

# TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400  
Pittsburgh, PA 15222

Web: [www.grantstreet.com](http://www.grantstreet.com)

E-mail: [TitleExpress@grantstreet.com](mailto: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
4940 13 04 0060	167330	NW 46 PL

### Legal Description

Lot 6, Block 1, SUNRISE GOLF VILLAGE SECTION TWENTY SIX, according to the Plat thereof, recorded in Plat Book 112, Page 33, of the Public Records of Broward County, Florida.

## Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2016 - 4247	\$9,750	No	No	No

### Owner of Record on Current Tax Roll

MORRIS H PROFFER &  
DOROTHY T PROFFER  
11430 NW 47 ST  
SUNRISE FL 33323-2715

### Billing Name & Address

# PROPERTY INFORMATION REPORT

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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

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**General Examiner Comments:**

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

MORRIS H. PROFFER AND DOROTHY T.  
PROFFER  
11431 NW 46TH PLACE  
SUNRISE FL 33323

**Document**

Quit Claim Deed  
Bk:27053 Pg:221

**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**

None found.

**Document****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



<b>Site Address</b>	NW 46 PLACE, SUNRISE FL 33323	<b>ID #</b>	4940 13 04 0060
<b>Property Owner</b>	PROFFER, MORRIS H & PROFFER, DOROTHY T	<b>Millage</b>	2112
<b>Mailing Address</b>	11430 NW 47 ST SUNRISE FL 33323-2715	<b>Use</b>	00
<b>Abbr Legal Description</b>	SUNRISE GOLF VILLAGE SEC 26 112-33 B LOT 6 BLK 1		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$9,750		\$9,750	\$9,750	
2021	\$9,750		\$9,750	\$9,750	\$201.12
2020	\$9,750		\$9,750	\$9,750	\$200.75

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$9,750	\$9,750	\$9,750	\$9,750
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$9,750	\$9,750	\$9,750	\$9,750
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$9,750	\$9,750	\$9,750	\$9,750

Sales History			
Date	Type	Price	Book/Page or CIN
9/10/1997	QCD	\$100	27053 / 221
5/1/1992	QCD	\$100	19497 / 240

Land Calculations		
Price	Factor	Type
\$7.50	1,300	SF
<b>Adj. Bldg. S.F.</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
21								
L								
1								

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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #50822**

**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:

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

DOROTHY T. PROFFER  
11430 NW 46TH PL  
SUNRISE, FL 33323-1023

DOROTHY T. PROFFER  
11430 NW 47TH ST  
SUNRISE, FL 33323

MORRIS H. PROFFER  
11430 NW 46TH PL  
SUNRISE, FL 33323-1023

MORRIS H. PROFFER  
11430 NW 47TH ST  
SUNRISE, FL 33323

\*CITY OF SUNRISE  
ATTENTION FINANCE  
DIRECTOR  
10770 W. OAKLAND PARK BLVD  
SUNRISE, FL 33351-6816

\*JAMES T. KEEP  
11441 NW 46TH PL  
SUNRISE, FL 33323-1022

\*JOHN PASQUALE  
GRANDINETTI  
KIRSTYN ELISABETH LORD  
11421 NW 46TH PL  
SUNRISE, FL 33323-1022

\*LISA W. LORD  
11421 NW 46TH PL  
SUNRISE, FL 33323-1022

\*THOMAS HALL  
11431 NW 46TH PL  
SUNRISE, FL 33323-1022

MORRIS H. PROFFER AND  
DOROTHY T. PROFFER  
11431 NW 46TH PLACE  
SUNRISE, FL 33323

**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**

13

# Broward County, Florida

INSTR # 119026429  
Recorded 08/07/23 at 03:00 PM  
Broward County Commission  
1 Page(s)  
#13

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 50822

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: 494013-04-0060  
Certificate Number: 4247  
Date of Issuance: 05/26/2016  
Certificate Holder: MATTHEW M GOFF AFH PROPERTIES LLC  
Description of Property: SUNRISE GOLF VILLAGE SEC 26  
112-33 B  
LOT 6 BLK 1

Name in which assessed: PROFFER, MORRIS H & PROFFER, DOROTHY T  
Legal Titleholders: PROFFER, MORRIS H &  
PROFFER, DOROTHY T  
11430 NW 47 ST  
SUNRISE, FL 33323-2715

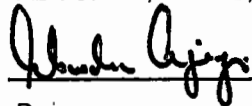
All of said property being in the County of Broward, State of Florida.

