

# 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
4941 36 BA 0100	281689	1590 NW 43 AVE #110 LAUDERHILL 33313

### Legal Description

Apartment No. 110 in Building 19 of PARK SOUTH SIX INC., a Condominium according to the Declaration thereof, recorded in O.R. Book 3818, Page 182, of the Public Records of Broward County, Florida.

## Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 6656	\$6,570	No	No	No

### Owner of Record on Current Tax Roll

CONSYWELIA HOWARD  
MILDRED B BROWN EST  
PO BOX 1781  
AVON PARK FL 33826-1781

### Billing Name & Address

# UPDATE 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:** 10/18/2023

**Search covers previous search through:** 10/11/2023

*Kinsey Ram*  
Title Examiner

Note: Parties and documents from previous search are not included in this update.

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**General Examiner Comments:**

**APPARENT TITLE HOLDER****Name & Address of Record****Document****Examiner Comments**

None found.

**Related Documents (for Reference)**Notice of Application for Tax Deed  
Inst:119147565**MORTGAGE HOLDER****Name & Address of Record****Document****Examiner Comments**

None found.

**Related Documents (for Reference)**

None found.

**LIEN HOLDER****Name & Address of Record****Document****Examiner Comments**

None found.

**Related Documents (for Reference)**

None found.

**OTHER PARTIES****Name & Address of Record****Document****Examiner Comments**

None found.

**Related Documents (for Reference)**

None found.

## OTHER DOCUMENTS

### Document Type

Property Appraiser



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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #50972**

**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 January 2024, 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 LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313	BROWN, MILDRED B EST 1590 NW 43 AVENUE #110 LAUDERHILL, FL 33313	BROWN, MILDRED B EST PO BOX 1781 AVON PARK, FL 33826-1781	HOWARD, CONSYWELIA 1590 NW 43 AVENUE #110 LAUDERHILL, FL 33313
HOWARD, CONSYWELIA PO BOX 1781 AVON PARK, FL 33826-1781	ESTATE OF MILDRED B. BROWN, DECEASED 1590 NW 43RD AVE APT #110 LAUDERHILL, FL 33313	PARK SOUTH SIX, INC., A CONDOMINIUM 1590 N.W. 43RD AVE. LAUDERHILL, FL 33313	CONSYWELIA HOWARD, REGISTERED AGENT O/B/O PARK SOUTH SIX, INC., A CONDOMINIUM 1590 NW 43RD AVE 110 LAUDERHILL, FL 33313
LORD HILL REC CENTERS, INC. LORD HILL RECREATION CENTER 1331 N.W. 43RD AVENUE LAUDERHILL, FL 33313	MARIA JEVREMOV, REGISTERED AGENT O/B/O LORD HILL REC CENTERS, INC. 1331 NW 43RD AVENUE LAUDERHILL, FL 33313	DAILY BUSINESS REVIEW PO BOX 862882 ORLANDO, FL 32886-2882	CITY OF LAUDERHILL CODE ENFORCEMENT UNIT 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313

**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 January 2024 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

**SEAL**

**Monica Cepero**  
COUNTY ADMINISTRATOR  
Finance and Administrative Services Department  
Records, Taxes, & Treasury Division

By \_\_\_\_\_  
Deputy **Misty Del Hierro**

# Broward County, Florida

INSTR # 119297442  
Recorded 12/21/23 at 09:59 AM  
Broward County Commission  
1 Page(s)  
#7

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 50972

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: 494136-BA-0100  
Certificate Number: 6656  
Date of Issuance: 05/25/2021  
Certificate Holder: IZIA ROKOSZ  
Description of Property: PARK SOUTH SIX INC CONDO  
UNIT 110 BLDG 19  
PER CDO BK/PG: 3818/182

Name in which assessed: HOWARD, CONSYWELIA BROWN, MILDRED B EST  
Legal Titleholders: HOWARD, CONSYWELIA  
BROWN, MILDRED B EST  
PO BOX 1781  
AVON PARK, FL 33826-1781

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 21st day of February, 2024. 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 20th day of December, 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: browardcountylegalnotices.com  
Publish the Weeks of: 01/18/2024, 01/25/2024, 02/01/2024 & 02/08/2024  
Minimum Bid: 3949.59

CORRECTIVE: This document is being recorded to amend the sale date, the publish location and the publish dates. Instrument# 119147565

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 50972

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Certificate Number: 6656

Date of Issuance: 05/25/2021

Certificate Holder: IZIA ROKOSZ

Description of Property: PARK SOUTH SIX INC CONDO  
UNIT 110 BLDG 19  
PER CDO BK/PG: 3818/182

Apartment No. 110 in Building 19 of PARK SOUTH SIX INC., a Condominium according to the Declaration thereof, recorded in O.R. Book 3818, Page 182, of the Public Records of Broward County, Florida.

Name in which assessed: HOWARD, CONSYWELIA BROWN, MILDRED B EST

Legal Titleholders: HOWARD, CONSYWELIA  
BROWN, MILDRED B EST  
PO BOX 1781  
AVON PARK, FL 33826-1781

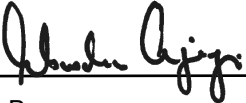
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of February, 2024. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 20th day of December, 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: browardcountylegalnotices.com  
Publish the Weeks of: 01/18/2024, 01/25/2024, 02/01/2024 & 02/08/2024  
Minimum Bid: 3949.59



# Notice of Application for Tax Deed Legal Notice

01/18/2024 8:57 AM (EST)



**Please choose a category** Notice of Application for Tax Deed

**Title** BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION  
NOTICE OF APPLICATION FOR FEBRUARY 21, 2024 TAX DEED AUCTION

**Publish Date** 01/18/2024

**Publish Time** 8:51 AM (EST)

**Description** STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 47652, 50944, 50946, 50972, 50973, 50980, 50981, 50985, 50988, 51016, 51021, 51037, 51045, 51050, 51058, 51065, 51067, 51073, 51088, 51093, 51096, 51098, 51112, 51121, 51123, 51133, 51135, 51139, 51140, 51146, 51150, 51154, 51163, 51171, 51174, 51178

TAX DEED AUCTION SCHEDULED FEBRUARY 21, 2024  
PUBLISH THE WEEKS OF 01/18/2024, 01/25/2024, 02/01/2024, 02/08/2024 at  
<https://browardcountylegalnotices.com>

**Attach Files (Optional)**

 ADS FEBRUARY 21, 2024 AUCTION.pdf

**Submitted by (Email Address)** Cvilleda@broward.org

**Signature**

A handwritten signature in black ink, appearing to be "Cvilleda".

