

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 50866

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Broward County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
4942 17 AB 0170	321882	204 LAKE POINTE DRIVE #101 OAKLAND PARK 33309

Legal Description

Unit No. 101 of LAKE POINTE CONDOMINIUM NO. TWO PHASE II, a Condominium according to the Declaration of Condominium thereof recorded under Official Records Book 9858 at Page 809 of the Public Records of Broward County Florida, as amended by the certain Addendum Adding Lake Pointe Condominium No. Two Phase II, recorded in Official Records Book 9880 at Page 273 of the Public Records of Broward County Florida, together with all appurtenances thereof, including an undivided interest in the common elements and limited common elements of said Condominium as set forth in the above-described Declaration as amended.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 7576	\$115,510	No	No	No

Owner of Record on Current Tax Roll
EMANUEL MOBELY

Billing Name & Address

2462 SE TRACY AVE
PORT SAINT LUCIE FL 34952

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:07/07/2023 **Search covers** **20 years** **through:**06/29/2023

Scott Heichel
Title Examiner

General Examiner Comments:

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

EMANUEL MOBELY
204 LAKE POINTE DR.
OAKLAND PARK FL 33309

Document

Warranty Deed
Bk:22560 Pg:498

Examiner Comments

Emanuel Mobely a/k/a
Emanuel Mobley a/k/a
Emmanuel Mobely a/k/a
Emmanuel Mobley.

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**

LAKE POINTE OWNERS ASSOCIATION, INC.
C/O PHOENIX MANAGEMENT SERVICES
4800 N. STATE ROAD 7, STE. 105
LAUDERDALE LAKES FL 33319

Document

Lien
Inst:118804086

Examiner Comments

Sunbiz COA

LAKE POINTE OWNERS' ASSOCIATION, INC.
STEVEN S. VALANCY
VALANCY & REED, P.A.
310 SOUTH EAST 13TH STREET
FORT LAUDERDALE FL 33316

Lis Pendens
Inst:118902489

FRANK WEINBERG & BLACK, P.L., REGISTERED
AGENT
O/B/O LAKE POINTE OWNERS' ASSOCIATION,
INC.
7805 SW 6TH COURT
PLANTATION FL 33324

Sunbiz COA

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



Site Address	204 LAKE POINTE DRIVE #101, OAKLAND PARK FL 33309	ID #	4942 17 AB 0170
Property Owner	MOBELY, EMANUEL	Millage	1712
Mailing Address	2462 SE TRACY AVE PORT SAINT LUCIE FL 34952	Use	04
Abbr Legal Description	LAKE POINTE CONDOMINIUM NO. TWO UNIT 101 BLDG 204 PHASE II PER CDO BK/PG: 9858/809		

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	\$11,550	\$103,960	\$115,510	\$81,320	
2021	\$10,440	\$93,950	\$104,390	\$73,930	\$2,053.01
2020	\$9,570	\$86,170	\$95,740	\$67,210	\$1,847.64

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$115,510	\$115,510	\$115,510	\$115,510
Portability	0	0	0	0
Assessed/SOH	\$81,320	\$115,510	\$81,320	\$81,320
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$81,320	\$115,510	\$81,320	\$81,320

Sales History			
Date	Type	Price	Book/Page or CIN
8/1/1994	WD	\$42,000	22560 / 498
9/1/1987	QCD	\$100	
12/1/1982	WD	\$63,400	

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		880
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1982/1981		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		
R								
1						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #50866

