

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 12 02 1130	308396	5720 NE 18 AVE

Legal Description

Lot 10, Block 7, CORAL HIGHLANDS, according to the plat thereof, as recorded in Plat Book 40, Page 11, of the Public Records of Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 7302	\$360,110	Yes	No	No

Owner of Record on Current Tax Roll

EMMA EQLE UMANA DE UMANA,
JOSE I UMANA, EST
5720 NE 18 AVE
FORT LAUDERDALE FL 33334-5917

Billing Name & Address

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:06/02/2023 **Search covers** **20 years** **through:**05/23/2023

Karen Klein
Title Examiner

General Examiner Comments:

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

JOSE I. UMANA
5720 NE 18 AVENUE
FORT LAUDERDALE FL 33334

Document

Warranty Deed
Bk:29761 Pg:976

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

None found.

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

STATE OF FLORIDA
DEPARTMENT OF REVENUE
CORAL SPRINGS SERVICE CENTER
3301 N UNIVERSITY DR STE 200
CORAL SPRINGS FL 33065-4149

Document

Tax Warrant
Bk:49383 Pg:1396

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

Document Type

Property Appraiser



Site Address	5720 NE 18 AVENUE, FORT LAUDERDALE FL 33334-5917	ID #	4942 12 02 1130
Property Owner	UMANA DE UMANA, EMMA EQLE UMANA, JOSE I EST	Millage	0312
Mailing Address	5720 NE 18 AVE FORT LAUDERDALE FL 33334-5917	Use	01-01
Abbr Legal Description	CORAL HIGHLANDS 40-11 B LOT 10 BLK 7		

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	\$80,000	\$488,240	\$568,240	\$360,110	
2021	\$80,000	\$305,970	\$385,970	\$349,630	\$6,279.01
2020	\$80,000	\$301,610	\$381,610	\$344,810	\$6,161.87

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$568,240	\$568,240	\$568,240	\$568,240
Portability	0	0	0	0
Assessed/SOH 18	\$360,110	\$360,110	\$360,110	\$360,110
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis 1	\$500	\$500	\$500	\$500
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$309,610	\$334,610	\$309,610	\$309,610

Sales History			
Date	Type	Price	Book/Page or CIN
7/29/1999	WD	\$100,000	29761 / 976
5/1/1991	WD	\$92,727	18436 / 308
8/1/1964	SWD	\$18,900	

Land Calculations		
Price	Factor	Type
\$10.00	8,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1467
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1963/1962		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #50674

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 September 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:

EMMA EQLE UMANA DE UMANA
5720 NE 18TH AVE
FORT LAUDERDALE, FL 33334-5917

JOSE UMANA
340 NE 49TH ST
OAKLAND PARK, FL 33334-6024

STATE OF FLORIDA
DEPARTMENT OF REVENUE
CORAL SPRINGS SERVICE CENTER
3301 N UNIVERSITY DR STE 200
CORAL SPRINGS, FL 33065-4149

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

*AL-HASEN, ABDULRAHMAN
5710 NE 18TH AVE
FORT LAUDERDALE, FL 33334-5917

*SCHACK, MARY L MARY L SCHACK
TR
5721 NE 18TH TER
FORT LAUDERDALE, FL 33308-2412

*WINMEDIA MARKETING LLC
5730 NE 18TH AVE
FORT LAUDERDALE, FL 33334-5917

LISA S PATTERSON
TITLE PROFESSIONALS INC
701 W CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309

JOSE I. UMANA
5720 NE 18 AVENUE
FORT LAUDERDALE, FL 33334

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 September 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 # 118963884

Recorded 07/07/23 at 11:26 AM

Broward County Commission

1 Page(s)

#15

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50674

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: 494212-02-1130
Certificate Number: 7302
Date of Issuance: 05/25/2021
Certificate Holder: JAY HERGOTT
Description of Property: CORAL HIGHLANDS 40-11 B
LOT 10 BLK 7

Name in which assessed: UMANA DE UMANA,EMMA EQLE UMANA,JOSE I EST
Legal Titleholders: UMANA DE UMANA,EMMA EQLE
UMANA,JOSE I EST
5720 NE 18 AVE
FORT LAUDERDALE, FL 33334-5917

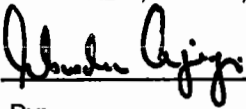
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of October, 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 3rd day of July, 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: 09/14/2023, 09/21/2023, 09/28/2023 & 10/05/2023
Minimum Bid: 196008.23

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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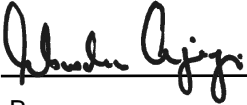
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broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 17th day of July, 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: 09/14/2023, 09/21/2023, 09/28/2023 & 10/05/2023
Minimum Bid: 196355.23

