

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 50691

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
4941 06 BK 0060	194178	9624 S BELFORT CIRCLE #202 TAMARAC 33321-1850

Legal Description

Condominium Parcel No. 202 of Belfort Condominium J according to the Declaration thereof recorded on April 9, 1987, under Clerk's File No. 87-151835 in Official Records Book 14331 at Page 1 and First Amendment to Declaration of Condominium recorded April 16, 1987 in Official Records book 14354 at Page 512, both in the Public Records of Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 3996	\$99,180	Yes	No	No

Owner of Record on Current Tax Roll
SHELLEY STEINBERG

Billing Name & Address

9624 S BELFORT CIR #202
TAMARAC FL 33321

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:06/14/2023 **Search covers** **20 years** **through:**05/31/2023

Brian Johnson
Title Examiner

General Examiner Comments:

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

THE STEINBERG TRUST, A LAND TRUST DATED
NOVEMBER 15TH, 2020 (AN EXECUTORY
TRUST), ARMANDO CARDELLA, P. A., AS
TRUSTEE
28 W. FLAGLER STREET, SUITE 922
MIAMI FL 33130

Document

Quit Claim Deed
Inst:116863267

Examiner Comments

Deed reserves a Life Estate.

SHELLEY STEINBERG
9624 BELFORT CIRCLE, 202
TAMARAC FL 33331

Quit Claim Deed
Inst:116863267

Related Documents (for Reference)

Warranty Deed
Bk:14513 Pg:170

Order of Summary Administration
Inst:117011118

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

BROWARD COUNTY
PROPERTY APPRAISER

Document

Notice of Tax Lien
for Exemptions
Inst:116987207

Examiner Comments

No address found on
document.

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
BELFORT CONDOMINIUM J ASSOCIATION, INC. C/O CCM, INC. 7124 NORTH NOB HILL RD TAMARAC FL 33321	Sunbiz-COA	
VALANCY & REED, P.A., REGISTERED AGENT O/B/O BELFORT CONDOMINIUM J ASSOCIATION, INC. 310 SE 13TH STREET FORT LAUDERDALE FL 33316	Sunbiz-COA	
KINGS POINT IN TAMARAC, INC FRANK WEINBERG & BLACK 7805 SW 6 COURT PLANTATION FL 33324	Sunbiz-Master	
STEVEN A WEINBERG, ESQ., REGISTERED AGENT O/B/O KINGS POINT IN TAMARAC, INC. FRANK, WEINBERG & BLACK P.L. 7805 SW 6 COURT FORT LAUDERDALE FL 33324	Sunbiz-Master	
BELFORT NEIGHBORHOOD ASSOCIATION, INC. C/O CCM, INC. 7124 NORTH NOB HILL RD TAMARAC FL 33321	Sunbiz- Neighborhood	
STEVEN B. KATZ, ESQ., REGISTERED AGENT O/B/O BELFORT NEIGHBORHOOD ASSOCIATION, INC. 4450 NORTHWEST 126TH AVE STE. 101 CORAL SPRINGS FL 33065	Sunbiz- Neighborhood	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser



Site Address	9624 S BELFORT CIRCLE #202, TAMARAC FL 33321-1850	ID #	4941 06 BK 0060
Property Owner	STEINBERG, SHELLEY	Millage	3112
Mailing Address	9624 S BELFORT CIR #202 TAMARAC FL 33321	Use	04
Abbr Legal Description	BELFORT CONDOMINIUM J UNIT 202 BLDG J1 PER CDO BK/PG: 14331/1		

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	\$11,280	\$101,550	\$112,830	\$99,180	
2021	\$9,630	\$86,670	\$96,300	\$96,300	\$1,643.12
2020	\$8,980	\$80,780	\$89,760	\$66,550	\$2,060.60

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$112,830	\$112,830	\$112,830	\$112,830
Portability	0	0	0	0
Assessed/SOH 21	\$99,180	\$99,180	\$99,180	\$99,180
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$49,180	\$74,180	\$49,180	\$49,180

Sales History			
Date	Type	Price	Book/Page or CIN
11/15/2020	QCD-D	\$4,100	116863267
1/25/2021	OSA-T		117011118
5/1/1987	SWD	\$57,000	14513 / 170

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		1163
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1988/1987		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
31						TM		
R								
1						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #50691

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:

BROWARD COUNTY
PROPERTY APPRAISER
115 S ANDREWS AVE STE 111
FORT LAUDERDALE, FL 33301-1801

BROWARD COUNTY CIRCUIT COURT
201 SE 6TH ST # 18150
FORT LAUDERDALE, FL 33301-3303

CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88TH AVE
TAMARAC, FL 33321-2401

BELFORT CONDOMINIUM J
ASSOCIATION, INC.
C/O CCM, INC.
7124 NORTH NOB HILL RD
TAMARAC, FL 33321

BELFORT NEIGHBORHOOD
ASSOCIATION, INC.
C/O CCM, INC.
7124 NORTH NOB HILL RD
TAMARAC, FL 33321

KINGS POINT IN TAMARAC, INC
FRANK WEINBERG & BLACK
7805 SW 6 COURT
PLANTATION, FL 33324

STEVEN A WEINBERG, ESQ.,
REGISTERED AGENT O/B/O KINGS
POINT IN TAMARAC, INC.
FRANK, WEINBERG & BLACK P.L.
7805 SW 6 COURT
FORT LAUDERDALE, FL 33324

STEVEN B. KATZ, ESQ., REGISTERED
AGENT

O/B/O BELFORT NEIGHBORHOOD
ASSOCIATION, INC.
4450 NORTHWEST 126TH AVE
STE. 101

VALANCY & REED, P.A., REGISTERED
AGENT
O/B/O BELFORT CONDOMINIUM J
ASSOCIATION, INC.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

ARMANDO CARDELLA
28 W FLAGLER ST # 922
MIAMI, FL 33130-1806

SHELLEY STEINBERG
9624 BELFORT CIRCLE, 202
TAMARAC, FL 33331

CORAL SPRINGS, FL 33065
THE STEINBERG TRUST, A LAND
TRUST DATED NOVEMBER 15TH,
2020 (AN EXECUTORY TRUST),
ARMANDO CARDELLA, P. A., AS
TRUSTEE
28 W. FLAGLER STREET, SUITE 922
MIAMI, FL 33130

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**

21
Broward County, Florida

INSTR # 118963890
Recorded 07/07/23 at 11:26 AM
Broward County Commission
1 Page(s)
#21

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50691

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: 494106-BK-0060
Certificate Number: 3996
Date of Issuance: 05/25/2021
Certificate Holder: FLORIDA TAX CERTIFICATE FUND LLC
Description of Property: BELFORT CONDOMINIUM J
UNIT 202 BLDG J1
PER CDO BK/PG: 14331/1

Name in which assessed: STEINBERG,SHELLEY
Legal Titleholders: STEINBERG,SHELLEY
9624 S BELFORT CIR #202
TAMARAC, FL 33321

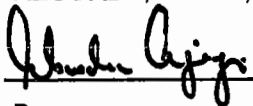
All of said property being in the County of Broward, State of Florida.

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: 55707.51

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50691

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: 494106-BK-0060

Certificate Number: 3996

Date of Issuance: 05/25/2021

Certificate Holder: FLORIDA TAX CERTIFICATE FUND LLC

Description of Property: BELFORT CONDOMINIUM J
UNIT 202 BLDG J1
PER CDO BK/PG: 14331/1

Condominium Parcel No. 202 of Belfort Condominium J according to the Declaration thereof recorded on April 9, 1987, under Clerk's File No. 87-151835 in Official Records Book 14331 at Page 1 and First Amendment to Declaration of Condominium recorded April 16, 1987 in Official Records book 14354 at Page 512, both in the Public Records of Broward County, Florida.

Name in which assessed: STEINBERG,SHELLEY

Legal Titleholders: STEINBERG,SHELLEY
9624 S BELFORT CIR #202
TAMARAC, FL 33321

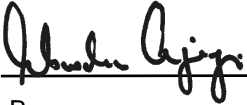
All of said property being in the County of Broward, State of Florida.

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

Dated this 2nd day of August, 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: 56078.51

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

50691
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 3996

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

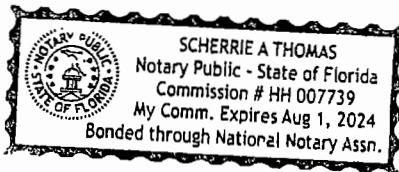
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Barbara Jean Cooper

Sworn to and subscribed before me this
5 day of OCTOBER, 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 50691**