**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 OAKLAND PARK ANDREW THOMPSON, BUDGET OFFICE 3650 NE 12 AVE OAKLAND PARK, FL 33334	MOBELY, EMANUEL 204 LAKE POINTE DRIVE #101 OAKLAND PARK, FL 33309	MOBELY, EMANUEL 2462 SE TRACY AVE PORT SAINT LUCIE, FL 34952- 6566	EMANUEL MOBELY 204 LAKE POINTE DR. OAKLAND PARK, FL 33309
LAKE POINTE OWNERS' ASSOCIATION, INC. 209 LAKE POINTE DR OAKLAND PARK, FL 33309	LAKE POINTE OWNERS ASSOCIATION, INC. C/O PHOENIX MANAGEMENT SERVICES 4800 N. STATE ROAD 7, STE. 105 LAUDERDALE LAKES, FL 33319	LAKE POINTE OWNERS' ASSOCIATION, INC. STEVEN S. VALANCY VALANCY & REED, P.A. 310 SOUTH EAST 13TH STREET FORT LAUDERDALE, FL 33316	FRANK WEINBERG & BLACK, P.L., REGISTERED AGENT O/B/O LAKE POINTE OWNERS' ASSOCIATION, INC. 7805 SW 6TH COURT PLANTATION, FL 33324

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**

6
Broward County, Florida

INSTR # 119026353
Recorded 08/07/23 at 02:53 PM
Broward County Commission
1 Page(s)
#6

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50866

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: 494217-AB-0170
Certificate Number: 7576
Date of Issuance: 05/25/2021
Certificate Holder: FTB, AS COLLATERAL ASSIGNEE FOR SAVVY FL, LLC
Description of Property: LAKE POINTE CONDOMINIUM NO. TWO
UNIT 101 BLDG 204
PHASE II
PER CDO BK/PG: 9858/809

Name in which assessed: MOBELY,EMANUEL
Legal Titleholders: MOBELY,EMANUEL
2462 SE TRACY AVE
PORT SAINT LUCIE, FL 34952

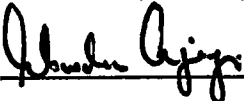
All of said property being in the County of Broward, State of Florida.

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:

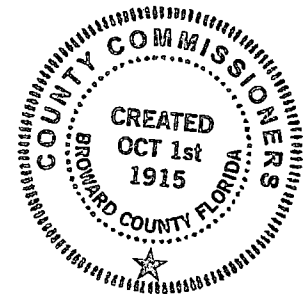
broward.deedauction.net
**Pre-registration is required to bid.*

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: 8053.94

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50866

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:	494217-AB-0170	
Certificate Number:	7576	
Date of Issuance:	05/25/2021	
Certificate Holder:	FTB, AS COLLATERAL ASSIGNEE FOR SAVVY FL. LLC	
Description of Property:	LAKE POINTE CONDOMINIUM NO. TWO UNIT 101 BLDG 204 PHASE II PER CDO BK/PG: 9858/809	Unit No. 101 of LAKE POINTE CONDOMINIUM NO. TWO PHASE II, a Condominium according to the Declaration of Condominium thereof recorded under Official Records Book 9858 at Page 809 of the Public Records of Broward County Florida, as amended by the certain Addendum Adding Lake Pointe Condominium No. Two Phase II, recorded in Official Records Book 9880 at Page 273 of the Public Records of Broward County Florida, together with all appurtenances thereof, including an undivided interest in the common elements and limited common elements of said Condominium as set forth in the above-described Declaration as amended.
Name in which assessed:	MOBELY,EMANUEL	
Legal Titleholders:	MOBELY,EMANUEL 2462 SE TRACY AVE PORT SAINT LUCIE, FL 34952	

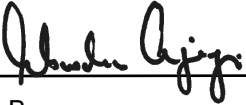
All of said property being in the County of Broward, State of Florida.

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 10th 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: 8432.94

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

50866
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 7576

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

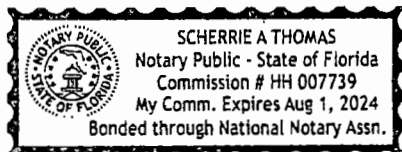
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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 50866**

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: 494217-AB-0170
Certificate Number: 7576
Date of Issuance: 05/25/2021

Certificate Holder:
FTB, AS COLLATERAL ASSIGNEE
FOR SAVVY FL, LLC

Description of Property:
LAKE POINTE CONDOMINIUM
NO. TWO UNIT 101 BLDG 204-
PHASE II

PER CDO BK/PG: 9858/809
Unit No. 101 of LAKE POINTE CONDOMINIUM NO. TWO PHASE II, a Condominium according to the Declaration of Condominium thereof recorded under Official Records Book 9858 at Page 809 of the Public Records of Broward County Florida, as amended by the certain Addendum Adding Lake Pointe Condominium No. Two Phase II, recorded in Official Records Book 9880 at Page 273 of the Public Records of Broward County Florida, together with all appurtenances thereof, including an undivided interest in the common elements and limited common elements of said Condominium as set forth in the above-described Declaration as amended.