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

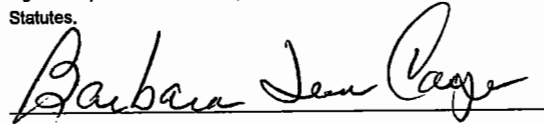
Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter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

50674
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 7302

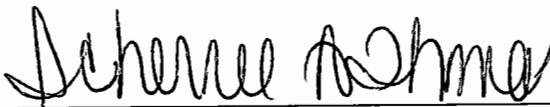
in the XXXX Court,
was published in a newspaper by print in the issues of
Broward Daily Business Review f/k/a Broward Review on

09/14/2023 09/21/2023 09/28/2023 10/05/2023

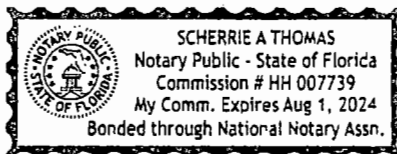
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
5 day of OCTOBER, A.D. 2023



(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 50674**

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LOT 10 BLK 7

Name in which assessed:
UMANA DE UMANA, EMMA EQLE
UMANA, JOSE I EST

Legal Titleholders:
UMANA DE UMANA, EMMA EQLE
UMANA, JOSE I EST
5720 NE 18 AVE FORT LAUDER-
DALE, FL 33334-5917

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 18th day of October, 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 17th day of July, 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: 196355.23

401-314

9/14-21-28 10/5 23-12/0000682506B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23032447

Broward County, FL VS Emma Egle Umana De Umana

RETURN OF SERVICE



Court Case # TD 50674

Hearing Date:10/18/2023

Received by CCN 17912

09/08/2023 6:33 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Emma Egle Umana De Umana 5720 NE 18 Avenue Fort Lauderdale FL 33334**

Served:

Not Served:

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

Date: 09/08/2023 Time: 6:30 AM

On Emma Egle Umana De Umana 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:

INDIVIDUAL SERVICE

COMMENTS: Posted Tax Notice on front door

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. Palermo, #17912

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494212-02-1130 (TD #50674)

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

RECEIVED
SHERIFF
2023 SEP -6 10
BROWARD COUNTY
FLORIDA

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 September 29, 2023\$16,080.78
Or

* Amount due if paid by October 17, 2023\$16,300.23

*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 October 18, 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

UMANA DE UMANA, EMMA EQLE
UMANA, JOSE I EST
5720 NE 18 AVE
FT LAUDERDALE, FL 33334

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



INSTR # 99406159
OR BK 29761 PG 0976
RECORDED 06/17/99 10:06 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 700.00
DEPUTY CLERK 1034

THIS INSTRUMENT PREPARED BY AND RETURN TO:
 LISA S. PATTERSON
 TITLE PROFESSIONALS, INC.
 701 WEST CYPRESS CREEK ROAD
 FORT LAUDERDALE, FLORIDA 33309
 Will Call Box #176
 Property Appraisers Parcel Identification (Folio) Numbers:
494212021130
 Grantee SS #: XXXXXXXXXX

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **29th** day of **July, A.D. 1999** by **MICHAEL ERPELDING a/k/a MICHAEL D. ERPELDING and JOAN ERPELDING a/k/a JOAN E. ERPELDING**, husband and wife herein called the grantors, to **JOSE I. UMANA, a married person** whose post office address is **5720 NE 18 AVENUE, FORT LAUDERDALE, FLORIDA 33334**, hereinafter called the Grantee:
 (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **BROWARD County, State of Florida**, viz:

LOT 10, BLOCK 7, CORAL HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and to taxes for the year 1999 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1998.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Michael J. Joyce
 Witness #1 Signature
Michael J. Joyce
 Witness #1 Printed Name
Lisa S. Patterson
 Witness #2 Signature
LISA S. PATTERSON
 Witness #2 Printed Name

[Signature] L.S.
MICHAEL ERPELDING
 621 Delaware Street, Scranton, PA 18509
[Signature] L.S.
JOAN ERPELDING
 621 Delaware Street, Scranton, PA 18509

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this **29th** day of **July, 1999** by **MICHAEL ERPELDING and JOAN ERPELDING** who are personally known to me or have produced Drivers Licenses as identification.

SEAL

Michael J. Joyce
 Notary Signature

My Commission Expires:





Florida Department of Revenue
WARRANT

JOSE UMANA
340 NE 49TH ST
OAKLAND PARK, FL 33334-6024

Tax : Documentary Stamp Tax
Business Partner # : 3423676
Contract Object # :
FEIN :
Warrant # : 1000000357205

Re: Warrant issued under Chapter
_____ 201, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT _____ Documentary Stamp Tax _____ TAX(ES).