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: 494106-BK-0060
Certificate Number: 3996
Date of Issuance: 05/25/2021
Certificate Holder:
FLORIDA TAX CERTIFICATE
FUND LLC
Description of Property:
BELFORT CONDOMINIUM J
UNIT 202 BLDG J1
PER CDO BK/PG: 14331/1
Condominium Parcel No. 202 of
Belfort Condominium J according
to the Declaration thereof recorded
on April 9, 1987, under Clerk's
File No. 87-151835 in Official
Records Book 14331 at Page 1 and
First Amendment to Declaration of
Condominium recorded April 16,
1987 in Official Records book
14354 at Page 512, both in the
Public Records of Broward County,
Florida.
Name in which assessed:
STEINBERG, SHELLEY
Legal Titleholders:
STEINBERG, SHELLEY
9624 S BELFORT CIR #202
TAMARAC, FL 33321

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 2nd day of August, 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 suc-
cessful bidder is responsible to pay
any outstanding taxes.

Minimum Bid: 56078.51
401-314
9/14-21-28 10/5 23-16/0000682508B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23032455

Broward County, FL VS Shelley Steinberg

RETURN OF SERVICE



Court Case # TD 50691

Hearing Date: 10/18/2023

Received by CCN 9911

09/11/2023 7:17 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Shelley Steinberg 9624 S Belfort Circle #202 Tamarac FL 33321**

Served:

X

Not Served:

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

Date: 09/11/2023 Time: 9:10 AM

On Shelley Steinberg 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

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: *Kevin Bailey*

D.S.

K. Bailey, #9911

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 # 494106-BK-0060 (TD #50691)

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 September 29, 2023\$6,404.41

Or

* Amount due if paid by October 17, 2023\$6,488.51

*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

STEINBERG, SHELLEY
9624 S BELFORT CIR #202
TAMARAC, FL 33321

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

RECEIVED
SEP 29 11 10 AM '23
SHERIFF
BROWARD COUNTY
FLORIDA

Prepared by/Return to:

Armando Cardella
28 W. Flagler Street #922
Miami, FL 33130

Parcel ID: 494106-BK-0060

QUITCLAIM DEED
(life estate)

THIS QUITCLAIM DEED is made on Nov 15, 2020 by Shelley Steinberg, a single woman, with a mailing address of 9624 Belfort Circle, 202, Tamarac, FL 33331, as "Grantor" and The Steinberg Trust, a Land Trust dated November 15th, 2020 (an executory Trust), Armando Cardella, P.A., as Trustee, party of the second part (hereinafter referred to as "Grantee") of 28 W. Flagler Street, Suite 922, Miami, FL 33130 as "Grantee".

WITNESSETH:

THAT GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, including payment of property taxes, the receipt and sufficiency of which is hereby acknowledged, does hereby sell, transfer, convey and quitclaim to Grantor a life estate for Grantor's life and to Grantee all remainder, in the property, situate, lying and being in Broward County, Florida, more particularly described as follows:

Condominium Parcel No. 202 of Belfort Condominium J According to the Declaration thereof recorded on April 9, 1987, under Clerk's File No. 87-151835 in Official Records Book 14331 at Page 1 and First Amendment to Declaration of Condominium recorded April 16, 1987 in Official Records Book 14354 at Page 512, both in the Public Records of Broward County, Florida.

a/k/a: 9624 S BELFORT CIR, #202, Tamarac 33321

TOGETHER with the tenements, hereditaments and appurtenances thereto and all estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity.

AND Grantor has not conveyed such Property to any other party.

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

Signed, sealed and delivered in the presence of us:

Signature: [Signature]
Witness Name: Crystal Conner

[Signature]
Shelley Steinberg
Grantor

Signature: [Signature]
Witness Name: Ladelle Joseph

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was sworn to before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, on 11-15, 2020 by Shelley Steinberg, who personally appeared before me at the time of notarization, and [Signature] who is personally known to me or X who has produced FL-ID as identification.



Crystal Conner
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG950432
Expires 1/23/2024

[Signature]
Print name: Crystal Conner
Notary Public, State of Florida

RECORDING COMPANY
7100 N.W. 11th Ave., Suite 203
Fort Lauderdale, FL 33309

87246300
SPECIAL WARRANTY DEED

LENNAR HOMES, INC. made this 28th day of MAY, 1987, by and Between LENNAR HOMES, INC., a Florida corporation, having its principal office in Dade County, Florida, (the "Grantor") and Carl Steinberg & Ina Steinberg, Husband and Wife (the "Grantee"), whose mailing address is 9624 South Belfort Circle, FT. LAUDERDALE, FL 33309 Tamarac, Florida 33321 (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain and sell unto the Grantee, his heirs and assigns forever, that certain real property lying, situate and being in Broward County, Florida, more particularly described as:

Condominium Parcel No. 202 of Belfort Condominium J according to the Declaration thereof recorded on April 9, 1987, under Clerk's File No. 87-151835 in Official Records Book 14331 at Page 1 and First Amendment to Declaration of Condominium recorded April 16, 1987 in Official Records Book 14354 at Page 512, both in the Public Records of Broward County, Florida.