Name in which assessed:
MOBELY, EMANUEL

Legal Titleholders:
MOBELY, EMANUEL
2462 SE TRACY AVE
PORT SAINT LUCIE, FL 34952

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 10th 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: 8432.94
401-314
10/12-19-26 11/2 23-19/0000687261B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23036257

Broward County, FL VS Emanuel Mobely

RETURN OF SERVICE



Court Case # TD 50866

Hearing Date: 11/15/2023

Received by CCN 14730

10/05/2023 10:13 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Emanuel Mobely 204 Lake Pointe Drive #101 Oakland Park FL 33309**

Served:

X

Not Served:

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

Date: 10/05/2023 Time: 12:00 PM

On Emanuel Mobely 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: Knocked - no answer. 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:

D.S.

C. Bedford, #14730

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 # 494217-AB-0170 (TD #50866)

WARNING

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

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

RECEIVED SHERIFF
2023 OCT -2 AM 11:08
BROWARD COUNTY-FLORIDA

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by October 31, 2023\$8,323.70

Or

* Amount due if paid by November 14, 2023\$8,432.94

*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

MOBELY, EMANUEL
204 LAKE POINTE DRIVE #101
OAKLAND PARK, FL 33309

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

RETURN OF SERVICE

RECEIPT NUMBER: 0002395-23

Date: 10/05/2023

PERSON TO BE SERVED:

EMANUEL MOBELY
2462 SE TRACY AVE
PORT ST LUCIE

PLAINTIFF: FTB AS COLLATERAL ASSIGNEE FRO SAVVY FL LLC

-VS-

DEFENDANT: EMANUEL MOBELY

TYPE OF WRIT: NOTICE OF APPLICATION FOR TAX DEED

COURT: CIRCUIT-BROWARD CO

CASE #: 7576

COURT DATE: 11/15/2023

COURT TIME: 11:00

Received the above-named writ on October 5, 2023, at 13:18, and served the same on October 9, 2023 at 14:05, in ST. LUCIE County, Florida, as follows:

POSTED: Tax Collections, Sales, and Liens

By attaching a true copy of this writ with the date and hour of service endorsed thereon by me together with a copy of the certificate and/or warning, to a conspicuous place on the property described at the legal titleholder's last known address, after the provisions as set forth in Chapter 48.031 and 197.522 (2) (a), Florida Statutes have been met.

SERVICE COST: 40.00
OAKLEYK, CIVIL CLERK

KEN J MASCARA, SHERIFF
ST. LUCIE COUNTY, FLORIDA

MAIL TO:

BY: 
NICHOLAS KENT #997

BROWARD COUNTY TAX DEEDS
THE GOVERNMENTAL CENTER ANNEX-TAX DIVISION
115 S ANDREWS AVE
ROOM 114
FORT LAUDERDALE, FL33301

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494217-AB-0170 (TD # 50866)

2023 OCT -5 PM 1:15
ST. LUCIE COUNTY
SHERIFF'S OFFICE
JUDICIAL SERVICES

WARNING

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

ST. LUCIE COUNTY SHERIFF'S OFFICE
ATTN: CIVIL DIVISON
218 S 2ND ST ROOM B215
FT PIERCE, FL 34950

ORIGINAL DOCUMENT

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\$8,323.70
Or

* Amount due if paid by November 14, 2023\$8,432.94

*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

MOBELY, EMANUEL
2462 SE TRACY AVE
PORT SAINT LUCIE, FL 34952

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

BEACON TITLE SERVICES, INC.

