

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 50800

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
5141 25 16 0650	655083	4021 SW 59 TER

Legal Description

Lot 19, Block 3, MIAMI GARDENS MANOR, according to the Plat thereof as recorded in Plat Book 49 at Page 47 of the Public Records of Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 14665	\$79,680	Yes	No	No

Owner of Record on Current Tax Roll
RANDAL R WILER

Billing Name & Address

4021 SW 59 TER
WEST PARK FL 33023-6155

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:06/27/2023 **Search covers** **20 years** **through:**06/15/2023

Scott Heichel
Title Examiner

General Examiner Comments:

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

RANDAL R. WILER
4021 SW 59 TERR
HOLLYWOOD FL 33023

Document

Quit Claim Deed
Bk:31303 Pg:109

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**

CITY OF WEST PARK
1965 S STATE RD 7
WEST PARK FL 33023

Document

Order
Bk:45096 Pg:1389

Examiner Comments

BROWARD COUNTY
WATER AND WASTEWATER SERVICES
2555 W COPANS ROAD
POMPANO BEACH FL 33069

Lien
Inst:118332187

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
--------------------------	----------	-------------------

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #50800

**STATE OF FLORIDA
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of October 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
WATER AND WASTEWATER
SERVICES
2555 W COPANS ROAD
POMPANO BEACH, FL 33069

CITY OF WEST PARK
1965 S STATE RD 7
WEST PARK, FL 33023

*ALEXANDER MARTINEZ
4011 SW 59TH TER
WEST PARK, FL 33023-6155

*PALMA & LINDA A.
ROBUSTIANO
3990 SW 59TH AVE
WEST PARK, FL 33023-6150

*PUBLIC LAND
%CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023-6733

*ROBUSTIANO PALMA
3990 SW 59TH AVE
HOLLYWOOD, FL 33023

*VICTORIA M. MADRID
4031 SW 59TH TERR
WEST PARK, FL 33023

RANDAL R. WILER
4021 SW 59 TERR
HOLLYWOOD, FL 33023

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 2nd day of October 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 # 119026417
Recorded 08/07/23 at 03:00 PM
Broward County Commission
1 Page(s)
#1

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50800

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: 514125-16-0650
Certificate Number: 14665
Date of Issuance: 05/25/2021
Certificate Holder: FNA DZ, LLC FNA DZ, LLC FBO WSFS
Description of Property: MIAMI GARDENS MANOR 49-47 B
LOT 19 BLK 3

Name in which assessed: WILER,RANDAL R
Legal Titleholders: WILER,RANDAL R
4021 SW 59 TER
WEST PARK, FL 33023-6155

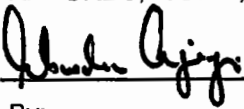
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of November, 2023. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 1st day of 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: 10/12/2023, 10/19/2023, 10/26/2023 & 11/02/2023
Minimum Bid: 49118.91

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50800

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Name in which assessed: WILER,RANDAL R
Legal Titleholders: WILER,RANDAL R
4021 SW 59 TER
WEST PARK, FL 33023-6155

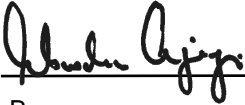
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of November, 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 15th 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: 10/12/2023, 10/19/2023, 10/26/2023 & 11/02/2023
Minimum Bid: 49506.91

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

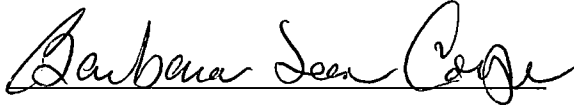
Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter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

50800
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 14665

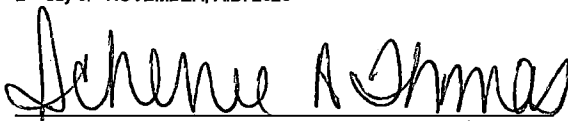
in the XXXX Court,
was published in a newspaper by print in the issues of
Broward Daily Business Review f/k/a Broward Review on

10/12/2023 10/19/2023 10/26/2023 11/02/2023

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

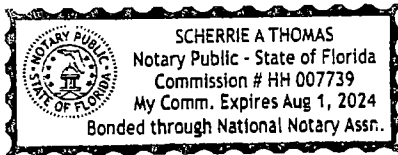


Sworn to and subscribed before me this
2 day of NOVEMBER, A.D. 2023



(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 50800**

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: 514125-16-0650

Certificate Number: 14665

Date of Issuance: 05/25/2021

Certificate Holder:

FNA DZ, LLC FNA DZ, LLC
FBO WSFS

Description of Property:

MIAMI GARDENS MANOR 49-47 B
LOT 19 BLK 3

Name in which assessed:

WILER, RANDAL R

Legal Titleholders:

WILER, RANDAL R

4021 SW 59 TER

WEST PARK, FL 33023-6155

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of November, 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 15th 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 successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 49506.91

401-314

10/12-19-26 11/2 23-46/0000687405B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23036196

Broward County, FL VS Randal R Wiler

RETURN OF SERVICE



Court Case # TD 50800

Hearing Date:11/15/2023

Received by CCN 12628

10/05/2023 9:18 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Randal R Wiler 4021 SW 59 Terrace West Park FL 33023**

Served:

Not Served:

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

Date: 10/06/2023 Time: 12:25 PM

On Randal R Wiler 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:

Other Returns: Other Returns

COMMENTS: No answer at residence. Posted tax notice on 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: *Annette Shannon*

D.S.

A. Shannon, #12628

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 # 514125-16-0650 (TD #50800)

RECEIVED SHERIFF
2023 OCT -2 AM 11:07
BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by October 31, 2023\$9,541.04
Or

* Amount due if paid by November 14, 2023\$9,666.91

*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 November 15, 2023 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

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

PLEASE SERVE THIS ADDRESS OR LOCATION

WILER, RANDAL R
4021 SW 59 TER
WEST PARK, FL 33023-6155

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

INSTR # 100852523
OR BK 31303 PG 0109
RECORDED 02/22/2001 01:42 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1922

A298-10
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 22 day of FEBRUARY, 2001 (year),
by first party, Grantor, *Ruth Wilson*
whose post office address is 218 JAMAICA ST. DANIA BEACH, FLA. 33004
to second party, Grantee, *Randal R. Wilson*
whose post office address is 4021 SW 59 TERR HOLLYWOOD, FLA. 33023

WITNESSETH, That the said first party, for good consideration and for the sum of
one dollar 1.00 Dollars (\$ 1.00) paid by the said second
party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim
unto the said second party forever, all the right, title, interest and claim which the said first party
has in and to the following described parcel of land, and improvements and appurtenances there-
to in the County of *BROWARD*, State of *FLORIDA* to wit:

*Lot 19, Block 3, MIAMI GARDENS MANOR,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 49 AT PAGE 47 OF THE PUBLIC RECORDS OF BROWARD
County
FLORIDA*

(1)
ATAA

© 1992-2000 E-Z Legal Forms, Inc. Rev. 6/00
This product does not constitute the rendering of legal advice or services. This product is intended for informational use only and is not a substitute for legal
advice. State laws vary, so consult an attorney on all legal matters. This product was not necessarily prepared by a person licensed to practice law in this state.

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness

Ruth Wiler
Signature of First Party

Print name of Witness

RUTH WILER
Print name of First Party

Signature of Witness

Signature of First Party

Print name of Witness

Print name of First Party

State of Florida }
County of Broward }

On February 27, 2001 before me,
appeared Ruth Wiler and Randal R. Wiler
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Claire Nadeau
Signature of Notary

Affiant Known / Produced ID
Type of ID Driver License
(Seal)

State of }
County of }
On before me,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.



Signature of Notary

Affiant Known Produced ID
Type of ID
(Seal)

Signature of Preparer

Print Name of Preparer

Address of Preparer

(2)

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.



City of West Park
P.O. Box 5710
West Park, FL 33083-5710

CITY OF WEST PARK

Petitioner,

vs.

WILER,RANDAL R

4021 SW 59 TER

Respondent(s)

CASE No. 7070012

CODE ENFORCEMENT MAGISTRATE ORDER CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT MAGISTRATE of the CITY OF WEST PARK, FLORIDA on **Tuesday, January 8, 2008** and upon the presentation of testimony and other evidence in this case, the Magistrate finds:

1 The respondent owns/manages certain real property located at:

4021 SW 59 TER

more particularly described as: MIAMI GARDENS MANOR 49-47 BLOT 19 BLK 3

which is the subject of this Code Enforcement Board proceeding.