TO HAVE AND TO HOLD the same unto the Grantee in fee simple.

This conveyance is subject to the following:

1. Conditions, limitations, restrictions and easements of record.
2. Taxes and assessments for the year 1987, and subsequent years.
3. Applicable zoning ordinances, rules and regulations.
4. All of the terms and provisions, restrictions, covenants, conditions and easements set forth and contained in the Declaration of Condominium above described and all Exhibits thereto.
5. All of the terms and provisions, restrictions, covenants, conditions and easements set forth and contained in the Agreement for Deed between Grantor and the Belfort Condominium J Association, Inc. and Exhibits thereto recorded in O.R. Book 14331 at Page 1 of the Public Records of Broward County, Florida.
6. All of the terms and provisions, restrictions, covenants, conditions and easements set forth and contained in the Declaration of Covenants, Restrictions and Easements for Common Areas and all Exhibits thereto recorded in O.R. Book 12657 at Page 373 of the Public Records of Broward County, Florida.
7. All of the terms and provisions contained in the Articles of Incorporation and By-Laws of Kings Point in Tamarac, Inc., recorded in O.R. Book 12657 at Page 417 through Page 441 of the Public Records of Broward County, Florida.

Grantor covenants with the Grantee except as hereinabove provided, at the time of delivery of this Deed, the Condominium Parcel is free from all encumbrances made by it, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has executed this Indenture the day and year first above written.

Signed, sealed and delivered in the presence of:
[Signature]

LENNAR HOMES, INC.
By: *M. E. Saleda*
M. E. Saleda, Vice President
Attest: *Kathleen E. Sierra*
Kathleen E. Sierra, Asst. Secretary

Carol M. Center

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
STATE OF FLORIDA COUNTY OF DADE
L. A. HESTER
COUNTY ADMINISTRATOR

The foregoing instrument was acknowledged before me this 28th day of May, 1987, by M. E. Saleda and Kathleen E. Sierra, Vice President and Assistant Secretary, respectively, of Lennar Homes, Inc., a Florida corporation, on behalf of said corporation.

Carol M. Center
Notary Public, State of Florida at Large

My Commission Expires:

This Instrument Prepared By:
Robert M. Haber, Esq.
700 N.W. 107th Avenue
Miami, Florida 33172

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. NOV 23, 1988

Frank Amerson

285
Broward County, Florida
Shirley P. Ingelle, County Clerk

JUN 9 9:30 AM '87

FILE 14613 PAGE 170

Filing # 120206388 E-Filed 01/25/2021 06:12:54 PM

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

CASE NO. PRC200005154 DIVISION 61J JUDGE Charles M. Greene

In Re: Estate of: Steinberg, Ina
_____ /

ORDER OF SUMMARY ADMINISTRATION

On the petition of Armando Cardella for summary administration of the estate of INA STEINBERG, deceased, the court finding that the decedent died on [REDACTED] that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof; that the material allegations of the petition are true; that the will dated September 6, 1989 has been admitted to probate by order of this court as and for the last will of the decedent; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that there be an immediate distribution of the asset(s) of the decedent, which is:

<u>Assets</u>	<u>Estimated Value</u>
Condominium Parcel No. 202 of Belfort Condominium J According to the Declaration thereof recorded on April 9, 1987, under Clerk's File No. 87-151835 in Official Records Book 14331 at Page 1 and First Amendment to Declaration of Condominium recorded April 16, 1987 in Official Records Book 14354 at Page 512, both in the Public Records of Broward County, Florida.	\$65,000

a/k/a: 9624 S Belfort Cir, # 202, Tamarac FL 33321

to the following person(s):

<u>Name</u>	<u>Asset, Share or Amount</u>
Shelley Steinberg	100%

1. Those to whom specified parts of the decedent's estate, including exempt property, are assigned by this order shall be entitled to receive and collect the parts and to have the parts transferred to them. They may maintain actions to enforce the right.

2. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of the decedent are registered are authorized and empowered to comply with this order by paying, delivering, or transferring to those specified in the order the parts of the decedent's estate assigned to them by the order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

DONE and **ORDERED** in Chambers, at Broward County, Florida on 01-25-2021.

