

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 50981

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

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

Parcel ID	Alt. Key	Property Address
4941 26 AB 2200	251226	5915 NW 21 STREET #77-E LAUDERHILL 33313

Legal Description

Condominium Unit No. 77-E HABITAT II CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 5085, Page 459, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 5831	\$133,270	No	No	No

Owner of Record on Current Tax Roll
SASHAGAY ROBINSON

Billing Name & Address

5915 NW 21 ST #77-E
LAUDERHILL FL 33313

UPDATE 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: 10/18/2023

Search covers previous search through: 10/10/2023

Scott Heichel
Title Examiner

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

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:119147569**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



Site Address	5915 NW 21 STREET #77-E, LAUDERHILL FL 33313	ID #	4941 26 AB 2200
Property Owner	ROBINSON, SASHAGAY	Millage	1912
Mailing Address	5915 NW 21 ST #77-E LAUDERHILL FL 33313	Use	04
Abbr Legal Description	HABITAT II CONDO UNIT 77-E PER CDO BK/PG: 5085/459		

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	\$13,330	\$119,940	\$133,270	\$109,090	
2021	\$10,390	\$93,500	\$103,890	\$99,180	\$3,441.21
2020	\$9,020	\$81,150	\$90,170	\$90,170	\$3,164.39

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$133,270	\$133,270	\$133,270	\$133,270
Portability	0	0	0	0
Assessed/SOH	\$109,090	\$133,270	\$109,090	\$109,090
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	\$109,090	\$133,270	\$109,090	\$109,090

Sales History			
Date	Type	Price	Book/Page or CIN
6/29/2018	WD-Q	\$97,000	115188100
12/1/1993	WD	\$27,400	21511 / 308
4/1/1978	SWD	\$24,000	

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		1080
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1973/1972		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19					LD			
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #50981

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	SASHAGAY ROBINSON 5915 NW 21 STREET, UNIT 77E LAUDERHILL, FL 33313	HABITAT II CONDOMINIUM, INC. C/O NEST GENERATION MANAGEMENT SERVICES 13790 NW 4TH ST SUITE 102 SUNRISE, FL 33325	STRALEY & OTTO, P.A., REGISTERED AGENT O/B/O HABITAT II CONDOMINIUM, INC. 2699 STIRLING ROAD C-207 FORT LAUDERDALE, FL 33312
BROWARD COUNTY CLERK OF THE CIRCUIT COURT 201 SE 6TH ST FT LAUDERDALE, FL 33301	BROWARD CLERK OF COURTS 201 SE 6TH ST RM 18150 FORT LAUDERDALE, FL 33301- 3303		

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 # 119297446
Recorded 12/21/23 at 09:59 AM
Broward County Commission
1 Page(s)
#11

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50981

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: 494126-AB-2200
Certificate Number: 5831
Date of Issuance: 05/25/2021
Certificate Holder: AMERICAN TAX FUNDING LLC
Description of Property: HABITAT II CONDO
UNIT 77-E
PER CDO BK/PG: 5085/459

Name in which assessed: ROBINSON,SASHAGAY
Legal Titleholders: ROBINSON,SASHAGAY
5915 NW 21 ST #77-E
LAUDERHILL, FL 33313

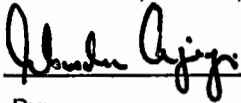
All of said property being in the County of Broward, State of Florida.

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.deeduction.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: 18147.75

401-314

CORRECTIVE: This document is being recorded to amend the sale date, the publish location and the publish dates. Instrument# 119147569

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50981

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: 494126-AB-2200

Certificate Number: 5831

Date of Issuance: 05/25/2021

Certificate Holder: AMERICAN TAX FUNDING LLC

Description of Property: HABITAT II CONDO
UNIT 77-E
PER CDO BK/PG: 5085/459

Condominium Unit No. 77-E HABITAT II CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 5085, Page 459, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Name in which assessed: ROBINSON,SASHAGAY

Legal Titleholders: ROBINSON,SASHAGAY
5915 NW 21 ST #77-E
LAUDERHILL, FL 33313

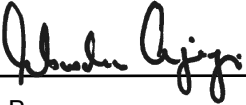
All of said property being in the County of Broward, State of Florida.

