROPERTY CORP
13250 SW 7TH CT
DAVIE, FL 33325-3726

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

Instructions

7021 2720 0000 2172 1970

7021 2720 0000 2172 1987

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 50366 JUNE 2023 WARNING

***R&P PROPERTY CORP**

624 SW 131ST TER

DAVIE, FL 33325-3227

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

See Reverse for Instructions

U.S. Postal ServiceTM
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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TD 50366 JUNE 2023 WARNING

\$

***MARCH, ROBERT I & MARY C**

Tot

13281 SW 7TH PL

\$

Ser

DAVIE, FL 33325-3730

Str

City,

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

See Reverse for Instructions

7021 2720 0000 2172 1994

U.S. Postal ServiceTM
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 P

\$

Sent To

Street

City, State, ZIP+4[®]

TD 50366 JUNE 2023 WARNING

***FERNANDEZ NUEZ, RUBEN H/E**

PESTANO, JENNY

13251 SW 7TH PL

DAVIE, FL 33325-3730

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

See Reverse for Instructions

7021 2720 0000 2172 2007

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 50366 JUNE 2023 WARNING
TOWN OF DAVIE
6591 ORANGE DR
DAVIE, FL 33314**



9590 9402 6458 0346 4444 17

2. Article Number (Transfer from mailpiece)
7021 2720 0000 2172 1932

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☒ Agent
☐ Addressee

B. Received by (Printed Name)

Armani Bernward

C. Date of Delivery

5/4/27

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

3. Service Type

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

1. Article Addressed to:

TD 50366 JUNE 2023 WARNING
*R&P PROPERTY CORP
13250 SW 7TH CT
DAVIE, FL 33325-3726



9590 9402 6458 0346 4443 70

2. Article Number (Transfer from service label)

7021 2720 0000 2172 1970

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☐ Mail☐ Mail Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restrict

Delivery

☐ Signature Confirmation™☐ Signature Confirmation

Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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TD 50366 JUNE 2023 WARNING
CITY OF SUNRISE
ATTN: CITY MANAGER'S OFFICE
10770 W OAKLAND PARK BLVD
SUNRISE, FL 33351



9590 9402 6458 0346 4443 87

7021 2720 0000 2172 1963

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[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™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

☐ Mail
☐ Mail Restricted Delivery