PRC200005154 01-25-2021 3:39 PM

PRC200005154 01-25-2021 3:39 PM

Hon. Charles M. Greene

CIRCUIT JUDGE

Electronically Signed by Charles M. Greene

Copies Furnished To:

Michael J Farrar , E-mail : michaelfarrar@atlanticbb.net

Broward County Property Appraiser's Network

Page 1 of 1

Case Number: H-20-11-10880

PA-453
 R.04/16

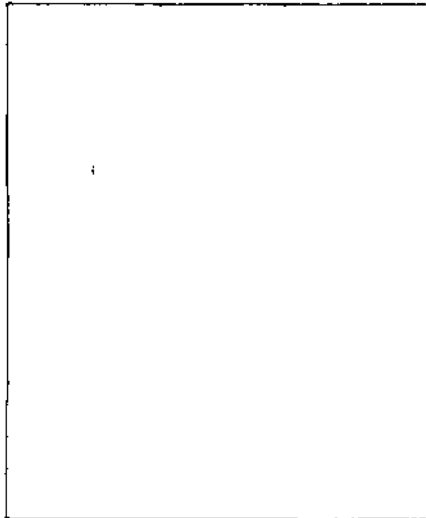
Notice of Tax Lien For Exemptions and Assessment Limitations

Broward County, Florida

STEINBERG,INA (taxpayer) has received exemption(s) and/or assessment limitation (s) totaling \$13,027.99 for 7 years. The property appraiser has discovered that the taxpayer was not legally entitled to receive the exemption(s) and/or assessment limitation because:
 Owner is Deceased.

Sections 193.155(10), 193.1554(10), 193.1555(10), 193.501(9), 196.011(9), 196.075(9), 196.161(1) and 196.183, F.S., require a lien on the property to recover unpaid taxes. The property appraiser will recover from the taxpayer taxes due, a 50 percent penalty and 15 percent interest for any year or years within the last ten years in which the taxpayer was not entitled to, but was granted, a tax exemption or assessment limitation.

When this document is recorded, it becomes a lien on the real property addressed and legally owned by the taxpayer in Florida.



TAXPAYER NAME STEINBERG,INA
 ADDRESS 9624 S BELFORT CIR #202
 TAMARAC FL 33321-1850

For official use only
 PARCEL ID# 494106-BK-0060
 Date: 11/19/2020

LEGAL DESCRIPTION BELFORT CONDOMINIUM J UNIT 202 BLDG J1 PER CDO BK/PG: 14331/1

Apply Penalty & Interest

1	2	3	4*	5	6	7	8*	9	10
Tax Year/ Date tax due	Value exempted	Amount of tax exempted	Penalty on tax exempted	Interest on tax exempted	Assessment limitation value	Tax due from wrongful assessment limitation value	Penalty on assessment limitation value	Interest on assessment limitation value	TOTAL (3+4+5+7+8+9)
2013 / 11/1/2013	25,500	\$593.91	\$296.96	\$631.03	400	\$9.32	\$4.66	\$9.90	\$1,545.77
2014 / 11/1/2014	25,500 25,500	\$398.17 \$189.67	\$293.92	\$536.41	3,320 7,340	\$106.44	\$53.22	\$97.12	\$1,674.95
2015 / 11/1/2015	25,500 25,500	\$393.36 \$185.49	\$289.42	\$441.37	6,810 25,320	\$289.23	\$144.61	\$220.54	\$1,964.02
2016 / 11/1/2016	25,500 25,500	\$388.36 \$176.11	\$282.24	\$345.74	10,710 29,250	\$365.12	\$182.56	\$223.64	\$1,963.77
2017 / 11/1/2017	25,500 25,500	\$383.45 \$166.75	\$275.10	\$254.47	14,530 31,680	\$425.66	\$212.83	\$196.87	\$1,915.14
2018 / 11/1/2018	25,500 25,500	\$378.88 \$163.27	\$271.08	\$169.42	18,790 34,540	\$500.34	\$250.17	\$156.36	\$1,889.53
2019 / 11/1/2019	25,500 25,500	\$377.17 \$171.85	\$274.51	\$89.22	23,610 51,900	\$698.99	\$349.49	\$113.59	\$2,074.81

Tax Collector: The 50 percent penalty is calculated individually on each annual exemption or assessment limitation. Interest is based on the taxes exempted or excluded each year from the date the taxes become due for each assessment until the lien is satisfied.