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: 18147.75

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 # 24000330

Broward County, FL VS Sashagay Robinson

RETURN OF SERVICE



Court Case # TD 50981

Hearing Date:02/21/2024

Received by CCN 10647

01/08/2024 12:43 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Sashagay Robinson 5915 NW 21 Street #77E Lauderhill FL 33313**

Served:

Not Served:

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

Date: 01/08/2024 Time: 12:30 PM

On Sashagay Robinson 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: 01-08-24 12:30pm, no answer posted front 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: *R. Murray*

D.S.

R. Murray, #10647

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 # 494126-AB-2200 (TD #50981)

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\$13,745.43

Or

* Amount due if paid by February 20, 2024\$13,923.95

*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

PLEASE SERVE THIS ADDRESS OR LOCATION

ROBINSON, SASHAGAY
5915 NW 21 ST 77E
LAUDERHILL, FL 33313

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

Broward County, Florida

INSTR # 119297446

Recorded 12/21/23 at 09:59 AM

Broward County Commission

1 Page(s)

#11

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50981

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: 494126-AB-2200
Certificate Number: 5831
Date of Issuance: 05/25/2021
Certificate Holder: AMERICAN TAX FUNDING LLC
Description of Property: HABITAT II CONDO
UNIT 77-E
PER CDO BK/PG: 5085/459

Name in which assessed: ROBINSON, SASHAGAY
Legal Titleholders: ROBINSON, SASHAGAY
5915 NW 21 ST #77-E
LAUDERHILL, FL 33313

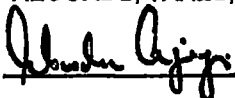
All of said property being in the County of Broward, State of Florida.

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

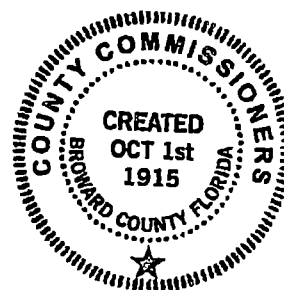


By:
Abiodun Ajayi
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder 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: 18147.75

401-314



RECEIVED SHERIFF
2024 JAN -3 PM 12:11
BROWARD COUNTY, FLORIDA

CORRECTIVE: This document is being recorded to amend the sale date, the publish location and the publish dates. Instrument# 119147569

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50981

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: 494126-AB-2200
Certificate Number: 5831
Date of Issuance: 05/25/2021
Certificate Holder: AMERICAN TAX FUNDING LLC
Description of Property: HABITAT II CONDO
UNIT 77-E
PER CDO BK/PG: 5085/459

Name in which assessed: ROBINSON, SASHAGAY
Legal Titleholders: ROBINSON, SASHAGAY
5915 NW 21 ST #77-E
LAUDERHILL, FL 33313

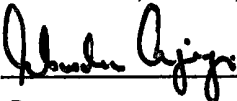
All of said property being in the County of Broward, State of Florida.

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:

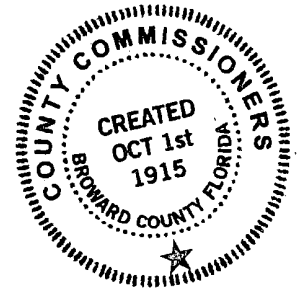
broward.deedauction.net
**Pre-registration is required to bid.*

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: 13514.43

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 50981

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

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

Parcel ID	Alt. Key	Property Address
4941 26 AB 2200	251226	5915 NW 21 STREET #77-E LAUDERHILL 33313

Legal Description

Condominium Unit No. 77-E HABITAT II CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 5085, Page 459, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 5831	\$133,270	No	No	No

Owner of Record on Current Tax Roll
SASHAGAY ROBINSON

Billing Name & Address

5915 NW 21 ST #77-E
LAUDERHILL FL 33313

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

Scott Heichel
Title Examiner

General Examiner Comments:

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

SASHAGAY ROBINSON
5915 NW 21 STREET, UNIT 77E
LAUDERHILL FL 33313

Document

Warranty Deed
Inst:115188100

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

Warranty Deed
Bk:21511 Pg:308

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

BROWARD COUNTY
CLERK OF THE CIRCUIT COURT
201 SE 6TH ST
FT LAUDERDALE FL 33301

Document

Judgment
Inst:113173593

Examiner Comments

Judgment
Inst:113173614

Judgment
Inst:113663481

Judgment
Inst:113810652

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
HABITAT II CONDOMINIUM, INC. C/O NEST GENERATION MANAGEMENT SERVICES 13790 NW 4TH ST SUITE 102 SUNRISE FL 33325	Sunbiz COA	
STRALEY & OTTO, P.A., REGISTERED AGENT O/B/O HABITAT II CONDOMINIUM, INC. 2699 STIRLING ROAD C-207 FORT LAUDERDALE FL 33312	Sunbiz COA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