6800 WEST COMMERCIAL BLVD., SUITE 1
LAUDERHILL, FLORIDA 33319

Instrument Prepared by: Rosemarie Powell
Beacon Title Services
6800 W. Commercial Blvd
Suite 1
Lauderhill FL 33319

Property Appraisers Parcel Identification (Folio) Number(s): *R17AB017*

ranee(s) S.S. N(s):

WARRANTY DEED
INDIVID. TO INDIVID.

94-430581 T#002
08-31-94 02:36PM

\$ 294.00
DOCU. STAMPS--DEED
RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this 23 day of August 1994, BETWEEN

Frank Purgatorio and Letty Purgatorio husband and wife

whose post office address is: 922 W. Irving Park Rd Apt 104 ~~Bensenville~~ Illinois 60106
Bensenville I.I.

of the County of *DuPage*, State of Illinois, grantor, and

Emanuel Mobely a single man

whose post office address is: 204 Lake Pointe Dr. Oakland Park FL 33309

of the County of Broward, State of Florida, grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten dollars-----
NO/100 Dollars, and

other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Unit No. 101 of LAKE POINTE CONDOMINIUM NO. TWO PHASE II a condominium according to the Declaration of Condominium thereof recorded under Official Records Book 9858 at Page 809 of the Public Records of Broward County Florida, as amended by that certain Addendum Adding Lake Pointe Condominium No. Two Phase II, recorded in Official Records Book 9880 at Page 273 of the Public Records of Broward County Florida, together with all appurtenances thereof, including an undivided interest in the common elements and the limited common elements of said Condominium as set forth in the above-described Declaration as amended.

SUBJECT TO: Taxes for the year 1994 and subsequent years which are not yet due and payable; Restrictions, Reservations, Easements, Covenants, Limitations, Provisions, conditions of records and to all zoning ordinances and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, Sealed and Delivered In Our Presence:

Rosemarie Powell
Witness: ROSEMARIE POWELL

Frank Purgatorio (Seal)
Frank Purgatorio

Letty Purgatorio (Seal)
Letty Purgatorio

Marie Raynor
Witness: MARIE RAYNOR

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

STATE OF Illinois
COUNTY OF *DuPage*

The foregoing instrument was acknowledged before me this 23 day of August

by Frank Purgatorio and Letty Purgatorio

who is/are personally known to me or who has/have produced

Driver License

Identification and who did take an oath.

"OFFICIAL SEAL"
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/18/94

Notary Public
Serial Number:

State of FL *RATHY REABECK*

BN 2560PG0498

Prepared by and return to:
Steven S. Valancy, Esq.
Valancy & Reed, P.A.
310 S.E. 13th Street
Ft. Lauderdale, FL 33316
Phone: 954-463-1600

CLAIM OF LIEN

KNOWN ALL MEN BY THESE PRESENTS, THAT:

Lake Pointe Owners Association, Inc., a Condominium Association (hereinafter referred to as "ASSOCIATION") of Broward County, Florida, whose address is c/o: Phoenix Management Services, 4800 N. State Road 7, Ste. 105, Lauderdale Lakes, FL. 33319, claims this lien against the following property:

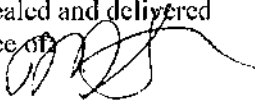
Unit No. 101 of LAKE POINTE CONDOMINIUM NO. TWO PHASE II, a Condominium according to the Declaration of Condominium thereof, recorded under Official Records Book **9858**, at **Page 809** of the Public Records of Broward County, Florida, as amended by that certain Addendum adding Lake Pointe Condominium No. Two, Phase II, recorded in Official Records Book **9880** at **Page 273** of the Public Records of Broward County, Florida .

- a/k/a (property address): 204 Lake Pointe Drive #101, Oakland Park, FL 33309
- Parcel ID No.: 4942 17 AB 0170
- **The owner(s) of said parcel: Emanuel Mobely**

The following sums are due for assessments:

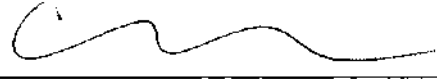
Maintenance assessments accruing as follows: from September through December of 2021 at \$460.59 per month; from January through December of 2022 @ \$562.05 per month; and from January through April of 2023 @ \$523.91 per month; and Special assessment installments of \$182.83 each accruing on the 1st of September and October of 2021 as set forth in detail on ledger provided to owner of record.