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24000287

Broward County, FL VS Consywelia Howard, Mildred B. Brown Est

**RETURN OF SERVICE**



Court Case # TD 50972

Hearing Date:02/21/2024

Received by CCN 19009

01/08/2024 9:47 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Consywelia Howard, Mildred B. Brown Est 1590 NW 43 Avenue #110 Lauderhill FL 33313**

Served:

Not Served:

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

Date: 01/09/2024 Time: 10:50 AM

On Consywelia Howard, Mildred B. Brown Est in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

**Other Returns: Other Returns**

**COMMENTS:** Notice of Application for Tax Deed Posted on open land site where Building 1590 was situated.

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: *Mark Tutton* CCN 19009

D.S.

M. Tutton, #19009

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

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

**BROWARD COUNTY SHERIFF'S OFFICE**  
2601 West Broward Blvd Fort Lauderdale, Florida 33312

**RETURN OF SERVICE**



**Broward Sheriff's Office/Civil Division**  
**Return of Service Affidavit (Continuation Form)**



**Service Sheet # 24000287**  
**Court Case: TD 50972**

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Deputy/CCN: Tutton / 19009

Date: 01/08/2024 Time: 12:36 PM

Address: 1590 NW 43 Avenue #110 Lauderhill FL 33313

CPS was unable to locate Building 1590 NW 43rd Avenue Lauderhill FL 33313 / Spoke to USPS postal delivery worker who advised building was subject to a Fire some years previously which resulted in the building being demolished leaving a parcel of open land

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Gregory Tony, Sheriff, Broward County, FL

By: Mark Tutton ccn19009 D.S.

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 494136-BA-0100 (TD #50972)

# 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 January 31, 2024 .....\$3,748.36

Or

\* Amount due if paid by February 20, 2024 .....\$3,794.05

\*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 February 21, 2024 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

HOWARD, CONSYWELIA  
BROWN, MILDRED B EST  
1590 NW 43 AVE #110  
LAUDERHILL, FL 33313

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

# Broward County, Florida

INSTR # 119297442  
Recorded 12/21/23 at 09:59 AM  
Broward County Commission  
1 Page(s)  
#7

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 50972

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: 494136-BA-0100  
Certificate Number: 6656  
Date of Issuance: 05/25/2021  
Certificate Holder: IZIA ROKOSZ  
Description of Property: PARK SOUTH SIX INC CONDO  
UNIT 110 BLDG 19  
PER CDO BK/PG: 3818/182

Name in which assessed: HOWARD, CONSYWELIA BROWN, MILDRED B EST  
Legal Titleholders: HOWARD, CONSYWELIA  
BROWN, MILDRED B EST  
PO BOX 1781  
AVON PARK, FL 33826-1781

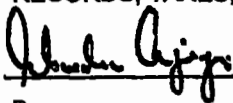
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of February, 2024. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 20th day of December, 2023.

Monica Cepero  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

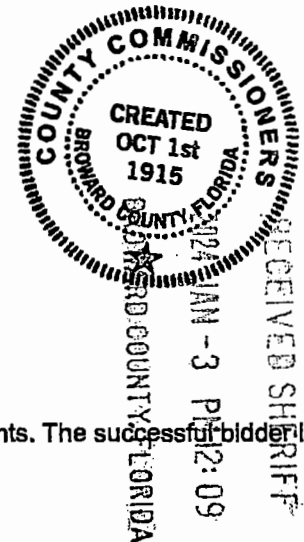


By:  
Abiodun Ajayi  
Deputy

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: browardcountylegalnotices.com  
Publish the Weeks of: 01/18/2024, 01/25/2024, 02/01/2024 & 02/08/2024  
Minimum Bid: 3949.59

401-314



CORRECTIVE: This document is being recorded to amend the sale date, the publish location and the publish dates. Instrument# 119147565

**Broward County, Florida**

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

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 50972**

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Certificate Number: 6856  
Date of Issuance: 05/25/2021  
Certificate Holder: IZIA ROKOSZ  
Description of Property: PARK SOUTH SIX INC CONDO  
UNIT 110 BLDG 19  
PER CDO BK/PG: 3818/182

Name in which assessed: HOWARD, CONSYWELIA BROWN, MILDRED B EST  
Legal Titleholders: HOWARD, CONSYWELIA  
BROWN, MILDRED B EST  
PO BOX 1781  
AVON PARK, FL 33826-1781

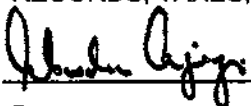
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of January, 2024. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 2nd day of October, 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: 12/14/2023, 12/21/2023, 12/28/2023 & 01/04/2024  
Minimum Bid: 3463.36

# 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
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## Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 6656	\$6,570	No	No	No

### Owner of Record on Current Tax Roll

CONSYWELIA HOWARD  
MILDRED B BROWN EST  
PO BOX 1781  
AVON PARK FL 33826-1781

### 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.

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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:**07/27/2023      **Search covers**    **20 years**      **through:**07/19/2023

*Kinsey Ram*  
Title Examiner

---

**General Examiner Comments:**



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

ESTATE OF MILDRED B. BROWN, DECEASED  
 1590 NW 43RD AVE APT #110  
 LAUDERHILL FL 33313

**Document**

Quit Claim Deed  
 Bk:32432 Pg:536

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

Affidavit  
 Bk:43735 Pg:1714

**MORTGAGE HOLDER****Name & Address of Record**

None found.