Total for Column 10 \$13,027.99

Added fees Property Appraiser \$0
 and costs
 paid by: Tax Collector \$0

The tax collector must collect any fees and costs which the property appraiser or the tax collector has incurred in filing and collecting this lien.

TOTAL DUE \$13,027.99

I certify that I have read this notice of tax lien and the facts in it are true. If prepared by someone other than the property appraiser, this declaration is based on all information of which he or she has knowledge.

Ronald J. Cacciatore
 Director, Professional Standards & Compliance

01/13/2021
 Date

Payment must include all unpaid taxes, interest, penalties, fees, and costs, or the lien will not be satisfied.



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Detail by Entity Name

Florida Not For Profit Corporation
BELFORT CONDOMINIUM J ASSOCIATON, INC.

Filing Information

Document Number	N19802
FEI/EIN Number	59-2775217
Date Filed	03/24/1987
State	FL
Status	ACTIVE

Principal Address

C/O CCM, INC.
7124 NORTH NOB HILL RD
TAMARAC, FL 33321

Changed: 02/20/2012

Mailing Address

C/O CCM, INC.
7124 NORTH NOB HILL RD
TAMARAC, FL 33321

Changed: 02/20/2012

Registered Agent Name & Address

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 12/01/2021

Address Changed: 12/03/2021

Officer/Director Detail

Name & Address

Title President

Kamelhair, Steven
C/O CCM, INC.
7124 NORTH NOB HILL RD
TAMARAC, FL 33321

Title Treasurer, Secretary

Chauta, Myriam
C/O CCM, INC.
7124 NORTH NOB HILL RD
TAMARAC, FL 33321

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2023	05/08/2023

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Detail by Entity Name

Florida Not For Profit Corporation
KINGS POINT IN TAMARAC, INC

Filing Information

Document Number	770908
FEI/EIN Number	59-2363040
Date Filed	10/25/1983
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/30/2022
Event Effective Date	NONE

Principal Address

FRANK WEINBERG & BLACK
7805 SW 6 COURT
PLANTATION, FL 33324

Changed: 02/08/2012

Mailing Address

FRANK WEINBERG & BLACK
7805 SW 6 COURT
PLANTATION, FL 33324

Changed: 02/15/2010

Registered Agent Name & Address

WEINBERG, STEVEN A, ESQ
FRANK, WEINBERG & BLACK, P.L.
7805 SW 6 COURT
FORT LAUDERDALE, FL 33324

Name Changed: 02/22/2008

Address Changed: 02/08/2012

Officer/Director Detail

Name & Address

Title PD

Bobker, Richard
7620 NOB HILL RD.
TAMARAC, FL 33321

Title VP, Director

SHUSTER, LESLIE
7620 NOB HILL ROAD
TAMARAC, FL 33321

Title Secretary

Uhl, Fredric
7620 Nob Hill Road
Tamarac, FL 33321

Title Treasurer

Levine, Richard
7620 Nob Hill Road
Tamarac, FL 33321

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Detail by Entity Name

Florida Not For Profit Corporation
BELFORT NEIGHBORHOOD ASSOCIATION, INC.

Filing Information

Document Number	N09930
FEI/EIN Number	59-2543723
Date Filed	06/25/1985
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/07/2011

Principal Address

C/O CCM, INC.
7124 NORTH NOB HILL RD
TAMARAC, FL 33321

Changed: 02/20/2012

Mailing Address

C/O CCM, INC.
7124 NORTH NOB HILL RD
TAMARAC, FL 33321

Changed: 02/20/2012

Registered Agent Name & Address

Steven B. Katz, Esq.
4450 Northwest 126th Ave
Ste. 101
Coral Springs, FL 33065

Name Changed: 03/17/2023

Address Changed: 03/17/2023

Officer/Director Detail

Name & Address

Title Executive President

Bellino, Berta
C/O CCM, INC.
7124 NORTH NOB HILL RD
TAMARAC, FL 33321

Title VP

Hazan, Thea
C/O CCM, INC.
7124 NORTH NOB HILL RD
TAMARAC, FL 33321

Title Treasurer

Poulson, Kathleen
C/O CCM, INC.
7124 N. NOB HILL RD
TAMARAC, FL 33321

Title Assistant Treasurer

Flashner, Barry
C/O CCM, INC.
7124 NORTH NOB HILL RD
TAMARAC, FL 33321

Title Secretary

Plass, Joel
C/O CCM, Inc.
7124 NORTH NOB HILL ROAD
Tamarac, FL 33321

Title Assistant Secretary

West, Joanne
C/O CCM, INC.
7124 N. NOB HILL RD
TAMARAC, FL 33321

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

DATE: September 1st, 2023
PROPERTY ID # 494106-BK-0060 (TD # 50691)