PLUS late fees, administrative costs, if any, attorney's fees and costs incurred, and interest (10 % per annum) less all payments received, totaling \$12,854.08, as of the date of this claim of lien and pursuant to, and as provided in the recorded governing documents for the Association. Additionally, this lien secures all future assessments, attorney's fees and costs incurred, late fees and interest. For estoppel information or a payoff figure, please contact Valancy & Reed, P.A.

Signed, sealed and delivered
In presence of 

Witness


Lake Pointe Owners Association, Inc.

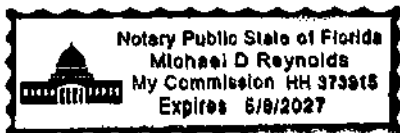
By: 
C. Mark Reed, Attorney and
Authorized Agent for Association

STATE OF FLORIDA)
COUNTY OF BROWARD)

The forgoing instrument was sworn to, subscribed and acknowledged before me by means of physical presence this 13 day of April, 2023 by C. Mark Reed, who is personally known to me.

My Commission Expires:


NOTARY PUBLIC/State of Florida at Large
Michael D. Reynolds





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
LAKE POINTE OWNERS' ASSOCIATION, INC.

Filing Information

Document Number	756153
FEI/EIN Number	59-2091973
Date Filed	02/02/1981
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/18/2019
Event Effective Date	NONE