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

None found.

**LIEN HOLDER****Name & Address of Record**

CITY OF LAUDERHILL  
 ATTN: ANA SANCHEZ  
 5581 W OAKLAND PARK BLVD  
 LAUDERHILL FL 33313

**Document**

Lien  
 Bk:47585 Pg:448

**Examiner Comments**

Lien  
 Bk:48018 Pg:1950

Lien  
 Inst:118901375

**Related Documents (for Reference)**

None found.

## OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
PARK SOUTH SIX, INC., A CONDOMINIUM 1590 N.W. 43RD AVE. LAUDERHILL FL 33313	Sunbiz COA	
CONSYWELIA HOWARD, REGISTERED AGENT O/B/O PARK SOUTH SIX, INC., A CONDOMINIUM 1590 NW 43RD AVE 110 LAUDERHILL FL 33313	Sunbiz COA	
LORD HILL REC CENTERS, INC. LORD HILL RECREATION CENTER 1331 N.W. 43RD AVENUE LAUDERHILL FL 33313	Sunbiz Recreation	
MARIA JEVREMOV, REGISTERED AGENT O/B/O LORD HILL REC CENTERS, INC. 1331 NW 43RD AVENUE LAUDERHILL FL 33313	Sunbiz Recreation	

### Related Documents (for Reference)

None found.

## OTHER DOCUMENTS

### Document Type

Property Appraiser







**Affidavit of No Florida Estate Tax Due**

DR-312  
R. 07/05  
ALSI

2007 FEB 27 PM 3:59

IN THE CIRCUIT COURT FOR Broward COUNTY, FLORIDA  
PROBATE DIVISION

IN RE: ESTATE OF MILDRED BROWN Deceased.  
File No. 06-5212  
Division 60

(For official use only)

State of FLORIDA County of Broward

I, the undersigned, Consywelia Howard, do hereby state:

- 1. I am the personal representative as defined in section 198.01 or s. 731.201, Florida Statutes, as the case may be, of the estate of Mildred Brown.
- 2. The decedent referenced above, whose social security number is [redacted], died on [redacted] and was domiciled (as defined in s. 198.015, F.S.) at the time of death in the state of Florida.  
On date of death, the decedent was (check one):  a U.S. citizen  not a U.S. citizen
- 3. A federal estate tax return (federal Form 706 or 706-NA) is not required to be filed for the estate.
- 4. The estate does not owe Florida estate tax pursuant to Chapter 198, F.S.
- 5. I acknowledge personal liability for distribution in whole or in part of any of the estate by having obtained release of such property from the lien of the Florida estate tax.

Under penalty of perjury, I declare that I have read this Affidavit and the facts stated are true.

Executed this 15 day of February, 2007

Signature Consywelia Howard

Print name Consywelia Howard

Telephone number [redacted]

Mailing address 1590 NW43rd Ave. Apt. 110

City/State/ZIP Lauderhill

State of FLORIDA

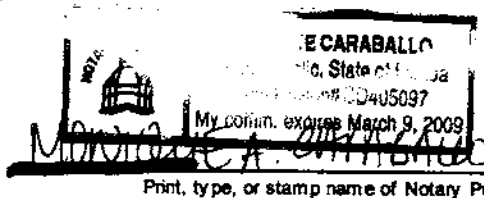
County of Broward

Sworn to (or affirmed) and subscribed before me by Consywelia Howard

On this 15 day of February, 2007

Signature of Notary Monique A. Caraballo

- (Check one)
- Personally known
  - Or Produced Identification
- Type of identification produced florida Driver's License



**File this form with the appropriate clerk of the court. Do not mail to the Florida Department of Revenue.**

①



**FINAL ORDER/  
CLAIM OF LIEN**

City of Lauderhill Building Department  
5581 West Oakland Park Boulevard  
Lauderhill, FL 33313

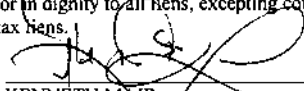
Case No: 10-0001  
Name: Park South Six, Inc., A Condominium – Building Six  
Violation Address: 1590 N.W. 43<sup>rd</sup> Avenue, Lauderhill, FL 33313 – Entire Building 6  
Folio Nos: 494136BA0000 through 494136BA0300

After due and legal notice was provided, a Hearing was held before the Unsafe Structures Board on this matter on October 20, 2010. At that time, based upon the evidence presented, the Affidavit of Costs submitted, and the determination that those costs listed were actual reasonable and necessary costs associated with the partial demolition of the subject property pursuant to an Emergency Order of Partial Demolition:

The Unsafe Structures Board first affirmed, upheld and ratified the decision for the Emergency Partial Demolition of the subject property based upon the opinion of the Chief Building Official, Randy Youse.

The Unsafe Structures Board second certified, affirmed, upheld and ratified assessment of the reasonable and necessary costs in favor of the City of Lauderhill in the amount of Twenty Three Thousand Seven Hundred Twenty Two Dollars and Four Cents (\$23,722.04), as set forth in the attached Affidavit of Costs by Chief Building Official, Randy Youse regarding the property located at 1590 N.W. 43<sup>rd</sup> Avenue, Lauderhill, Florida 33313. This lien shall affect the entire Building Six and each unit owner shall be responsible for their pro rata share. This lien applies to Folio Numbers 494136BA0000 through and including 494136BA0300.