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: 3848.42

# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Legal Titleholders: PROFFER,MORRIS H &  
PROFFER,DOROTHY T  
11430 NW 47 ST  
SUNRISE, FL 33323-2715

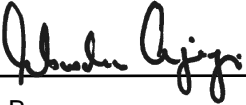
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broward.deedauktion.net  
*\*Pre-registration is required to bid.*

Dated this 16th 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: 4262.42



**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

50822  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 4247

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

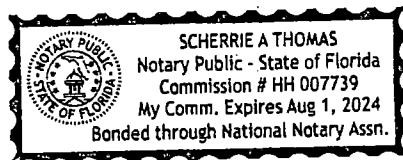
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Barbara Jean Cooper*

Sworn to and subscribed before me this  
2 day of NOVEMBER, 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 50822**  
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PROPERTIES LLC

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SUNRISE GOLF VILLAGE SEC 26  
112-33 B  
LOT 6 BLK 1  
Name in which assessed:  
PROFFER, MORRIS H & PROFFER,  
DOROTHY T  
Legal Titleholders:  
PROFFER, MORRIS H &  
PROFFER, DOROTHY T  
11430 NW 47 ST  
SUNRISE, FL 33323-2715

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.deeduction.net

\*Pre-registration is required to bid.  
Dated this 16th 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: 4262.42  
401-314  
10/12-19-26 11/2 23-07/0000687428B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23036207

Broward County, FL VS Morris H. Proffer and/or Dorothy T. Proffer

**RETURN OF SERVICE**



Court Case # TD 50822

Hearing Date: 11/15/2023

Received by CCN

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Morris H. Proffer and/or Dorothy T. Proffer NW 46 Place (SEE MAP) Sunrise FL 33323**

Served:

Not Served:

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

Date: 10/05/2023 Time: 1:10 PM

On Morris H. Proffer and/or Dorothy T. Proffer in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

**Posted Residential:** By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

**COMMENTS:** Posted fence in of property 11431 NW 46 PL

You can now check the status of your writ by visting the Broward Sheriff's Office Website at [www.sheriff.org](http://www.sheriff.org) and clicking on the icon "Service Inquiry"

**Gregory Tony, Sheriff  
Broward County, Florida**

By: *Joe Penendot*

D.S.

**J. Penendot, #14932**

**RECEIPT INFORMATION**

**EXECUTION COSTS**

**DEMAND/LEVY INFORMATION**

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

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 # 494013-04-0060 (TD #50822)

# 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 .....\$4,210.27

Or

\* Amount due if paid by November 14, 2023 .....\$4,262.42

\*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 #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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

PROFFER, MORRIS H AND/OR  
PROFFER, DOROTHY T  
NW 46 PL  
SUNRISE, FL 33323

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

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

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23036207

Broward County, FL VS Morris H. Proffer and/or Dorothy T. Proffer

**RETURN OF SERVICE**



Court Case # TD 50822

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Received by CCN

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Morris H. Proffer and/or Dorothy T. Proffer 11430 NW 47 Street Sunrise FL 33323**

Served:

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**Posted Residential:** By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

**COMMENTS:** Posted Tax Notice FRONT DOOR

You can now check the status of your writ by visiting the Broward Sheriff's Office Website at [www.sheriff.org](http://www.sheriff.org) and clicking on the icon "Service Inquiry"

**Gregory Tony, Sheriff  
Broward County, Florida**

By: *Jose Penendot*

D.S.

J. Penendot, #14932

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	2		Sheriff's Fees	\$0.00
Services	2		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 494013-04-0060 (TD # 50822)

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ATTN: CIVIL DIVISION  
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ORIGINAL DOCUMENT

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**PLEASE SERVE THIS ADDRESS OR LOCATION**

PROFFER, MORRIS H AND/OR  
PROFFER, DOROTHY T  
11430 NW 47 ST  
SUNRISE, FL 33323-2715

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

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

PREPARED BY AND RETURN TO:  
Town & Country Title Guaranty of Hollywood  
6565 Taft Street  
Hollywood, Florida  
Debra Rivera

77-11400-1 - 10001  
20-11-1997 - 11-19-97  
\$ 100.00  
Booked - 11-20-97 - 11-19-97  
RECORDED IN OFFICIAL RECORDS BOOK  
BY JAMES M. ALLEN, JR.  
CLERK OF COUNTY

**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED, made this 8<sup>th</sup> Aug 1997. By LAURANCE BARNICK AND LORI J. BARNICK HUSBAND AND WIFE, hereinafter called the first party, whose post office address is: 4700 S.W. ARCHER ROAD #W162, GAINESVILLE, FLA 32608 to MORRIS H. PROFFER AND DOROTHY T. PROFFER, husband and wife, whose post office address is: 11431 NW 46TH PLACE, SUNRISE, FLORIDA, 33323, hereinafter called the second party:

WITNESSETH, That the said first party, for and in consideration of the sum of TEN and 00/100 Dollars, to said grantor in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, and being in the County of BROWARD, State of Florida, to wit:

LOT 6, BLOCK 1, SUNRISE GOLF VILLAGE SECTION TWENTY SIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 112, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FOLIO #9013-04-006

SUBJECT TO conditions, restrictions, limitations and easements of record, but not to reimpose same, and Taxes for the year and subsequent years.