Prepared by:

William Watson Trick, Jr., P.A.
1216 E. Atlantic Blvd. Suite 7
Pompano Beach, FL 33060
954-942-9774
File Number: 18re5070
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 29 day of **June, 2018** between **James Jones, a single man** whose post office address is **4796 NW 49th Road, Tamarac, FL 33319**, grantor, and **Sashagay Robinson** whose post office address is **5915 NW 21 Street, Unit 77E, Lauderhill, FL 33313**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** 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 and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Condominium Unit No. 77-E Habitat II Condominium, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 5085, Page 459, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Parcel Identification Number: 4941 26 AB 2200

Subject to the aforesaid declaration of condominium and all amendments thereto; comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters common to the Condominium; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record; and taxes for the year 2018 and subsequent years.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

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:

[Signature]
Witness Name: William Watson Trick, Jr.

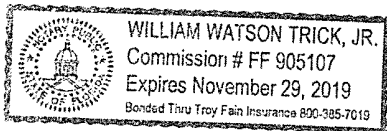
[Signature] (Seal)
James Jones

[Signature]
Witness Name: REYLL RODRIGUEZ MEDINA

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 29 day of June, 2018 by James Jones, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: William Watson Trick, Jr.

My Commission Expires: 11/29/2019

HABITAT II CONDOMINIUM ASSOCIATION, INC.

CERTIFICATE OF APPROVAL

This is to certify that: **SASHAGAY KAMIESHA ROBINSON** has been approved by the Board of Directors as the **PURCHASER** of the following described property in Broward County, Florida located within the **HABITAT II CONDOMINIUM ASSOCIATION, INC.**

OWNER: JAMES JONES

ADDRESS: 5915 NW 21TH ST 77E LAUDERHILL, FL 33313 as set forth in the Declaration of Condominium and Exhibits annexed thereto and forming part thereof, recorded in Official Records of the Public Records of Broward County, Florida and as amended. The above address includes, but is not limited to, all appurtenances to the **HABITAT II** unit above described, including the undivided interest in the common elements of said Condominium.

Such approval has been given to the provisions of the Declaration of Condominium of such Condominium.


DATED this 15 day of JUNE 2018 for the HABITAT II CONDOMINIUM ASSOCIATION, INC.

BY: 
ASSOCIATION REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME personally appeared WAYNE PINDELL known to me to be the person who executed the foregoing certificate, who after being duly sworn, says they are a member of the Board of Directors for HABITAT II CONDOMINIUM ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida, and that the statements contained in said certificate are true and correct; and acknowledges to execution thereof.

SWORN TO AND SUBSCRIBED before me this 15 day of June 2018


NOTARY PUBLIC

RETURN TO:

WILLIAM WATSON TRICK, JR
660 S. Federal Highway, 3rd Floor
Pompano Beach, FL 33062

This instrument was prepared by:

WILLIAM WATSON TRICK, JR
660 S. Federal Highway, 3rd Floor
Pompano Beach, FL 33062

Grantee S.S. No.

Grantee Name: JAMES JONES

Property Appraiser's
Parcel Identification No.:
9126-AB-220

WARRANTY DEED

This Indenture, made this 8 day of December, 1993
ROBERT J. RICHARDS, a single man, whose post office address is
3241 Vail View Drive, Daytona Beach, FL 32124, grantor and
JAMES JONES, a single man, whose post office address is 5915 NW
21 Street, Lauderhill, FL 33313, grantee

WITNESSETH that said grantor, for and in consideration of the sum
of TEN AND 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 and assigns
forever, the following described land, sutuate, lying and being
in Broward County, Florida, to wit:

Condominium Unit 77-E (the Unit) of Habitat II Condominium, a
Condominium, according to the Declaration of Condominium thereof,
as recorded in O. R. Book 5085, Page 459, Amendment to the
Declaration of Condominium, recorded in O.R. Book 5179, Page 875,
Second Amendment to the Declaration of Condominium, recorded in
O. R. Book 5281, Page 965, Third Amendment to the Declaration of
Condominium, recorded in O. R. Book 5420, Page 10, Fourth
Amendment to the Declaration of Condominium, recorded in O.R.
Book 5572, Page 117, and Fifth Amendment to the Declaration of
Condominium, recorded in O. R. Book 7198, Page 232 (said
Declaration of Condominium and amendments thereto hereinafter
collectively referred to as the Declaration), all of the Public
Records of Broward County, Florida, together with all
appurtenances thereto, including an undivided interest in the
common elements appertaining to the Unit, as more particularly
set forth in the Declaration.