2 The Code Enforcement Order required the Respondent(s) to take corrective action with specific compliance dates as shown below:

Ordinance/Regulation	Section	Description	Date Complied	Ordered to Comply By	Daily Fine(s)
ORDINANCE 2007-02 ZONING CODE	ARTICLE IX PROPERTY MAINTENANCE AND JUNK OR ABANDONED PROPERTY Section 63. Public	Public nuisances.		10/17/2007	\$100.00
ORDINANCE 2007-02 ZONING CODE	ARTICLE IX PROPERTY MAINTENANCE AND JUNK OR ABANDONED PROPERTY Section 64. Duty to maintain property.	Duty to maintain property.			

3 Under oath, the Code Enforcement Officer testified to the Code Enforcement Magistrate on **Tuesday, January 8, 2008** that the required corrective action was not taken as ordered, and that the violation(s) in question still exist(s).


4 Accordingly, it having been brought to the Magistrate's attention that the Respondent(s) did not comply with the above Order, the Magistrate has considered the gravity of the violation, any actions by the Respondent to remedy the violation, and any previous violations of the Respondent, and a fine is hereby certified, in the amounts shown below, where the dates shown are the dates set by the Code Enforcement Magistrate for compliance, or a Final Judgment is entered by a court of competent jurisdiction.

Ordinance/Regulation	Section	Description	Date Complied	Ordered to Comply By	Daily Fine(s)
ORDINANCE 2007-02 ZONING CODE	ARTICLE IX PROPERTY MAINTENANCE AND JUNK OR ABANDONED PROPERTY Section 63. Public nuisances.	Public nuisances.		10/17/2007	\$100.00
ORDINANCE 2007-02 ZONING CODE	ARTICLE IX PROPERTY MAINTENANCE AND JUNK OR ABANDONED PROPERTY Section 64. Duty to maintain property.	Duty to maintain property.			

Notes

In addition, enforcement costs of **\$200.00** are certified herein. This Order, which may be amended, can be recorded and shall, upon recordation, constitute a lien against all property owned by the Respondent pursuant to Chapter 162 of the Florida Statutes.

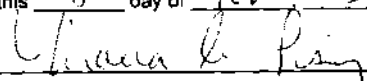
Ordered this Tuesday, January 8, 2008



 Michael D. Cirullo Jr.
 Magistrate/Code Compliance Board
 City of West Park, FL

STATE OF FLORIDA
 COUNTY OF BROWARD

Sworn to and subscribed before me this 8 day of Feb, 2008



 NOTARY PUBLIC, STATE OF FLORIDA

Personally known or produced identification _____

Type of identification produced _____



cc: WILER,RANDAL R



City of West Park
 P.O. Box 5710
 West Park, FL 33083-5710

CE No. 07070012

NOTICE OF VIOLATION

Date Friday, July 13, 2007 10:47 AM
Owner Name WILER,RANDAL R
Address 4021 SW 59 TER WEST PARK FL 33023-8155
Folio 514125160850
Site Address 4021 SW 59 TER
Legal Description MIAMI GARDENS MANOR 49-47 BLOT 19 BLK 3

The Undersigned certifies that he/she has just and reasonable grounds to believe, and does believe that the following offenses were committed:

Ordinance/Regulation	Section	Description	Days to Comply
ORDINANCE 2007-02 ZONING CODE	ARTICLE IX PROPERTY MAINTENANCE AND JUNK OR ABANDONED PROPERTY	Public nuisances.	30
ORDINANCE 2007-02 ZONING CODE	Section 63. Public nuisances. ARTICLE IX PROPERTY MAINTENANCE AND JUNK OR ABANDONED PROPERTY	Duty to maintain property.	30
	Section 64. Duty to maintain property.		

Notes

Property declared a public nuisance and must be placed into good condition. All grass, weeds, trees, hedges must be mowed/trimmed and maintained, this includes the rear of the property and the abutting swale areas. Building/house must be painted.

City of West Park has adopted a Magistrate procedure pursuant to the provisions contained in Chapter 162, Florida Statutes. Therefore if the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at 954-766-2710. If the violations are not corrected within the time specified, you will be notified of the Special Magistrate Hearing date, time and location

HAND DELIVERY TO:

Printed Name
Relationship



SIGNATURE ABOVE IS NOT AN ADMISSION OF GUILT, BUT RATHER AN ACKNOWLEDGEMENT THAT YOU HAVE RECEIVED A COPY OF THIS NOTICE OF VIOLATION.