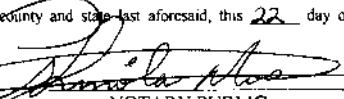
IT IS HEREBY ORDERED that said Claim of Lien in the amount of Twenty Three Thousand Seven Hundred Twenty Two Dollars and Four Cents (\$23,722.04), is hereby owed to the City of Lauderhill to be deemed effective as of the date of this Order, this 20<sup>th</sup> day of October, 2010, with interest to accrue thereon at the then current rate of interest until such time as this lien is paid in full. This lien shall be deemed in accordance with the City of Lauderhill Code of Ordinances, Sections 6-49 and 6-55 and shall be a superior special assessment lien, deemed prior in dignity to all liens, excepting county tax liens and liens of equal dignity with county tax liens.

  
KENNETH MAIR  
Chairman of the Unsafe Structures Board

I HEREBY CERTIFY that on this day in Broward County and the State of Florida, before me, an officer duly authorized and acting, personally appeared KENNETH MAIR to me known and known to me to be the person who signed the foregoing instrument for the uses and purposes mentioned therein, or who has produced as identification and who did take an oath.

WITNESS my hand and official seal in the county and state last aforesaid, this 22 day of Nov. 2010.

NOTARY PUBLIC STATE OF FLORIDA  
Phinola Neal  
Commission #DD657299  
Expires: MAR. 29, 2011  
BONDED THROUGH THE FLORIDA NOTARY BOARD


  
NOTARY PUBLIC

5



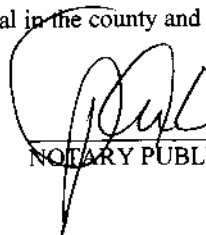
Cents (\$23,722.04):

- a. Terra Mar Construction, Inc. Invoice for Partial Demolition of Third floor of Three Story Structure and removal of debris dated July 1, 2010 - \$23,500.00
- b. Daily Business Review Publication Cost - \$175.34
- c. Broward County Recording Costs - \$20.00
- d. Certified Mailing #7010 0290 0002 4288 8579 - \$5.34
- e. Certified Mailing #7010 0290 0002 4289 2231 - \$5.34
- f. Certified Mailing #7010 0290 0002 4288 8302 - \$5.34
- g. Certified Mailing #7010 0290 0002 4288 8579 - \$5.34
- h. Certified Mailing #7010 1870 0000 9097 4407 - \$5.34

  
 \_\_\_\_\_  
 RANDY YOUSE  
 CHIEF BUILDING OFFICIAL

I HEREBY CERTIFY that on this day in the county and state aforesaid, before me, an officer duly authorized and acting, personally appeared RANDY YOUSE to me known and known to me to be the person who signed the foregoing instrument for the uses and purposes mentioned therein, or who has produced \_\_\_\_\_ as identification and who did take an oath.

WITNESS my hand and official seal in the county and state last aforesaid, this 20 day of Oct., 2010.

  
 \_\_\_\_\_  
 NOTARY PUBLIC STATE OF FLORIDA  
 Patricia Anderson  
 Commission # DB708375  
 Expires: OCT. 07, 2011  
 BONDED THRU ATLANTIC BONDING CO., INC.





**CITY OF LAUDERHILL**  
 5581 W OAKLAND PARK BLVD  
 LAUDERHILL, FL 33313  
 (954)730-3044

**PURCHASE ORDER NO. 15299**

PAGE NO. 1

VENDOR  
 9949  
 TERRAMAR CONSTRUCTION  
 6856 SW 22 STREET  
 MIRAMAR FL 33023

SHIP TO  
 CODE ENFORCEMENT  
 5581 W OAKLAND PARK BLVD  
 LAUDERHILL, FL 33319  
 ATTN: DON

ORDER DATE: 07/01/10		BUYER: PLANNING & REDEVELOPMENT		REQ. NO.: 15400	REQ. DATE:
TERMS: NET 30 DAYS		F.O.B.: DESTINATION		DESC.:	
ITEM#	QUANTITY	UCM	DESCRIPTION	UNIT PRICE	EXTENSION
01	1.00		PARTIAL DEMOLITION OF 3 STORY STRUCTURE 1590 NW 43RD AVE	23500.0000	23,500.00
				PAGE TOTAL \$	23,500.00
				TOTAL \$	23,500.00
01	001	115200	23,500.00	TAX EXEMPT: <span style="background-color: black; color: black;">XXXXXXXXXX</span>	

**APPROVED BY**

DIRECTOR OF PURCHASING



DAILY BUSINESS REVIEW  
 MIAMI - BROWARD - PALM BEACH  
 MIAMI (305) 377-3721  
 BROWARD (954) 468-2600  
 PALM BEACH (561) 820-2060

DAILY BUSINESS REVIEW.COM

Daily Business Review  
 P.O. Box 862882  
 Orlando FL 32886-2882

Broward Daily Business Review  
 Legal Advertising

Please Remit To:

Customer #: 126785

HALL & ROSENBERG, P.L.  
 Attention to:  
 14 ROSE DR.  
 FORT LAUDERDALE FL 33316

Invoice #:	0157356103
Invoice Date	10/15/2010
Due Date:	Due Upon Receipt
<b>AMOUNT DUE:</b>	<b>\$175.34</b>

PLEASE RETURN THIS SECTION WITH PAYMENT.