Principal Address

209 LAKE POINTE DR.
OAKLAND PARK, FL 33309

Changed: 09/04/2012

Mailing Address

C/O PHOENIX MANAGEMENT SERVICES, INC.
4800 N STATE RD SEVEN #105
LAUDERDALE LAKES, FL 33319

Changed: 09/18/2019

Registered Agent Name & Address

Frank Weinberg & Black, P.L.
7805 SW 6th Court
Plantation, FL 33324

Name Changed: 01/02/2020

Address Changed: 01/02/2020

Officer/Director Detail

Name & Address

Title PRESIDENT

Lvovsky, Mitchell
209 Lake Pointe Drive
Oakland Park, FL 33309

Title SECRETARY

Carroll, Lisa
209 Lake Pointe Drive
Oakland Park, FL 33309

Title DIRECTOR

Meidler, Bernardo F.
209 Lake Pointe Drive
Oakland Park, FL 33309

Title DIRECTOR

Tenaglia, Jessica
209 Lake Pointe Drive
Oakland Park, FL 33309

Title DIRECTOR

Nogare, Marcelo Dalle
209 Lake Pointe Drive
Oakland Park, FL 33309

Title Treasurer

Odernide, Moji
209 Lake Pointe Drive
Oakland Park, FL 33309

Title Director

Salmon, Sedray
209 Lake Pointe Dr.
Oakland Park, FL 33309

Title VP

Brock, David
209 Lake Pointe Drive
Oakland Park, FL 33309

Title Director

Goldin, Fernando
209 Lake Pointe Drive
Oakland Park, FL 33309

Annual Reports

Report Year	Filed Date
2021	01/19/2021
2022	01/28/2022
2023	04/25/2023

Document Images

04/25/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
01/19/2021 -- ANNUAL REPORT	View image in PDF format
01/02/2020 -- ANNUAL REPORT	View image in PDF format
09/18/2019 -- Amendment	View image in PDF format
04/17/2019 -- ANNUAL REPORT	View image in PDF format
01/17/2018 -- ANNUAL REPORT	View image in PDF format
01/31/2017 -- ANNUAL REPORT	View image in PDF format
02/11/2016 -- ANNUAL REPORT	View image in PDF format
03/02/2015 -- ANNUAL REPORT	View image in PDF format
04/11/2014 -- ANNUAL REPORT	View image in PDF format
03/27/2013 -- ANNUAL REPORT	View image in PDF format
09/04/2012 -- ANNUAL REPORT	View image in PDF format
03/23/2012 -- ANNUAL REPORT	View image in PDF format
03/23/2011 -- REINSTATEMENT	View image in PDF format
07/10/2009 -- ANNUAL REPORT	View image in PDF format
01/17/2008 -- ANNUAL REPORT	View image in PDF format
03/26/2007 -- ANNUAL REPORT	View image in PDF format
01/23/2006 -- ANNUAL REPORT	View image in PDF format
05/02/2005 -- ANNUAL REPORT	View image in PDF format
05/04/2004 -- ANNUAL REPORT	View image in PDF format
01/24/2003 -- ANNUAL REPORT	View image in PDF format
03/24/2002 -- ANNUAL REPORT	View image in PDF format
02/01/2001 -- ANNUAL REPORT	View image in PDF format
03/20/2000 -- ANNUAL REPORT	View image in PDF format
03/04/1999 -- ANNUAL REPORT	View image in PDF format
02/24/1998 -- ANNUAL REPORT	View image in PDF format
03/05/1997 -- ANNUAL REPORT	View image in PDF format
02/15/1995 -- ANNUAL REPORT	View image in PDF format

Case Number: COCE-23-045180 Division: 100
Filing # 174661641 E-Filed 06/06/2023 08:35:56 AM

IN THE COUNTY COURT IN AND
FOR BROWARD COUNTY, FLORIDA

CASE NO.

LAKE POINTE OWNERS' ASSOCIATION,
INC., a Florida non-profit corporation,

Plaintiff,

v.

EMANUEL MOBELY, UNKNOWN
TENANT #1 AS UNKNOWN TENANT IN
POSSESSION and UNKNOWN TENANT #2
AS UNKNOWN TENANT IN POSSESSION,
fictitious names representing unknown tenants
in possession, and any and all unknown parties
claiming by, through, under and against the
herein named individual defendants who are
now known to be dead or alive, whether said
unknown parties may claim an interest as
spouses, heirs, grantees, or other claimants,

Defendants.

NOTICE OF LIS PENDENS

TO DEFENDANTS: **EMANUEL MOBELY, UNKNOWN TENANT #1 AS UNKNOWN
TENANT IN POSSESSION and UNKNOWN TENANT #2 AS UNKNOWN
TENANT IN POSSESSION, AND ALL OTHERS WHOM IT MAY
CONCERN**

YOU ARE NOTIFIED OF THE FOLLOWING:

- (a) The Plaintiff has instituted this action against you seeking to foreclose a lien, with respect to the property described below.
- (b) The Plaintiff in this action is:
LAKE POINTE OWNERS' ASSOCIATION, INC.
- (c) The case number of the action is as shown on the caption.
- (d) The property that is the subject matter of this action is in Broward County, Florida, and is described as follows:

Unit No. 101 of LAKE POINTE CONDOMINIUM NO. TWO PHASE II, a Condominium according to the Declaration of Condominium thereof, recorded under Official Records Book **9858**, at Page **809** of the Public Records of Broward County, Florida, as amended by that certain Addendum adding Lake Pointe Condominium No. Two, Phase II, recorded in Official Records Book **9880** at Page **273** of the Public Records of Broward County, Florida .

a/k/a 204 Lake Pointe Drive #101, Oakland Park, FL 33309 / Parcel ID No.: 4942 17 AB 0170

Dated: _____

VALANCY & REED, P.A.
Attorneys for Plaintiff
310 South East 13th Street
Fort Lauderdale, FL 33316
Telephone: (954) 463-1600
E-Mail: service@myflalaw.com,

By: _____
Steven S. Valancy
Florida Bar No. 715130

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

DATE: October 2nd, 2023
PROPERTY ID # 494217-AB-0170 (TD # 50866)

WARNING

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

LAKE POINTE OWNERS ASSOCIATION, INC.
C/O PHOENIX MANAGEMENT SERVICES
4800 N. STATE ROAD 7, STE. 105
LAUDERDALE LAKES, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 204 LAKE POINTE DRIVE #101, OAKLAND PARK, FL 33309 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\$8,323.70