Together with all the covenants, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
WITNESS:  
print Name: Lee Trubie

[Signature]  
LAURANCE BARNICK

[Signature]  
WITNESS:  
print name: MANN CARLSON

[Signature]  
LORI J. BARNICK

STATE OF Florida ss:  
COUNTY OF Alachua

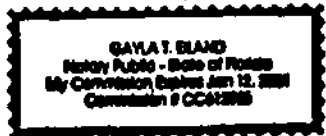
THE FOREGOING INSTRUMENT was acknowledged before me this 10, 1997 by LAURANCE BARNICK, AND LORI J. BARNICK, HUSBAND AND WIFE

- who are personally known to me
- who have produced valid drivers licenses
- who produced \_\_\_\_\_

as identification and did take an oath.

[Signature]  
Notary Public

My commission expires:



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

NOTE: doc stamps paid in Warranty deed recorded in O.R. 26881 page 40653

BK 27053PG0221

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

DATE: October 2nd, 2023  
PROPERTY ID # 494013-04-0060 (TD # 50822)

# WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 46 PL SUNRISE, FL 33323 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.

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MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Estimated Amount due if paid by October 31, 2023 .....\$4,210.27
- Or
- \* Estimated Amount due if paid by November 14, 2023 .....\$4,262.42

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](http://www.broward.org/recordstaxestreasury)

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

DATE: October 2nd, 2023  
PROPERTY ID # 494013-04-0060 (TD # 50822)

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DOROTHY T. PROFFER  
11430 NW 46TH PL  
SUNRISE, FL 33323-1023

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DATE: October 2nd, 2023  
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MORRIS H. PROFFER  
11430 NW 46TH PL  
SUNRISE, FL 33323-1023

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\*CITY OF SUNRISE  
ATTENTION FINANCE DIRECTOR  
10770 W. OAKLAND PARK BLVD  
SUNRISE, FL 33351-6816

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DATE: October 2nd, 2023  
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\*JAMES T. KEEP  
11441 NW 46TH PL  
SUNRISE, FL 33323-1022

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\*JOHN PASQUALE GRANDINETTI  
KIRSTYN ELISABETH LORD  
11421 NW 46TH PL  
SUNRISE, FL 33323-1022

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\*LISA W. LORD  
11421 NW 46TH PL  
SUNRISE, FL 33323-1022

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\*THOMAS HALL  
11431 NW 46TH PL  
SUNRISE, FL 33323-1022

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9589 0710 5270 1584 3180 90

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<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	\$ _____

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**TD 50822 NOVEMBER 2023 WARNING**

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

9589 0710 5270 1584 3181 06

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Extra Services & Fees (check box, add fee as appropriate)	
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<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	\$ _____

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To	\$ _____
Sei	\$ _____
Stn	\$ _____
City	\$ _____

**TD 50822 NOVEMBER 2023 WARNING**  
**DOROTHY T. PROFFER**  
**11430 NW 46TH PL**  
**SUNRISE, FL 33323-1023**

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**CERTIFIED MAIL® RECEIPT**

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

\$

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

- Return Receipt (hardcopy) \$ \_\_\_\_\_
- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

\$

Total P&C

\$

Sent To

Street

City, State, ZIP+4®

**TD 50822 NOVEMBER 2023 WARNING**  
**DOROTHY T. PROFFER**  
**11430 NW 47TH ST**  
**SUNRISE, FL 33323**

9589 0710 5270 1584 3181 20

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
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**OFFICIAL USE**

Certified Mail Fee	\$ _____
<b>Extra Services &amp; Fees (check box, add fee as appropriate)</b>	
<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

Pos: \_\_\_\_\_

\$ Total: **TD 50822 NOVEMBER 2023 WARNING**

\$ Sent: **MORRIS H. PROFFER**

\$ Street: **11430 NW 46TH PL**

\$ City, State, ZIP+4®: **SUNRISE, FL 33323-1023**

9589 0710 5270 1584 3181 37

U.S. Postal Service  
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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

**TD 50822 NOVEMBER 2023 WARNING**

MORRIS H. PROFFER  
11430 NW 47TH ST  
SUNRISE, FL 33323

City, State, ZIP+4®

9589 0710 5270 1584 3183 44

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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 F  
\$ \_\_\_\_\_