CODE OFFICER

Printed Name William Johnson

Code officer signature

Date/Time

36

Prepared by:
Javier Navas
Office of the Broward County Attorney
115 S. Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301

Return recorded document to:
Broward County Water and Wastewater Services
2555 W. Copans Road, Pompano Beach, FL 33069

NOTICE OF LIEN

FOR COLLECTION OF UNPAID WATER AND SEWER CHARGES, BROWARD COUNTY, FLORIDA:

WHEREAS, pursuant to Section 153.67, Florida Statutes, Chapter 153, Florida Statutes, Special Acts Chapter 63-1181 § 9, Florida Statutes, and Section 34-9 of the Broward County Code of Ordinances a Notice of Default was sent to the below-mentioned property owner directing the property owner to pay within thirty (30) days after the date thereof, further stating that in the event the property owner does not pay the charges, any unpaid amounts and all interest accruing thereon shall become a lien upon the parcel or property affected thereby; and

WHEREAS, the balance of the bill continued unpaid beyond the prescribed thirty-day period; and

WHEREAS, on June 7, 2022, Broward County Board of County Commissioners adopted Resolution 22-303 titled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, ASSESSING LIENS PURSUANT TO SECTION 153.67, FLORIDA STATUTES, AND SECTION 34-9 OF THE BROWARD COUNTY CODE OF ORDINANCES, AGAINST THE AFFECTED PARCELS AND PROPERTIES FOR UNPAID WATER AND WASTEWATER ACCOUNTS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.; and

WHEREAS, the Broward County Board of County Commissioners by the Resolution 22-303, assessed such lien against the below-mentioned real property for the balance of unpaid water and sewage charges; and

WHEREAS, under Section 153.67, Florida Statutes, Chapter 153, Florida Statutes, Special Acts Chapter 63-1181 § 9, Florida Statutes, and Section 34-9 of the Broward County Code of Ordinances,

Customer Name (ACCOUNT #3278722)
LOCATION: 4021 S.W. 59TH TERRACE, HOLLYWOOD, FL 33023
LEGAL DESCRIPTION: MIAMI GARDENS MANOR 48-47 B LOT 19 BLK 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
FOLIO NUMBER: 514125160650
OWNER(S): RANDAL R WILDER

is indebted to Broward County, State of Florida, in the following amount:

J

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

DATE: October 2nd, 2023
PROPERTY ID # 514125-16-0650 (TD # 50800)

WARNING

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

BROWARD COUNTY
2555 W COPANS RD
POMPANO BEACH, FL 33069-1233

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4021 SW 59 TER WEST PARK, FL 33023 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 October 31, 2023\$9,541.04
- Or
- * Estimated Amount due if paid by November 14, 2023\$9,666.91

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 15, 2023 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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

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

DATE: October 2nd, 2023
PROPERTY ID # 514125-16-0650 (TD # 50800)

WARNING

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

CITY OF WEST PARK
1965 S STATE RD 7
WEST PARK, FL 33023

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4021 SW 59 TER WEST PARK, FL 33023 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: October 2nd, 2023
PROPERTY ID # 514125-16-0650 (TD # 50800)

WARNING

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*ALEXANDER MARTINEZ
4011 SW 59TH TER
WEST PARK, FL 33023-6155

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

DATE: October 2nd, 2023
PROPERTY ID # 514125-16-0650 (TD # 50800)

WARNING

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

*PALMA & LINDA A. ROBUSTIANO
3990 SW 59TH AVE
WEST PARK, FL 33023-6150

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

DATE: October 2nd, 2023
PROPERTY ID # 514125-16-0650 (TD # 50800)

WARNING

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*PUBLIC LAND
%CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023-6733

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

DATE: October 2nd, 2023
PROPERTY ID # 514125-16-0650 (TD # 50800)

WARNING

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*ROBUSTIANO PALMA
3990 SW 59TH AVE
HOLLYWOOD, FL 33023

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

DATE: October 2nd, 2023
PROPERTY ID # 514125-16-0650 (TD # 50800)

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*VICTORIA M. MADRID
4031 SW 59TH TERR
WEST PARK, FL 33023