The taxpayer named above in the County of Broward, is indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	606.20
PENALTY	\$	77.87
INTEREST	\$	239.79
TOTAL	\$	923.86
FEE(S)	\$	20.00
GRAND TOTAL	\$	<u>943.86</u>

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Coral Springs,
Broward County, Florida, this 3rd day of January, 2013.

Market Stenning, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent



Please bill to:
State of Florida, Department of Revenue
CORAL SPRINGS SERVICE CENTER
3301 N UNIVERSITY DR STE 200
Coral Springs, FL 33065-4149

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

DATE: September 1st, 2023
PROPERTY ID # 494212-02-1130 (TD # 50674)

WARNING

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

EMMA EQLE UMANA DE UMANA
5720 NE 18TH AVE
FORT LAUDERDALE, FL 33334-5917

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5720 NE 18 AVE FT LAUDERDALE, FL 33334 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 September 29, 2023\$16,080.78
- Or
- * Estimated Amount due if paid by October 17, 2023\$16,300.23

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 18, 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: September 1st, 2023
PROPERTY ID # 494212-02-1130 (TD # 50674)

WARNING

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

JOSE UMANA
340 NE 49TH ST
OAKLAND PARK, FL 33334-6024

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- Or
- * Estimated Amount due if paid by October 17, 2023\$16,300.23

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 18, 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: September 1st, 2023
PROPERTY ID # 494212-02-1130 (TD # 50674)

WARNING

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

STATE OF FLORIDA
DEPARTMENT OF REVENUE
CORAL SPRINGS SERVICE CENTER
3301 N UNIVERSITY DR STE 200
CORAL SPRINGS, FL 33065-4149

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5720 NE 18 AVE FT LAUDERDALE, FL 33334 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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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 September 29, 2023\$16,080.78
- Or
- * Estimated Amount due if paid by October 17, 2023\$16,300.23

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

DATE: September 1st, 2023
PROPERTY ID # 494212-02-1130 (TD # 50674)

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

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

DATE: September 1st, 2023
PROPERTY ID # 494212-02-1130 (TD # 50674)

WARNING

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

*AL-HASEN, ABDULRAHMAN
5710 NE 18TH AVE
FORT LAUDERDALE, FL 33334-5917

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

DATE: September 1st, 2023
PROPERTY ID # 494212-02-1130 (TD # 50674)

WARNING

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

*SCHACK, MARY L MARY L SCHACK TR
5721 NE 18TH TER
FORT LAUDERDALE, FL 33308-2412

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

DATE: September 1st, 2023
PROPERTY ID # 494212-02-1130 (TD # 50674)

WARNING

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

*WINMEDIA MARKETING LLC
5730 NE 18TH AVE
FORT LAUDERDALE, FL 33334-5917

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

DATE: September 1st, 2023
PROPERTY ID # 494212-02-1130 (TD # 50674)

WARNING

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LISA S PATTERSON
TITLE PROFESSIONALS INC
701 W CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309

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

DATE: September 1st, 2023
PROPERTY ID # 494212-02-1130 (TD # 50674)

WARNING

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JOSE I. UMANA
5720 NE 18 AVENUE
FORT LAUDERDALE, FL 33334

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www.broward.org/recordstaxestreasury

9589 0710 5270 0446 5926 16

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	\$ _____
Sen	_____
Stre	_____
City	_____

TD 50674 OCTOBER 2023 WARNING
EMMA EQLE UMANA DE UMANA
5720 NE 18TH AVE
FORT LAUDERDALE, FL 33334-5917

9589 0710 5270 0446 5926 23

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 Post

TD 50674 OCTOBER 2023 WARNING

\$

Sent To

JOSE UMANA

Street and

340 NE 49TH ST

City, State, ZIP+4

OAKLAND PARK, FL 33334-6024

9589 0710 5270 0446 5926 30

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

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OFFICIAL USE

Certified Mail Fee	
\$	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage	
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Total Postage	
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<i>Street and Ap</i>	
<i>City, State, ZIP+4®</i>	

TD 50674 OCTOBER 2023 WARNING

STATE OF FLORIDA
DEPARTMENT OF REVENUE
CORAL SPRINGS SERVICE CENTER
3301 N UNIVERSITY DR STE 200
CORAL SPRINGS, FL 33065-4149

9589 0710 5270 0446 5926 47

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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, St _____

TD 50674 OCTOBER 2023 WARNING

CITY OF FORT LAUDERDALE

ATTN: CITY ATTORNEY OFFICE

100 N ANDREWS AVE FL 7

FORT LAUDERDALE, FL 33301-1016

9589 0710 5270 0446 5926 54

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

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OFFICIAL USE

Certified Mail Fee

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- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$ _____

Total Price

\$ _____

Sent To

Street

City, St.