Amount Remitted

Broward Daily Business Review

TEAR HERE

None

Invoice #: 0157356103	Invoice Date: 10/15/2010	Customer #: 126785	Case / P.O. #:
-----------------------	--------------------------	--------------------	----------------

Order #	Description	Ad Tag Line	Ad Size	Amount
		NOTICE OF PUBLIC HEARING CITY OF LAUDERHILLUNSAFE STRUCTUR		
0157356103	Unsafe Structures		2/3.08	173.34
	Run Date(s)			
	10/08/2010			
		PROOF FEE		2.00
	10/15/2010			
Subtotal:				175.34
Total Amount Due:				\$175.34

Payment by Credit Card	<input type="checkbox"/> Visa <input type="checkbox"/> MC <input type="checkbox"/> Amex
Account #: _____	Exp.Date: ____/____/____
Card Holder Name: _____	Signature: _____

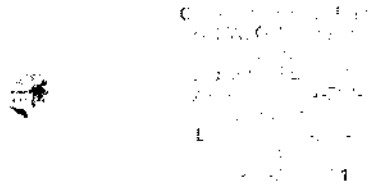
For billing questions, please call: 305-347-6616 Fax: 305-371-4913

PAST DUE BALANCES WILL BE CHARGED A 1.5% PER MONTH SERVICE CHARGE (18% PER ANNUM).



INKFORCE CE 1

page 1 of 3



**FINAL ORDER  
IMPOSING FINE/CLAIM  
OF LIEN**

CE # 10040303

**CITY OF LAUDERHILL**  
Petitioner

vs.

**PARK SOUTH SIX INC NULL**  
Respondent(s)

The Code Enforcement ("Board")/Special Master, having heard testimony at the Hearing held on the 17th day of June, 2010 and based on the evidence, the Board, pursuant to a 6/0 vote/Special Master, enters the following:

FINDINGS OF FACT: In violation for

Ordinance/Regulation	Section	CONCLUSIONS OF LAW: That the following violations of the City Code/Land Development Regulations have occurred	NONCOMPLIANCE: In compliance with the Order Imposing Fine Claim of Lien dated  the Respondent was previously ordered by the Board to correct the violations by:	ORDER/NOTICE: The Board hereby order that, based upon the failure to comply, a fine is hereby levied for the following amount, commencing on the following date
Land Development Regulation - ART III	Section 5.18.17:	Repair/remove/replace damaged wall		7/2/2010 25.00
Land Development Regulation - ART III	Section 5.18.5:	Fence/wall/hedge/in setback area over six feet in height. Overgrown trees/shrubs need to be trimmed. Trees over roadway must allow 14 ft. vertical clearance for traffic. Trees and shrubs may not obstruct sidewalk.		7/2/2010 25.00
Code of Ordinance - Chapter 10	Section 10-15 (c):			7/2/2010 25.00
Land Development Regulation - SCH J	Section 1.2.3.D.8	Fertilizing of lawn shall be managed so as to avoid weed growth.		7/2/2010 25.00
Land Development Regulation - SCH J	Section 2.1.1:	Sod/swale to be free of bare/deteriorated areas		7/2/2010 25.00

PROPERTY IN VIOLATION

**Date** 2/1/2011 10:42:00 AM **CE#** 10040303 **Business Name**  
**Type** BZ **Verified by** **Folio #** 494136BA0000  
**Identified By** 1590 NW 43 AVE Lauderhill, FL 33313  
**Owner** PARK SOUTH SIX INC NULL

This Notice/Order is issued to all condominium owners. See attached list of folio numbers and addresses.

CONCLUSIONS OF LAW:

INKFORCE CE 1

Page 2 of 3

The fines shall continue to accrue daily with interest until payment is received in full by the City. These fines are being imposed pursuant to Florida Statutes, Sections 162.06 and 162.09 and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent. The City shall also be entitled to the costs of prosecution and/or costs of repairs in the total amount of \$ which is due on or before which covers the costs of the prosecution and recording in relation to this violation.

If the Respondent again repeats the same violation, the Respondent will then be a repeat violator of this Code Section pursuant to Florida Statutes Section 162.06. As a repeat violator, the Respondent may be fined up to \$500.00 per day.

**COMPLIANCE/RELEASE OF LIEN:** Once the Respondent corrects the above violation, the Respondent must contact the City Code Enforcement Department in order to obtain a Notice of Compliance. Once a Notice of Compliance is obtained and once all past due fines, interest and costs are paid, a Release of Lien can be obtained.

**RATIFICATION/CERTIFICATION OF FINE:** These fines were ratified and certified by the Code Board/Special Master at a hearing held on prior to the imposition of the Claim of Lien.

**APPEAL:** You may appeal a Final Order by filing an action in the Circuit Court. You must file within (30) THIRTY DAYS of the date of the Final Order. You will be required to furnish a transcript of the minutes of the Board. You can contact the City Clerk to obtain a copy.

**RECONSIDERATION/MITIGATION:** If you wish to request a reconsideration/mitigation of the time/fine after an Order has been issued, you must forward a written request to the Chief Code Officer, 5581 W. Oakland Park Blvd., Lauderhill, Florida, 33313, within sixty (60) months of the date of the Order.

**COMMENTS:**

DONE AND ORDERED this 1st day of February, 2011



Arnold Seldin  
Chairperson, Code Enforcement Board

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Chairperson of the Code Enforcement Board/Special Master, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1st day of February, 2011.