Subject to zoning, restrictions and prohibitions imposed by
governmental authority; restrictions, easements and other matters
appearing on the plat and common to the condominium, the
aforesaid declaration of condominium and all exhibits and
amendments thereto; and to taxes for the year 1994 and subsequent
years.

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:

[Signature]
Name James J. Jones

[Signature] (SEAL)
ROBERT J. RICHARDS

[Signature]
Name Louise Clarke

(SEAL)

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this
, by ROBERT J. RICHARDS, a
single man, who is personally known to me or has produced
as identification and who did
take an oath.

My commission expires:
May 23, 1997

My Commission Number:
288808

OFFICIAL SEAL
Sherry Lynn Barcelo
My Commission Expires
May 23, 1997
Comm. No. CC 288808
[Signature]
Notary Public
Sherry Lynn Barcelo
Printed, typed or stamped name

BR 2151160308

APPROVAL OF TRANSFER

KNOW ALL MEN BY THESE PRESENTS

That pursuant to the Declaration of Condominium of Habitat II Condominium, the Association by and through its Board of Directors, has approved and does by these presents approve the transfer of that certain Condominium Unit No. 77E To: James Jones

IN WITNESS WHEREOF, the Association has caused these presents to be executed this 19 day of Nov, 1993.

Signed, Sealed and Delivered in the presence of:

HABITAT II CONDOMINIUM, INC.

By: James Corrado Pres
President

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 19 day of November, 1993 by THERESA CORRADO, as President of HABITAT II CONDOMINIUM, INC., a Florida corporation, on behalf of the corporation. She is personally known to me or has produced an ID card as identification and did (did not) take an oath.

Notary Public
Printed Name: Joan M. Kuntz

This instrument prepared by:
Irvin W. Nachman, Esq.
4441 Stirling Road
Ft. Lauderdale, FL 33314



Notary Public, State of Florida
JOAN M. KUNTZ
My Comm. Exp. Oct. 20, 1996
Comm. No. CC 237261

BR21511PG0309

*** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 8/13/2015 10:21:12 AM.***

17th JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY

DIVISION:
CRIMINAL

DIVISION: FA

JUDGMENT

THE STATE OF FLORIDA VS. CASE NUMBER
James Jones 15-3030 CF 10A
DEFENDANT
Probation Violator

State Attorney M. Schiuma
Court Reporter S. Wilson

The Defendant, James Jones being personally before this Court represented by
N. Devine H, his attorney of record, and having:

(Check applicable provision)

- Been tried and found guilty of the following crime(s)
- Entered a plea of guilty to the following crime(s)
- Entered a plea of nolo contendere to the following crime(s)

COUNT	CRIME	OFFENSE STATUTE NUMBER(S)	DEGREE OF CRIME	ADD'L MONIES IMPOSED
<u>I</u>	<u>Fleeing or Attempting to Elude a LEO</u>	<u>316.1935(1)</u>	<u>3^o</u>	

and no cause having been shown why the Defendant should not be adjudicated guilty, IT IS ORDERED THAT the Defendant is hereby ADJUDICATED GUILTY of the above crime(s).

The Defendant is hereby ordered to pay the sum of Fifty dollars (\$50.00) pursuant to F.S. 938.03 (Crimes Comp. Trust Fund). The Defendant is further ordered to pay the sum of Five Dollars (\$5.00) as court costs pursuant to F.S. 938.03(1) and 938.15 Fines imposed as part of a sentence pursuant to F.S. 777.083(1) are to be recorded on the Sentence page(s).

(Check if applicable)

Stayed & Withheld The court hereby stays and withholds the imposition of sentence as to count(s) I and places the Defendant on probation for a period of 18 months under the supervision of the Department of Corrections (conditions of probation set forth in a separate order)

Sentence Deferred The court hereby defers imposition of sentence until _____ (Date)

Until Later Date Pay \$225.00 Trust Fund pursuant to F.S. 938.05(1)(a)

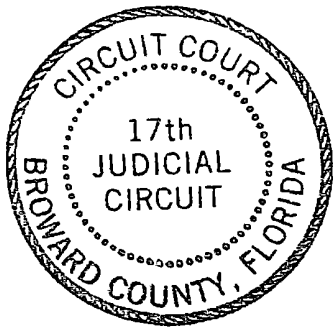
Count(s) _____ : _____ DAYS/MONTHS BROWARD COUNTY JAIL W/CREDIT _____ DAYS TIME SERVED.