WARNING

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

BROWARD COUNTY
PROPERTY APPRAISER
115 S ANDREWS AVE STE 111
FORT LAUDERDALE, FL 33301-1801

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9624 S BELFORT CIR #202 TAMARAC, FL 33331 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\$6,404.41
- Or
- * Estimated Amount due if paid by October 17, 2023\$6,488.51

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 # 494106-BK-0060 (TD # 50691)

WARNING

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

BROWARD COUNTY CIRCUIT COURT
201 SE 6TH ST # 18150
FORT LAUDERDALE, FL 33301-3303

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9624 S BELFORT CIR #202 TAMARAC, FL 33331 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: September 1st, 2023
PROPERTY ID # 494106-BK-0060 (TD # 50691)

WARNING

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

CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88TH AVE
TAMARAC, FL 33321-2401

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9624 S BELFORT CIR #202 TAMARAC, FL 33331 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: September 1st, 2023
PROPERTY ID # 494106-BK-0060 (TD # 50691)

WARNING

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

BELFORT CONDOMINIUM J ASSOCIATION, INC.
C/O CCM, INC.
7124 NORTH NOB HILL RD
TAMARAC, FL 33321

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9624 S BELFORT CIR #202 TAMARAC, FL 33331 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: September 1st, 2023
PROPERTY ID # 494106-BK-0060 (TD # 50691)

WARNING

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

BELFORT NEIGHBORHOOD ASSOCIATION, INC.
C/O CCM, INC.
7124 NORTH NOB HILL RD
TAMARAC, FL 33321

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9624 S BELFORT CIR #202 TAMARAC, FL 33331 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\$6,404.41
- Or
- * Estimated Amount due if paid by October 17, 2023\$6,488.51

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 # 494106-BK-0060 (TD # 50691)

WARNING

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KINGS POINT IN TAMARAC, INC
FRANK WEINBERG & BLACK
7805 SW 6 COURT
PLANTATION, FL 33324

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

DATE: September 1st, 2023
PROPERTY ID # 494106-BK-0060 (TD # 50691)

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STEVEN A WEINBERG, ESQ., REGISTERED AGENT O/B/O KINGS POINT IN TAMARAC, INC.

FRANK, WEINBERG & BLACK P.L.
7805 SW 6 COURT
FORT LAUDERDALE, FL 33324

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: September 1st, 2023
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STEVEN B. KATZ, ESQ., REGISTERED AGENT
O/B/O BELFORT NEIGHBORHOOD ASSOCIATION, INC.
4450 NORTHWEST 126TH AVE
STE. 101
CORAL SPRINGS, FL 33065

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: September 1st, 2023
PROPERTY ID # 494106-BK-0060 (TD # 50691)

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VALANCY & REED, P.A., REGISTERED AGENT
O/B/O BELFORT CONDOMINIUM J ASSOCIATION, INC.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

DATE: September 1st, 2023
PROPERTY ID # 494106-BK-0060 (TD # 50691)

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ARMANDO CARDELLA
28 W FLAGLER ST # 922
MIAMI, FL 33130-1806

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SHELLEY STEINBERG
9624 BELFORT CIRCLE, 202
TAMARAC, FL 33331

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: September 1st, 2023
PROPERTY ID # 494106-BK-0060 (TD # 50691)

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THE STEINBERG TRUST, A LAND TRUST DATED NOVEMBER 15TH, 2020 (AN EXECUTORY TRUST), ARMANDO CARDELLA, P. A., AS TRUSTEE
28 W. FLAGLER STREET, SUITE 922
MIAMI, FL 33130

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PROPERTY APPRAISER

City

115 S ANDREWS AVE STE 111

FORT LAUDERDALE, FL 33301-1801

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BROWARD COUNTY CIRCUIT COURT

201 SE 6TH ST # 18150

FORT LAUDERDALE, FL 33301-3303

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TD 50691 OCTOBER 2023 WARNING
CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88TH AVE
TAMARAC, FL 33321-2401

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 7124 NORTH NOB HILL RD
 TAMARAC, FL 33321

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PLANTATION, FL 33324

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Str	STE. 101
City, State, ZIP+4®	CORAL SPRINGS, FL 33065