Or

* Estimated Amount due if paid by November 14, 2023\$8,432.94

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 # 494217-AB-0170 (TD # 50866)

WARNING

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

LAKE POINTE OWNERS' ASSOCIATION, INC.
STEVEN S. VALANCY
VALANCY & REED, P.A.
310 SOUTH EAST 13TH STREET
FORT LAUDERDALE, FL 33316

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 204 LAKE POINTE DRIVE #101, OAKLAND PARK, FL 33309 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\$8,323.70
- Or
- * Estimated Amount due if paid by November 14, 2023\$8,432.94

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 # 494217-AB-0170 (TD # 50866)

WARNING

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

CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12 AVE
OAKLAND PARK, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 204 LAKE POINTE DRIVE #101, OAKLAND PARK, FL 33309 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\$8,323.70

Or

* Estimated Amount due if paid by November 14, 2023\$8,432.94

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 # 494217-AB-0170 (TD # 50866)

WARNING

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

LAKE POINTE OWNERS' ASSOCIATION, INC.
209 LAKE POINTE DR
OAKLAND PARK, FL 33309

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 204 LAKE POINTE DRIVE #101, OAKLAND PARK, FL 33309 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\$8,323.70

Or

* Estimated Amount due if paid by November 14, 2023\$8,432.94

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/recordstaxestresury

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

DATE: October 2nd, 2023
PROPERTY ID # 494217-AB-0170 (TD # 50866)

WARNING

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

MOBELY, EMANUEL
204 LAKE POINTE DRIVE #101
OAKLAND PARK, FL 33309

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 204 LAKE POINTE DRIVE #101, OAKLAND PARK, FL 33309 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\$8,323.70

Or

* Estimated Amount due if paid by November 14, 2023\$8,432.94

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 # 494217-AB-0170 (TD # 50866)

WARNING

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

MOBELY, EMANUEL
2462 SE TRACY AVE
PORT SAINT LUCIE, FL 34952-6566

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 204 LAKE POINTE DRIVE #101, OAKLAND PARK, FL 33309 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\$8,323.70

Or

* Estimated Amount due if paid by November 14, 2023\$8,432.94

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 # 494217-AB-0170 (TD # 50866)

WARNING

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

FRANK WEINBERG & BLACK, P.L., REGISTERED AGENT
O/B/O LAKE POINTE OWNERS' ASSOCIATION, INC.
7805 SW 6TH COURT
PLANTATION, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 204 LAKE POINTE DRIVE #101, OAKLAND PARK, FL 33309 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\$8,323.70

Or

* Estimated Amount due if paid by November 14, 2023\$8,432.94

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 # 494217-AB-0170 (TD # 50866)

WARNING

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

EMANUEL MOBELY
204 LAKE POINTE DR.
OAKLAND PARK, FL 33309

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 204 LAKE POINTE DRIVE #101, OAKLAND PARK, FL 33309 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\$8,323.70
- Or
- * Estimated Amount due if paid by November 14, 2023\$8,432.94

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

9589 0710 5270 0446 5964 09

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	TD 50866 NOVEMBER 2023 WARNING EMANUEL MOBELY 204 LAKE POINTE DR. OAKLAND PARK, FL 33309
\$	
Total Postage	
\$	
Sent To	
Street and	
City, State, ZIP+4®	

9589 0710 5270 0446 5964 16

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____

Postmark
Here

Adv
 Adv

TD 50866 NOVEMBER 2023 WARNING

FRANK WEINBERG & BLACK, P.L., REGISTERED

AGENT O/B/O LAKE POINTE

OWNERS' ASSOCIATION, INC.