The Defendant in open court was advised of his right to appeal from this Judgment by filing notice of appeal with the Clerk of Court within thirty days following the date sentence is imposed or probation is ordered pursuant to this adjudication. The Defendant was also advised of his right to the assistance of counsel in taking said appeal at the expense of the State upon showing indigence.

JUDGE LISA PORTER

I hereby certify that a true and correct copy of the above and foregoing was served on the State Attorney by: hand delivery U.S. mail and to the Defense Attorney by: hand delivery U.S. mail this 13 day of Aug 2015.

[Signature]
Deputy Clerk
ICC 112-65 JUDGMENT



I HEREBY CERTIFY that the above and foregoing is a true and correct copy of

_____ the original as filed in my office.

WITNESS my hand and Official Seal at Fort Lauderdale, FL, this _____ day of _____

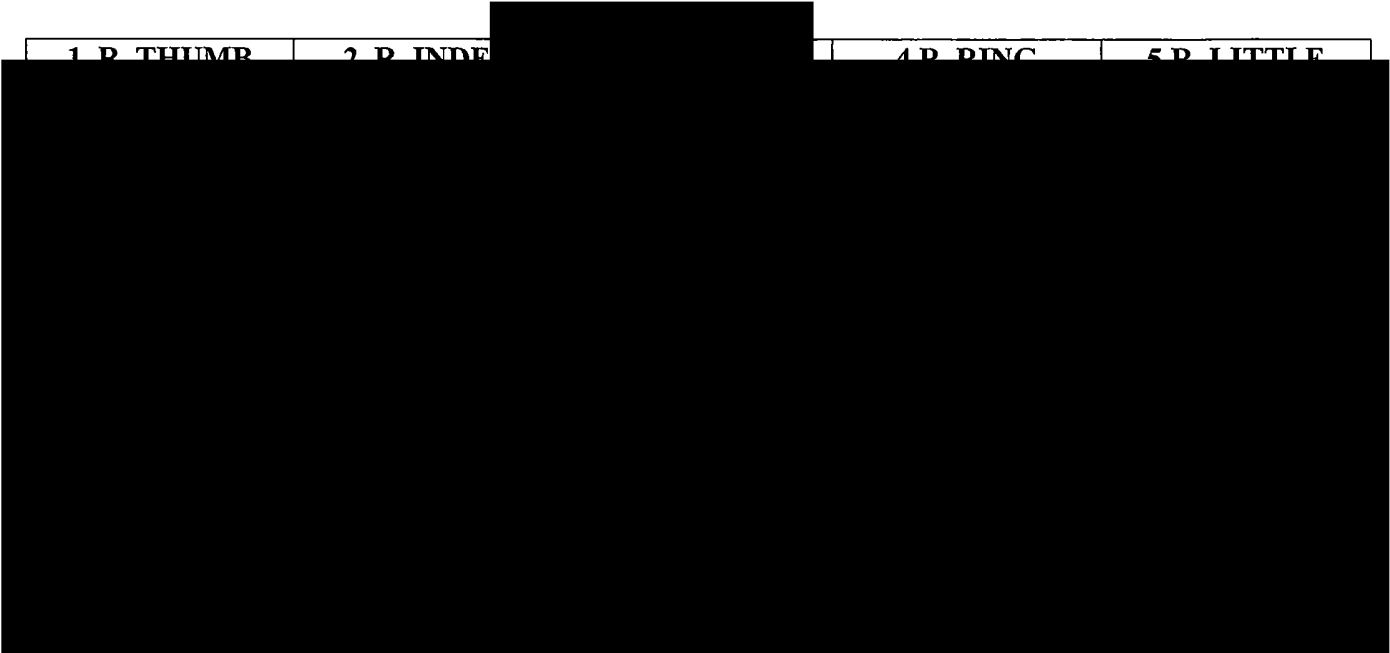
CLERK OF THE CIRCUIT COURT

By _____
Deputy Clerk

Jones James

DIVISION: <i>FA</i> CRIMINAL	[] ADJUDICATION WITHHELD	CASE NUMBER
	<input checked="" type="checkbox"/> ADJUDICATED GUILTY	<i>15-3030 CF 10A</i>

FINGERPRINTS OF DEFENDANT



Fingerprints taken by:

Angela H 5308

 Name & Title

Court Deputy

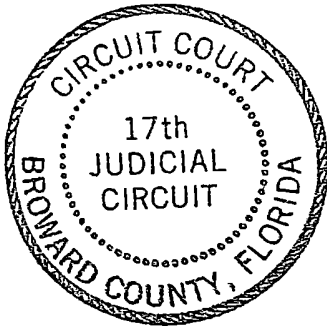
DONE AND ORDERED in Open Court at Broward County, Florida this 13 day of AUG 2015.
 I HEREBY CERTIFY that the above and foregoing fingerprints are of the Defendant

James Jones, and that they were placed thereon by said defendant in my presence

in Open court this date.