NOTARY PUBLIC, STATE OF FLORIDA

Folio Number	Address	APT/SUITE
494136BA0000	1590 NW 43 AVE	
494136BA0010	1590 NW 43 AVE	APT 101
494136BA0020	1590 NW 43 AVE	APT 102
494136BA0030	1590 NW 43 AVE	APT 103
494136BA0040	1590 NW 43 AVE	APT 104
494136BA0050	1590 NW 43 AVE	APT 105

INVOICE CE 1

Page 3 of 3

494136BA0060	1590 NW 43 AVE	APT 106
494136BA0070	1590 NW 43 AVE	APT 107
494136BA0080	1590 NW 43 AVE	APT 108
494136BA0090	1590 NW 43 AVE	APT 109
494136BA0100	1590 NW 43 AVE	APT 110
494136BA0110	1590 NW 43 AVE	APT 201
494136BA0120	1590 NW 43 AVE	APT 202
494136BA0130	1590 NW 43 AVE	APT 203
494136BA0140	1590 NW 43 AVE	APT 204
494136BA0150	1590 NW 43 AVE	APT 205
494136BA0160	1590 NW 43 AVE	APT 206
494136BA0170	1590 NW 43 AVE	APT 207
494136BA0180	1590 NW 43 AVE	APT 208
494136BA0190	1590 NW 43 AVE	APT 209
494136BA0200	1590 NW 43 AVE	APT 210
494136BA0210	1590 NW 43 AVE	APT 301
494136BA0220	1590 NW 43 AVE	APT 302
494136BA0230	1590 NW 43 AVE	APT 303
494136BA0240	1590 NW 43 AVE	APT 304
494136BA0250	1590 NW 43 AVE	APT 305
494136BA0260	1590 NW 43 AVE	APT 306
494136BA0270	1590 NW 43 AVE	APT 307
494136BA0280	1590 NW 43 AVE	APT 308
494136BA0290	1590 NW 43 AVE	APT 309
494136BA0300	1590 NW 43 AVE	APT 310



**CERTIFIED FINAL ORDER  
IMPOSING FINE/CLAIM OF LIEN**

CE # 22120078

**CITY OF LAUDERHILL**

Petitioner,

vs.

**PARK SOUTH SIX CONDOMINIUM INC**

Respondent(s)

The Code Enforcement ("Board")/Special Master, having heard testimony at the Hearing held on the 11th day of May, 2023 and based on the evidence, the Board pursuant to a 6/0 vote/Special Master, enters the following:

FINDINGS OF FACT: In violation for

Ordinance/Regulation	Section	Description	Date Complied	Date Board Order Comply (Orig/New)	Daily Fine
Land Development Regulation - SCH Q...	Section 1.G:	All paved areas shall be maintained in good condition and good repair, which shall include proper drainage to prevent the accumulation of pools of water, except the swale area, and the removal of all ruts, potholes, and broken pavement. Paved areas m...		(Orig) 3/10/2023 (New) 3/10/2023	\$100.00
Code of Ordinance - Chapter10...	Section 10-15 (i) (4)	If it is determined by the director of the public works department or the code enforcement division that an immediate threat or clear and present danger exists as to the health, safety or welfare of the residents of the city, the public works departm...	2/23/2023		
Code of Ordinance - Chapter10...	Section 10-15 (j)	Rates for costs of remedy (hourly, except where indicated otherwise). The following rates shall apply if city staff is utilized to remedy the condition. If the city hires a private contractor to remedy the condition, then the actual out-of-pocket cos...	2/23/2023		
Code of Ordinance - Chapter10...	Section 10-15(c):	Overgrown trees/shrubs need to be trimmed. Trees over roadway must allow 14 ft. vertical clearance for traffic. Trees and shrubs may not obstruct sidewalk....		(Orig) 3/10/2023 (New) 3/10/2023	\$100.00

Land Development  
Regulation - SCH I...

Section 7.0(k)

All signs must be kept in  
good condition, neat in  
appearance and a good  
state of repair....

2/23/2023

**PROPERTY IN VIOLATION**

<b>Issue Date</b>	5/15/2023
<b>CE #</b>	22120078
<b>Folio</b>	494136BA0000
<b>Recipient</b>	PARK SOUTH SIX CONDOMINIUM INC
<b>Mailing Address</b>	1590 NW 43 AVE LAUDERHILL, FL 33313
<b>Violation Address</b>	1590 NW 43 AVE, LAUDERHILL, FL 33313
<b>Verified By</b>	Broward Property Appraiser City Records

**CONCLUSIONS OF LAW:**

The fines shall continue to accrue daily with interest until payment is received in full by the City. These fines are being imposed pursuant to Florida Statutes, Sections 162.06 and 162.09 and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent. The City shall also be entitled to the costs of prosecution and/or costs of repairs in the total amount of **\$85.00** which is due on or before **3/9/2023** which covers the costs of the prosecution and recording in relation to this violation.

If the Respondent again repeats the same violation, the Respondent will then be a repeat violator of this Code Section pursuant to Florida Statutes Section 162.06. As a repeat violator, the Respondent may be fined up to \$500.00 per day.

**COMPLIANCE/RELEASE OF LIEN:** Once the Respondent corrects the above violation, the Respondent must contact the City Code Enforcement Department in order to obtain a Notice of Compliance. Once a Notice of Compliance is obtained and once all past due fines, interest and costs are paid, a Release of Lien can be obtained.

**RATIFICATION/CERTIFICATION OF FINE:** These fines were ratified and certified by the Code Board/Special Master at a hearing held on 5/11/2023 prior to the imposition of the Claim of Lien.

**APPEAL:** You may appeal a Final Order by filing an action in the Circuit Court. You must file within (30) THIRTY DAYS of the date of the Final Order. You will be required to furnish a transcript of the minutes of the Board. You can contact the City Clerk to obtain a copy.

**MITIGATION OF FINE:** If you wish to request a mitigation of the fine after the Final Order has been issued, you must complete and submit a written application and fee to the Chief Code Officer, 5581 W. Oakland Park Blvd., Lauderhill, FL 33313.

**COMMENTS:**

**CERTIFIED COPY:** We hereby certify that this is the Original executed and notarized Final Order Imposing Fine/Claim of Lien which shall bear the original signature and seal of the undersigned notary public. This Certified Original may be recorded in the Public Records of Broward County and thereafter shall constitute a lien against the property pursuant to Florida Statutes, Section 162.09(3). The City shall retain the Original recorded lien on file for at least twenty (20) years.

DONE AND ORDERED this 15th day of May, 2023.