7805 SW 6TH COURT

PLANTATION, FL 33324

Postage

\$

Total P

\$

Sent To

Street

City, State, ZIP+4®

9589 0710 5270 0446 5964 23

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ _____
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage	\$ _____
Total	\$ _____
Sent	\$ _____
Street	_____
City, State, ZIP+4™	_____

TD 50866 NOVEMBER 2023 WARNING
MOBELY, EMANUEL
2462 SE TRACY AVE
PORT SAINT LUCIE, FL 34952-6566

9589 0710 5270 0446 9465 30

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

Pos	TD 50866 NOVEMBER 2023 WARNING MOBELY, EMANUEL 204 LAKE POINTE DRIVE #101 OAKLAND PARK, FL 33309
\$	
Total	
\$	
Sen.	
Stre	
City, State, ZIP+4®	

9589 0710 5270 0446 5964 47

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postmark
Here

Pos

\$ _____

Tot

\$ _____

Sen

Stre

City, State, ZIP+4®

TD 50866 NOVEMBER 2023 WARNING
LAKE POINTE OWNERS' ASSOCIATION, INC.
209 LAKE POINTE DR
OAKLAND PARK, FL 33309

9589 0710 5270 1584 3103 15

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage \$ _____

Total Price \$ _____

Sent To \$ _____

Street \$ _____

City, State, ZIP+4® _____

TD 50866 NOVEMBER 2023 WARNING
CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12 AVE
OAKLAND PARK, FL 33334

9589 0710 5270 1584 495T 22 EOTE 3103 22

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	\$ _____

Postmark
Here

TD 50866 NOVEMBER 2023 WARNING

LAKE POINTE OWNERS' ASSOCIATION, INC.
STEVEN S. VALANCY VALANCY & REED, P.A.
310 SOUTH EAST 13TH STREET
FORT LAUDERDALE, FL 33316

Postage \$ _____
Total \$ _____
Sent _____
Street _____
City, State, ZIP+4® _____

9589 0710 5270 1584 3103 39
495T 0225 495T 1584 3103 39

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"/> At	

Postmark
Here

Postage	TD 50866 NOVEMBER 2023 WARNING
Total	LAKE POINTE OWNERS ASSOCIATION, INC.
Sent	C/O PHOENIX MANAGEMENT SERVICES
Street	4800 N. STATE ROAD 7, STE. 105
City, State, ZIP+4®	LAUDERDALE LAKES, FL 33319

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 50866 NOVEMBER 2023 WARNING
LAKE POINTE OWNERS' ASSOCIATION, INC.
209 LAKE POINTE DR
OAKLAND PARK, FL 33309



9590 9402 7448 2055 8219 92

2. Article Number (Transfer from service label)

589 0710 5270 0446 5864 47

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Chae Leon*

- Agent
- Addressee

B. Received by (Printed Name)

E. Leon

C. Date of Delivery

10/06/23

D. Is delivery address different from item 1? If YES, enter delivery address below:

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 50866 NOVEMBER 2023 WARNING
CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12 AVE
OAKLAND PARK, FL 33334



9590 9402 7448 2055 8220 29

2. Article Number (Transfer from service label)

9589 0710 5270 1584 3103 15

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

Registered Mail
Registered Mail Restricted Delivery
(over \$500)

SENDER: COMPLETE THIS SECTION

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

TD 50866 NOVEMBER 2023 WARNING

LAKE POINTE OWNERS' ASSOCIATION, INC.
 STEVEN S. VALANCY VALANCY & REED, P.A.
 310 SOUTH EAST 13TH STREET
 FORT LAUDERDALE, FL 33316



9590 9402 7448 2055 8220 43

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Ashley Zon*

- Agent
- Addressee

B. Received by (Printed Name)

Ashley Zon

C. Date of Delivery

10-6-23

D. Is delivery address different from item 1?

- Yes
- No

If YES, enter delivery address below:

3. Service Type

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

9589 0710 5270 1584 3103 22

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 50866 NOVEMBER 2023 WARNING

**FRANK WEINBERG & BLACK, P.L., REGISTERED
AGENT O/B/O LAKE POINTE
OWNERS' ASSOCIATION, INC.
7805 SW 6TH COURT
PLANTATION, FL 33324**



9590 9402 7448 2055 8219 61

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5964 16

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

FWB

Agent

Addressee

B. Received by (Printed Name)

FWB

C. Date of Delivery

10/6

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
(00)