[Signature]

 JUDGE **LISA PORTER**



I HEREBY CERTIFY that the above and foregoing is a true and correct copy of

_____ the original as filed in my office.

WITNESS my hand and Official Seal at Fort Lauderdale, FL, this _____ day of _____

CLERK OF THE CIRCUIT COURT

By _____
Deputy Clerk

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 8/13/2015 10:21:12 AM.****

**IN THE CIRCUIT. COUNTY COURT OF
 THE SEVENTEENTH JUDICIAL CIRCUIT,
 IN AND FOR BROWARD COUNTY, FLORIDA**

STATE OF FLORIDA, Plaintiff vs,

James James
 Defendant

IN THE INTEREST OF

_____ A Child

CASE NO: 15-3030CF06

JUDGE: Porter

_____ Name of Mother/Gaurdian (if minor)

_____ Name of Father/Gaurdian (if minor)

Deonette
 Attorney's Name

Defendant represented by (check one)
 Public Defender Conflict Attorney

JUDGMENT/LIEN FOR ATTORNEY'S FEES AND COSTS

A Public Defender or Conflict Attorney having been previously appointed to represent the defendant by virtue of a sworn Application for Criminal Indigent Status. In that application, the defendant or parent/gaurdian of a minor or tax-dependant person was noticed that the appointment of a public defender/court appointed lawyer and costs/application fee/ due process services are not free. Notice was also given that a judgment and lien may be imposed against all real or personal property you own to pay for legal and other services provided on your behalf or on behalf of the person for whom you are making this application. Therefore, it is ORDERED AND ADJUDGED as follows:

- The Court hereby ORDERS, pursuant to Section 938.29 of the Florida Statutes, the defendant, or parents/guardians of a minor or adult tax-dependant defendant, to pay the attorney's fees and/or costs and/or application fee as indicated below:

<input type="checkbox"/> \$50 Application fee(if not previously paid)	<input type="checkbox"/> Misdemeanor and/or criminal traffic and/or municipal ordinance violation	\$200
<input type="checkbox"/> Life felony \$ 500	<input type="checkbox"/> Additional \$100 for jury trial up to 5 days	
<input type="checkbox"/> First Degree felony \$ 500	<input type="checkbox"/> Guardianship, Incapacity, Developmentally Adult, and Protective Services cases	\$650
<input type="checkbox"/> Second Degree felony \$ 400	<input type="checkbox"/> CINS/FINS cases	\$1,000
<input checked="" type="checkbox"/> Third Degree felony \$ 300		
<input type="checkbox"/> Jimmy Ryce cases \$ 500		
<input type="checkbox"/> \$ _____ for costs.		

Juvenile Cases

<input type="checkbox"/> Felony	\$200
<input type="checkbox"/> Misdemeanor	\$100

Appellate Cases

<input type="checkbox"/> CINS/FINS	\$2,500	<input type="checkbox"/> Non-capital Felony Transcripts \$ _____
<input type="checkbox"/> Dependency/Termination of parental rights	\$2,500	(juvenile and adult) (days in trial times \$200; max \$1000)
		<input type="checkbox"/> Misdemeanor Transcripts \$ _____
		(days in trial times \$100; max \$500)
- The Court orders payment to be made as follows. (check one)
 - if the defendant is on probation, payment prior to the end of probation, or
 - if the defendant is not probation, payment within _____ days from the date of this Judgment/Lien.

For all of which let execution issue.
- Pursuant to section 938.29, Florida Statutes, and because of this assessment, a lien is hereby created (even if payment is not due until a later date), in the form of this judgment/lien; in the name of State of Florida, upon all the property, both real and personal, presently owned or later acquired, of the defendant, or parents/guardians (if minor or adult tax-dependent defendant). This Judgment/Lien shall be filed for record in the county where the defendant or parents/guardians reside and in each county in which the defendant or parents/guardians then own or later acquires property. This Judgment/Lien for attorney's fees and costs shall be in addition to any other costs or fees imposed by law.