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

DATE: October 2nd, 2023
PROPERTY ID # 514125-16-0650 (TD # 50800)

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RANDAL R. WILER
4021 SW 59 TERR
HOLLYWOOD, FL 33023

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9589 0710 5270 1584 3175 12

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

\$

Sent To

Street and

City, State, ZIP+4

TD 50800 NOVEMBER 2023 WARNING
BROWARD COUNTY
WATER AND WASTEWATER SERVICES
2555 W COPANS ROAD
POMPANO BEACH, FL 33069

9589 0710 5270 1584 3175 29

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Postmark
Here

Postage

\$

Total

\$

Sent

Street

City, State

TD 50800 NOVEMBER 2023 WARNING
CITY OF WEST PARK
1965 S STATE RD 7
WEST PARK, FL 33023

9589 0710 5270 1584 3175 36

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\$ _____

Total Pos

\$ _____

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Street and

City, State,

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***ALEXANDER MARTINEZ**
4011 SW 59TH TER
WEST PARK, FL 33023-6155

9589 0710 5270 1584 3175 43

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

Postmark
Here

Total P.	TD 50800 NOVEMBER 2023 WARNING
\$	*PALMA & LINDA A. ROBUSTIANO
Sent To	3990 SW 59TH AVE
Street	WEST PARK, FL 33023-6150
City, St	

9589 0710 5270 1584 3175 50

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

Postmark
Here

Postage:

\$ _____

Total: **TD 50800 NOVEMBER 2023 WARNING**

\$ _____

Sent: ***PUBLIC LAND**

Street: **%CITY OF WEST PARK**

1965 S STATE ROAD 7

WEST PARK, FL 33023-6733

City, State, ZIP+4®

9589 0710 5270 1584 3175 67

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage

\$ _____

Total Price

TD 50800 NOVEMBER 2023 WARNING

\$ _____

Sent To

***ROBUSTIANO PALMA**

Street &

3990 SW 59TH AVE

City, State, ZIP+4®

HOLLYWOOD, FL 33023

9589 0710 5270 1584 3175 74

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Postmark
Here

Postage	
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Total Po	
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Sent To	
Street a	
City, Sta	

TD 50800 NOVEMBER 2023 WARNING
***VICTORIA M. MADRID**
4031 SW 59TH TERR
WEST PARK, FL 33023

9589 0710 5270 1584 3175 81

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

Postmark
Here

Postage	
\$	
Total	TD 50800 NOVEMBER 2023 WARNING
\$	RANDAL R. WILER
Sent	4021 SW 59 TERR
Street	HOLLYWOOD, FL 33023
City, State, ZIP+4	

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 50800 NOVEMBER 2023 WARNING
BROWARD COUNTY
WATER AND WASTEWATER SERVICES
 2555 W COPANS ROAD
 POMPANO BEACH, FL 33069



9590 9402 8252 3094 3065 96

2. Article Number (Transfer from service label)

9589 0710 5270 1584 3175 12

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

E. White

C. Date of Delivery

10/3

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

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

Mail
Mail Restricted Delivery
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 50800 NOVEMBER 2023 WARNING
 CITY OF WEST PARK
 1965 S STATE RD 7
 WEST PARK, FL 33023



9590 9402 8252 3094 3055 37

2. Article Number (Transfer from service label)

9589 0710 5270 1584 3175 29

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Agent
 Addressee

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

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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TD 50800 NOVEMBER 2023 WARNING
***VICTORIA M. MADRID**
4031 SW 59TH TERR
WEST PARK, FL 33023



9590 9402 8252 3094 3054 83

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Victoria Madrid Addressee

B. Received by (Printed Name) Victoria Madrid C. Date of Delivery

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

WEST HILLS
OCT - 7 2023
FL 33023

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

2. Article Number (Transfer from service label)
 9589 0710 5270 1584 3175 74

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.

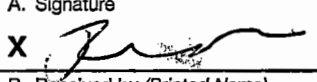
1. Article Addressed to:

TD 50800 NOVEMBER 2023 WARNING
 *PUBLIC LAND
 %CITY OF WEST PARK
 1965 S. STATE ROAD 7
 WEST PARK, FL 33023-6733



9590 9402 8252 3094 3055 06

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	

2. Article Number (Transfer from service label)

9589 0710 5270 1584 3175 50