Dorothy Rich  
Chairperson, Code Enforcement Board

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of May, 2023  
by Dorothy Rich

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

Personally known  or produced identification \_\_\_\_\_

Type of identification produced \_\_\_\_\_



DuVonne T. Moore  
Notary Public  
State of Florida  
Comm# HH312953  
Expires 9/15/2026





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## Detail by Entity Name

Florida Not For Profit Corporation  
PARK SOUTH SIX, INC., A CONDOMINIUM

### Filing Information

<b>Document Number</b>	714975
<b>FEI/EIN Number</b>	59-1296233
<b>Date Filed</b>	07/22/1968
<b>State</b>	FL
<b>Status</b>	INACTIVE
<b>Last Event</b>	ADMIN DISSOLUTION FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/23/2011
<b>Event Effective Date</b>	NONE

### Principal Address

1590 N.W. 43RD AVE.  
LAUDERHILL, FL 33313

### Mailing Address

1590 N.W. 43RD AVE.  
LAUDERHILL, FL 33313

### Registered Agent Name & Address

HOWARD, CONSYWELIA  
1590 NW 43RD AVE  
110  
LAUDERHILL, FL 33313

Name Changed: 10/10/2007

Address Changed: 10/10/2007

### Officer/Director Detail

#### **Name & Address**

Title D

THOMPSON, ADOLPHUS  
1590 NW 43RD AVE, #308  
LAUDERHILL, FL 33313

Title D

BOUBEAU, AGNES  
1590 NW 43RD AVE, #204  
LAUDERHILL, FL 33313

Title P

HOWARD, CONSYWELIA  
1590 NW 43RD AVE, #110  
LAUDERHILL, FL 33313

Title SD

VALDES, JENNIE M  
1590 NW 43RD AVENUE, #107  
LAUDERHILL, FL 33313

Title D

MEYERS, LINDA  
1590 NW 43RD AVENUE, #101  
LAUDERHILL, FL 33313

#### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2008	01/09/2008
2010	05/13/2010

#### Document Images

<a href="#">06/15/2012 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">05/13/2010 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/10/2007 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2006 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/19/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/29/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/17/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/12/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/28/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/06/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/23/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>





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

## Detail by Entity Name

Florida Profit Corporation  
LORD HILL REC CENTERS, INC.

### Filing Information

<b>Document Number</b>	F65870
<b>FEI/EIN Number</b>	52-1538200
<b>Date Filed</b>	02/03/1982
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/17/2012

### Principal Address

LORD HILL RECREATION CENTER  
1331 N.W. 43RD AVENUE  
LAUDERHILL, FL 33313

Changed: 08/10/1995

### Mailing Address

LORD HILL RECREATION CENTER  
1331 N.W. 43RD AVENUE  
LAUDERHILL, FL 33313

Changed: 04/19/2010

### Registered Agent Name & Address

JEVREMOV, MARIA  
1331 NW 43RD AVENUE  
LAUDERHILL, FL 33313

Name Changed: 12/28/1989

### Officer/Director Detail

#### **Name & Address**

Title VP

JEVREMOV, MARIA

1331 N.W. 43RD AVENUE  
LAUDERHILL, FL 33313

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2021	04/23/2021
2022	03/22/2022
2023	03/29/2023

### Document Images

<a href="#">03/29/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/22/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/13/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/17/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/11/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/17/2012 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2008 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/20/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/05/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/07/2005 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/26/2004 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/14/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/03/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/17/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/10/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>



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

DATE: January 2nd, 2024  
PROPERTY ID # 494136-BA-0100 (TD # 50972)

# WARNING

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

CITY OF LAUDERHILL  
ATTN: ANA SANCHEZ  
5581 W OAKLAND PARK BLVD  
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1590 NW 43 AVE #110 LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

\* Estimated Amount due if paid by January 31, 2024 .....\$3,748.36

Or

\* Estimated Amount due if paid by February 20, 2024 .....\$3,794.05

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024  
PROPERTY ID # 494136-BA-0100 (TD # 50972)

# WARNING

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

BROWN, MILDRED B EST  
1590 NW 43 AVENUE #110  
LAUDERHILL, FL 33313

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

DATE: January 2nd, 2024  
PROPERTY ID # 494136-BA-0100 (TD # 50972)

# WARNING

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BROWN, MILDRED B EST  
PO BOX 1781  
AVON PARK, FL 33826-1781

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

DATE: January 2nd, 2024  
PROPERTY ID # 494136-BA-0100 (TD # 50972)

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CITY OF LAUDERHILL  
CODE ENFORCEMENT UNIT  
5581 W OAKLAND PARK BLVD  
LAUDERHILL, FL 33313

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

DATE: January 2nd, 2024  
PROPERTY ID # 494136-BA-0100 (TD # 50972)

# WARNING

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DAILY BUSINESS REVIEW  
PO BOX 862882  
ORLANDO, FL 32886-2882

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 2nd, 2024  
PROPERTY ID # 494136-BA-0100 (TD # 50972)

# WARNING

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HOWARD, CONSYWELIA  
1590 NW 43 AVENUE #110  
LAUDERHILL, FL 33313

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

DATE: January 2nd, 2024  
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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 2nd, 2024  
PROPERTY ID # 494136-BA-0100 (TD # 50972)

# WARNING

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CONSYWELIA HOWARD, REGISTERED AGENT O/B/O PARK SOUTH SIX, INC., A  
CONDOMINIUM  
1590 NW 43RD AVE #110  
LAUDERHILL, FL 33313

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LORD HILL REC CENTERS, INC.  
LORD HILL RECREATION CENTER  
1331 N.W. 43RD AVENUE  
LAUDERHILL, FL 33313

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MARIA JEVREMOV, REGISTERED AGENT O/B/O LORD HILL REC CENTERS, INC.  
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LAUDERHILL, FL 33313

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ESTATE OF MILDRED B. BROWN, DECEASED  
1590 NW 43RD AVE APT #110  
LAUDERHILL, FL 33313

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\* Estimated Amount due if paid by February 20, 2024 .....\$3,794.05

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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)

9589 0710 5270 0446 5973 83

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

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City, State, & \_\_\_\_\_

**TD 50972 FEBRUARY 2024 WARNING**  
**CITY OF LAUDERHILL**  
**ATTN: ANA SANCHEZ**  
**5581 W OAKLAND PARK BLVD**  
**LAUDERHILL, FL 33313**

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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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Street

City, S.