The following information is required.

Defendant (If an adult)

Date of Birth _____

Street Address 1012 NW 9 Avenue Apt 1

City, State, Zip Hallandale Beach, FL 33009 County Broward

Judgment/Lien for Attorney's Fee's and Costs for Case No. 15-3030 CFWA

Mother or Guardian (Required only if defendant is a minor or adult tax-dependent person).

Name _____ Social Security No. _____

Street Address _____

City, State, Zip _____ County _____

Father or Guardian (Required only if defendant is a minor or adult tax-dependent person).

Name _____ Social Security No. _____

Street Address _____

City, State, Zip _____

PAYMENT INSTRUCTIONS FOR DEFENDANT OR PARENT/GUARDIAN OF MINOR OR ADULT TAX-DEPENDENT PERSON

If the defendant IS ON CIRCUIT COURT (STATE) PROBATION through Dept. of Corrections, all payments are to be made at the Probation Office.

If the defendant IS ON BROWARD SHERIFF'S OFFICE PROBATION (for a misdemeanor or criminal traffic conviction), all payments are to be made in lump sum or installments payments by cash, cashier's check or money order made payable to "HOWARD C. FORMAN, CLERK OF COURTS" AT the applicable Clerk's payment location(s). The name of the defendant and case number must accompany payments(s) The defendant must SHOW PROOF OF PAYMENT TO THE PROBATION OFFICER.

If the defendant is NOT ON PROBATION, all payments are to be made in full by cash, cashier's check or money order made payable to "HOWARD C. FORMAN, CLERK OF COURTS" AT the applicable Clerk's payment location(s). The name of the defendant and case number must accompany payments(s).

CLERK'S PAYMENT LOCATIONS

Juvenile Cases: may only be paid at 201 S.E. 6th Street, Room 444, Fort Lauderdale, FL 33301

Felony Cases: may only be paid at 201 S.E. 6th Street, Room 160, Fort Lauderdale, FL 33301

Traffic Criminal & Misdemeanor Cases: (If mailing, mail only to: P.O. Box 14610, Fort Lauderdale, FL 33302-4610 or in person at (see below):

Central Courthouse: 201 S.E. 6th Street, Room 130, Fort Lauderdale, FL 33301

North Courthouse: 1600 W. Hillsboro Blvd., Deerfield Beach, FL 33442

West Courthouse: 100 N. Pine Island Road, Plantation, FL 33324

South Courthouse: 3550 Hollywood Blvd., Hollywood, FL 33021

Rick Case Honda: 15700 Rick Case Honda Way, Davie, FL 33331

DHSMV Office - Lauderdale Lakes: 3718-3 W. Oakland Park Blvd., Lauderdale Lakes, FL 33311

DHSMV Office - Margate: 2500 N. State Road 7, Margate, FL 33063

Via the World Wide Web at www.browardclerk.org

For further information regarding this debt, call the Clerk of Courts at 954-831-6565, Press 4 to expedite your call.

The Clerk of the Court shall forthwith send a certified copy of this Judgment/Lien to County Records for Recording. Recording of the certified copy of this Judgment/Lien shall perfect a lien on any presently owned or after acquired real or personal property owned by the defendant, defendant's estate, and parents/guardians and his/her estates, (if a minor or adult tax dependent person).

DONE AND ORDERED in Broward County, Florida on this 13 day of August, 15

Circuit/County Court Judge
Itan Judge Porto
Defendant/Parent/Guardian---(pink)
Appropriate Office (if probation)---(gold)

Original to Clerk---(white)

Copies to : CERTIFIED COPY OF ORIGINAL to County Records---(blue)
Public Defender of Conflict Atty.---(yellow)

*** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 4/28/2016 10:31:02 AM.***

IN THE CIRCUIT. COUNTY COURT OF
THE SEVENTEENTH JUDICIAL CIRCUIT,
IN AND FOR BROWARD COUNTY, FLORIDA

STATE OF FLORIDA, Plaintiff vs,

James Jones
Defendant

IN THE INTEREST OF

_____ A Child

CASE NO: 150127330F10A

JUDGE: Naimes

Name of Mother/Gaurdian (if minor)

Name of Father/Gaurdian (if minor)

Defendant represented by (check one)