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O/B/O BELFORT CONDO J ASSOCIATION, INC.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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28 W FLAGLER ST # 922
MIAMI, FL 33130-1806

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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 Po

\$

Sent To

Street an

City, State

TD 50691 OCTOBER 2023 WARNING
SHELLEY STEINBERG
9624 BELFORT CIRCLE, 202
TAMARAC, FL 33331

9589 0710 5270 0446 5932 79

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	TD 50691 OCTOBER 2023 WARNING
\$	THE STEINBERG TRUST, A LAND TRUST DATED NOVEMBER
Sent	15TH, 2020 (AN EXECUTORY TRUST), ARMANDO CARDELLA,
Street	P. A., AS TRUSTEE
City	28 W. FLAGLER STREET, SUITE 922
	MIAMI, FL 33130

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

TD 50691 OCTOBER 2023 WARNING
 STEVEN B. KATZ, ESQ., REGISTERED AGENT
 O/B/O BELFORT NEIGHBORHOOD ASSOCIATION, INC.
 4450 NORTHWEST 126TH AVE
 STE. 101
 CORAL SPRINGS, FL 33065



9590 9402 7201 1284 6345 10

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5932 31

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Boyd Addressee

B. Received by (Printed Name) C. Date of Delivery
 9/8

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
 - Registered Mail Restricted Delivery (over \$500)

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.

Article Addressed to:

TD 50691 OCTOBER 2023 WARNING
BROWARD COUNTY CIRCUIT COURT
201 SE 6TH ST # 18150
FORT LAUDERDALE, FL 33301-3303

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 J. Battie Addressee

B. Received by (Printed Name) C. Date of Delivery
 _____ *9/8/2023*

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



9590 9402 7201 1284 6345 72

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

Article Number (Transfer from service label)

9589 0710 5270 0446 5931 70

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 50691 OCTOBER 2023 WARNING
VALANCY & REED, P.A., REGISTERED AGENT
O/B/O BELFORT CONDO J ASSOCIATION, INC.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316



9590 9402 7201 1284 6345 03

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5932 40

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Handwritten Signature]* Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
Ivonne Rivero *9-8-23*

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 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 Restricted Delivery (00)

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 50691 OCTOBER 2023 WARNING
 STEVEN A WEINBERG, ESQ., REGISTERED AGENT O/B/O
 KINGS POINT IN TAMARAC, INC.
 FRANK, WEINBERG & BLACK P.L.
 7805 SW 6 COURT
 FORT LAUDERDALE, FL 33324



9590 9402 7201 1284 6345 27

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5932 24

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X FWB Agent
 Addressee

B. Received by (Printed Name) FWB
 C. Date of Delivery 0908

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

Restricted Delivery (over \$500)

Domestic Return Receipt

7

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

TD 50691 OCTOBER 2023 WARNING
KINGS POINT IN TAMARAC, INC
FRANK WEINBERG & BLACK
7805 SW 6 COURT
PLANTATION, FL 33324



9590 9402 7201 1284 6345 34

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee
X *FWB*

B. Received by (Printed Name) *FWB* **C. Date of Delivery** *0908*

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"/> Restricted Delivery

Mail Restricted Delivery

Article Number (Transfer from service label)

9589 0710 5270 0446 5932 17

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 50691 OCTOBER 2023 WARNING
ARMANDO CARDELLA
28 W FLAGLER ST # 922
MIAMI, FL 33130-1806



9590 9402 7201 1284 6344 97

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5932 55

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

Donny Benson

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 50691 OCTOBER 2023 WARNING
THE STEINBERG TRUST, A LAND TRUST DATED NOVEMBER
15TH, 2020 (AN EXECUTORY TRUST), ARMANDO CARDELLA,
P. A., AS TRUSTEE
28 W. FLAGLER STREET, SUITE 922
MIAMI, FL 33130



9590 9402 7201 1284 6346 88

2. Article Number. (Transfer from service label)

9589 0710 5270 0446 5932 79

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

9/8/23

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

3. Service Type

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

Mail 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 50691 OCTOBER 2023 WARNING
BROWARD COUNTY
PROPERTY APPRAISER
115 S ANDREWS AVE STE 111
FORT LAUDERDALE, FL 33301-1801



9590 9402 7201 1284 6345 89

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5931 63

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Mervin James

- Agent
- Addressee

B. Received by (Printed Name)

Mervin James

C. Date of Delivery

10-8-23

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

3. Service Type

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

Mail Restricted Delivery (500)