**TD 50972 FEBRUARY 2024 WARNING**  
**BROWN, MILDRED B EST**  
**1590 NW 43 AVENUE #110**  
**LAUDERHILL, FL 33313**

9589 0710 5270 0446 5974 06

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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	\$ _____

Postmark  
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Postage

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Total

**TD 50972 FEBRUARY 2024 WARNING**  
**BROWN, MILDRED B EST**  
**PO BOX 1781**  
**AVON PARK, FL 33826-1781**

\$

Sent

Street

City, State, ZIP+4®

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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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Total P	<b>TD 50972 FEBRUARY 2024 WARNING</b>
\$	<b>HOWARD, CONSYWELIA</b>
Sent To	<b>1590 NW 43 AVENUE #110</b>
Street	<b>LAUDERHILL, FL 33313</b>
City, State, ZIP	

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**TD 50972 FEBRUARY 2024 WARNING**  
**HOWARD, CONSYWELIA**  
**PO BOX 1781**  
**AVON PARK, FL 33826-1781**

\$ Sent

Street

City

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<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	\$ _____

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Sent To

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City, S.

**TD 50972 FEBRUARY 2024 WARNING**  
**ESTATE OF MILDRED B. BROWN, DECEASED**  
1590 NW 43RD AVE APT #110  
LAUDERHILL, FL 33313



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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 50972 FEBRUARY 2024 WARNING**  
**PARK SOUTH SIX, INC., A CONDOMINIUM**  
1590 N.W. 43RD AVE.  
LAUDERHILL, FL 33313

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Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
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Postage

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Total

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Sent

Street

City

**TD 50972 FEBRUARY 2024 WARNING**  
CONSYWELIA HOWARD, REG AGENT O/B/O  
PARK SOUTH SIX, INC., A CONDO  
1590 NW 43RD AVE 110  
LAUDERHILL, FL 33313

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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	\$ _____
Postage	
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**Total P**

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Sent To \_\_\_\_\_

Street \_\_\_\_\_

City, FL \_\_\_\_\_

**TD 50972 FEBRUARY 2024 WARNING**

LORD HILL REC CENTERS, INC.  
LORD HILL RECREATION CENTER  
1331 N.W. 43RD AVENUE  
LAUDERHILL, FL 33313

9589 0710 5270 0446 5974 75

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<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	\$ _____

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Sent To

Street and

City, State

**TD 50972 FEBRUARY 2024 WARNING**  
**MARIA JEVREMOV, REGISTERED AGENT**  
**O/B/O LORD HILL REC CENTERS, INC.**  
**1331 NW 43RD AVENUE**  
**LAUDERHILL, FL 33313**

9589 0710 5270 0446 5974 82

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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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Postage	
\$	
Total Po	<b>TD 50972 FEBRUARY 2024 WARNING</b>
\$	<b>DAILY BUSINESS REVIEW</b>
Sent To	<b>PO BOX 862882</b>
Street at	<b>ORLANDO, FL 32886-2882</b>
City, State, ZIP	

9589 0710 5270 0446 5974 99

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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	\$ _____
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City		

**TD 50972 FEBRUARY 2024 WARNING**  
CITY OF LAUDERHILL  
CODE ENFORCEMENT UNIT  
5581 W OAKLAND PARK BLVD  
LAUDERHILL, FL 33313

**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 50972 FEBRUARY 2024 WARNING**  
 LORD HILL REC CENTERS, INC.  
 LORD HILL RECREATION CENTER  
 1331 N.W. 43RD AVENUE  
 LAUDERHILL, FL 33313



9590 9402 8252 3094 3071 80

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5974 68

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) *Mana Jevron*

C. Date of Delivery *1/6/20*

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

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery |   |

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
-------------------------------	-----------------------------------

- 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 50972 FEBRUARY 2024 WARNING**  
**MARIA JEVREMOV, REGISTERED AGENT**  
**O/B/O LORD HILL REC CENTERS, INC.**  
**1331 NW 43RD AVENUE**  
**LAUDERHILL, FL 33313**



9590 9402 8252 3094 3071 73

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5974 75

A. Signature  Agent  
  
 Address

B. Received by (Printed Name)  C. Date of Delivery  
 Maria Jevremov 1/6

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

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Restricted Delivery                        |

Restricted Delivery



**SENDER: COMPLETE THIS SECTION** **COMPLETE THIS SECTION ON DELIVERY**

- 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 50972 FEBRUARY 2024 WARNING**  
 CITY OF LAUDERHILL  
 CODE ENFORCEMENT UNIT  
 5581 W OAKLAND PARK BLVD  
 LAUDERHILL, FL 33313



9590 9402 8252 3094 3071 59

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5974 99

Restricted Delivery

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 T. Joseph 1.8.2024

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

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery |   |

**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 50972 FEBRUARY 2024 WARNING  
CITY OF LAUDERHILL  
ATTN: ANA SANCHEZ  
5581 W OAKLAND PARK BLVD  
LAUDERHILL, FL 33313**



9590 9402 8252 3094 3072 65

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5973 83

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Handwritten Signature]*  Agent  
 Addressee

B. Received by (Printed Name)

*T. Joseph*

C. Date of Delivery

*1/8/2024*

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

all Restricted Delivery