TD 50674 OCTOBER 2023 WARNING
***AL-HASEN, ABDULRAHMAN**
5710 NE 18TH AVE
FORT LAUDERDALE, FL 33334-5917

9589 0730 5270 0446 5926 61

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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
\$ _____

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Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage
\$ _____

Total
\$ _____

Sent
\$ _____

Street

City, State

TD 50674 OCTOBER 2023 WARNING
***SCHACK, MARY L MARY L SCHACK TR**
5721 NE 18TH TER
FORT LAUDERDALE, FL 33308-2412

9589 0710 5270 0446 5926 78

U.S. Postal Service
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OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postmark
Here

Postage

\$ _____

Total Pk

\$ _____

Sent To

Street or

City, Sta

TD 50674 OCTOBER 2023 WARNING
***WINMEDIA MARKETING LLC**
5730 NE 18TH AVE
FORT LAUDERDALE, FL 33334-5917

9589 0710 5270 0446 5926 85

U.S. Postal Service
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Domestic Mail Only

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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 to

Street

City, S

TD 50674 OCTOBER 2023 WARNING

LISA S PATTERSON

TITLE PROFESSIONALS INC

701 W CYPRESS CREEK ROAD

FORT LAUDERDALE, FL 33309

9589 0710 5270 0446 5926 92

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total \$

TD 50674 OCTOBER 2023 WARNING

Sent To

JOSE I. UMANA

Street

5720 NE 18 AVENUE

City, State

FORT LAUDERDALE, FL 33334

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 50674 OCTOBER 2023 WARNING
EMMA EQLE UMANA DE UMANA
5720 NE 18TH AVE
FORT LAUDERDALE, FL 33334-5917**



9590 9402 7201 1284 6337 04

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

- | | |
|--|---|
| <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"/> Mail Restricted Delivery (00) | |

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 50674 OCTOBER 2023 WARNING
 CITY OF FORT LAUDERDALE
 ATTN: CITY ATTORNEY OFFICE
 100 N ANDREWS AVE FL 7
 FORT LAUDERDALE, FL 33301-1016



9590 9402 7201 1284 6310 07

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5926 47

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 C. Kearney Addressee
- B. Received by (Printed Name) Date of Delivery
C. Kearney *9/17/23*
- 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 Restrict 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 | |

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

Domestic Return Receipt

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1. Article Addressed to:

TD 50674 OCTOBER 2023 WARNING
 STATE OF FLORIDA
 DEPARTMENT OF REVENUE
 CORAL SPRINGS SERVICE CENTER
 3301 N UNIVERSITY DR STE 200
 CORAL SPRINGS, FL 33065-4149



9590 9402 7201 1284 6326 53

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 D Bruck Addressee

B. Received by (Printed Name) Date of Delivery
D Bruck *9-8-2023*

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

9589 0710 5270 0446 5926 30 (over 3500)

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 50674 OCTOBER 2023 WARNING
JOSE I. UMANA
5720 NE 18 AVENUE
FORT LAUDERDALE, FL 33334



9590 9402 7201 1284 6336 67

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5926 52

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™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery (over \$500) | |

2

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 50674 OCTOBER 2023 WARNING
***AL-HASEN, ABDULRAHMAN**
5710 NE 18TH AVE
FORT LAUDERDALE, FL 33334-5917

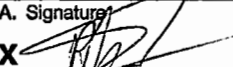


9590 9402 7201 1284 6339 88

2. Article Number (Transfer from console label)

9589 0710 5270 0446 5926 54

COMPLETE THIS SECTION ON DELIVERY

- A. Signature:  Agent
 Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery: 9/23
- 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 Restrict 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 | |
4. 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 50674 OCTOBER 2023 WARNING
*SCHACK, MARY L MARY L SCHACK TR
5721 NE 18TH TER
FORT LAUDERDALE, FL 33308-2412



9590 9402 7201 1284 6336 98

2. Article Number (Transfer from previous label)

9589 0710 5270 0446 5926 61

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Mary L Schack Agent
 Addressee

B. Received by (Printed Name)

MARY L SCHACK

C. Date of Delivery

9/8/2023

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
- Mail
- Mail Restricted Delivery (over \$500)
- 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 50674 OCTOBER 2023 WARNING
***WINMEDIA MARKETING LLC**
5730 NE 18TH AVE
FORT LAUDERDALE, FL 33334-5917

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) *Diya Dangle* C. Date of Delivery

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



9590 9402 7201 1284 6336 81

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 (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

2. Article Number (Transfer from carrier label)

9589 0710 5270 0446 5926 78

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

Domestic Return Receipt