Sent To  
Street # \_\_\_\_\_  
City, St \_\_\_\_\_

**TD 50822 NOVEMBER 2023 WARNING**  
**\*CITY OF SUNRISE**  
**ATTENTION FINANCE DIRECTOR**  
**10770 W. OAKLAND PARK BLVD**  
**SUNRISE, FL 33351-6816**

9589 0710 5270 1584 3181 51

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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 \$ \_\_\_\_\_

Postmark  
Here

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**TD 50822 NOVEMBER 2023 WARNING**

**\*JAMES T. KEEP**

**11441 NW 46TH PL**

**SUNRISE, FL 33323-1022**

Str

City, State, ZIP+4®



9589 0710 5270 1584 3181 68

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
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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 a

City, Sta

**TD 50822 NOVEMBER 2023 WARNING**  
**\*JOHN PASQUALE GRANDINETTI**  
**KIRSTYN ELISABETH LORD**  
**11421 NW 46TH PL**  
**SUNRISE, FL 33323-1022**

9589 0710 5270 1584 3181 75

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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  
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City	

**TD 50822 NOVEMBER 2023 WARNING**  
**\*LISA W. LORD**  
**11421 NW 46TH PL**  
**SUNRISE, FL 33323-1022**

9589 0710 5270 1584 3181 82

**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) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

\$ \_\_\_\_\_

Total

\$ \_\_\_\_\_

Street

City

**TD 50822 NOVEMBER 2023 WARNING**  
**\*THOMAS HALL**  
**11431 NW 46TH PL**  
**SUNRISE, FL 33323-1022**

9589 0710 5270 1584 3181 99

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

For delivery information, visit our website at [www.usps.com](http://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

**TD 50822 NOVEMBER 2023 WARNING**  
**MORRIS H. PROFFER AND DOROTHY T.**  
**PROFFER**  
**11431 NW 46TH PLACE**  
**SUNRISE, FL 33323**

**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 50822 NOVEMBER 2023 WARNING**  
\*CITY OF SUNRISE  
ATTENTION FINANCE DIRECTOR  
10770 W. OAKLAND PARK BLVD  
SUNRISE, FL 33351-6816



9590 9402 8252 3094 3061 38

9589 0710 5270 1584 3181 44

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
- 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 THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>												
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p><b>TD 50822 NOVEMBER 2023 WARNING</b>  <b>MORRIS H. PROFFER</b>  <b>11430 NW 47TH ST</b>  <b>SUNRISE, FL 33323</b></p> </div>	<p>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery  <i>9 BENJAMINA</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p>												
<p style="text-align: center;">9590 9402 8252 3094 3061 45</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation<sup>1</sup></td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery, Restricted Delivery</td> <td><input type="checkbox"/> Restricted Delivery</td> </tr> </table>	<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 <sup>1</sup>	<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
<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 <sup>1</sup>												
<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												
<p>2. Article Number (Transfer from service label)</p> <p><b>9589 0710 5270 1584 3181 37</b></p>	<p><input type="checkbox"/> Mail Restricted Delivery (over \$500)</p>												
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 <span style="float: right;">Domestic Return Receipt</span></p>													

**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 50822 NOVEMBER 2023 WARNING**  
**\*JAMES T. KEEP**  
**11441 NW 46TH PL**  
**SUNRISE, FL 33323-1022**



2. Article Number (Transfer from service label)

9589 10710 5270 1584 3181 51

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *James T. Keep*  Agent Address

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"/> Delivery Restricted Delivery          |   |
| <input type="checkbox"/> 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 50822 NOVEMBER 2023 WARNING**  
CITY OF SUNRISE  
ATTN: CITY MANAGER'S OFFICE  
1070 W OAKLAND PARK BLVD  
SUNRISE, FL 33351



9590 9402 8252 3094 3061 83

2. Article Number (Transfer from service label)

9589 0710 5270 1584 3180 90

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Handwritten Signature]*

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- 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 50822 NOVEMBER 2023 WARNING  
DOROTHY T. PROFFER  
11430 NW 47TH ST  
SUNRISE, FL 33323**




9590 9402 8252 3094 3061 69

2. Article Number (Transfer from service label)

9589 0710 5270 1584 3181 13

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
**X**   Addressee
- B. Received by (Printed Name)  C. Date of Delivery  
**G. DEWINE**
- 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"/> Delivery Restricted Delivery        | <input type="checkbox"/> Restricted Delivery                        |
| <input type="checkbox"/> Restricted Delivery                 |   |
- (over \$500)