Public Defender Conflict Attorney

N. Martin
Attorney's Name

JUDGMENT/LIEN FOR ATTORNEY'S FEES AND COSTS

A Public Defender or Conflict Attorney having been previously appointed to represent the defendant by virtue of a sworn Application for Criminal Indigent Status. In that application, the defendant or parent/gaurdian of a minor or tax-dependant person was noticed that the appointment of a public defender/court appointed lawyer and costs/application fee/ due process services are not free. Notice was also given that a judgment and lien may be imposed against all real or personal property you own to pay for legal and other services provided on your behalf or on behalf of the person for whom you are making this application. Therefore, it is ORDERED AND ADJUDGED as follows:

- The Court hereby ORDERS, pursuant to Section 938.29 of the Florida Statutes, the defendant, or parents/guardians of a minor or adult tax-dependant defendant, to pay the attorney's fees and/or costs and/or application fee as indicated below:

<input checked="" type="checkbox"/> \$50 Application fee (if not previously paid)	<input type="checkbox"/> Misdemeanor and/or criminal traffic and/or municipal ordinance violation	\$200
<input type="checkbox"/> Life felony \$ 500	<input type="checkbox"/> Additional \$100 for jury trial up to 5 days	
<input type="checkbox"/> First Degree felony \$ 500	<input type="checkbox"/> Guardianship, Incapacity, Developmentally Adult, and Protective Services cases	\$650
<input type="checkbox"/> Second Degree felony \$ 400	<input type="checkbox"/> CINS/FINS cases	\$1,000
<input checked="" type="checkbox"/> Third Degree felony \$ 300		
<input type="checkbox"/> Jimmy Ryce cases \$ 500		
<input type="checkbox"/> \$ _____ for costs.		

Juvenile Cases

<input type="checkbox"/> Felony \$200	
<input type="checkbox"/> Misdemeanor \$100	

Appellate Cases

<input type="checkbox"/> CINS/FINS \$2,500	<input type="checkbox"/> Non-capital Felony Transcripts \$ _____	(days in trial times \$200; max \$1000)
<input type="checkbox"/> Dependency/Termination of parental rights \$2,500	<input type="checkbox"/> Misdemeanor Transcripts \$ _____	(days in trial times \$100; max \$500)

- The Court orders payment to be made as follows: (check one)
 - if the defendant is on probation, payment prior to the end of probation, or
 - if the defendant is not probation, payment within _____ days from the date of this Judgment/Lein.
 For all of which let execution issue.
- Pursuant to section 938.29, Florida Statutes, and because of this assessment, a lien is hereby created (even if payment is not due until a later date), in the form of this judgment/lein; in the name of State of Florida, upon all the property, both real and personal, presently owned or later acquired, of the defendant, or parents/guardians (if minor or adult tax-dependent defendant). This Judgment/Lein shall be filed for record in the county where the defendant or parents/guardians reside and in each county in which the defendant or parents/guardians then own or later acquires property. This Judgment/Lein for attorney's fees and costs shall be in addition to any other costs or fees imposed by law.

The following information is required.

Defendant (if an adult)

Date of Birth _____

Street Address _____

City, State, Zip _____ County _____

Judgment/Lien for Attorney's Fee's and Costs for Case No. 15012733CF107A

Mother or Guardian (Required only if defendant is a minor or adult tax-dependent person).

Name _____ Social Security No. _____

Street Address _____

City, State, Zip _____ County _____

Father or Guardian (Required only if defendant is a minor or adult tax-dependent person).

Name _____ Social Security No. _____

Street Address _____

City, State, Zip _____

PAYMENT INSTRUCTIONS FOR DEFENDANT OR PARENT/GUARDIAN OF MINOR OR ADULT TAX-DEPENDENT PERSON

If the defendant IS ON CIRCUIT COURT (STATE) PROBATION through Dept. of Corrections, all payments are to be made at the Probation Office.

If the defendant IS ON BROWARD SHERIFF'S OFFICE PROBATION (for a misdemeanor or criminal traffic conviction), all payments are to be made in lump sum or installments payments by cash, cashier's check or money order made payable to "HOWARD C. FORMAN, CLERK OF COURTS" AT the applicable Clerk's payment location(s). The name of the defendant and case number must accompany payments(s). The defendant must SHOW PROOF OF PAYMENT TO THE PROBATION OFFICER.

If the defendant is NOT ON PROBATION, all payments are to be made in full by cash, cashier's check or money order made payable to "HOWARD C. FORMAN, CLERK OF COURTS" AT the applicable Clerk's payment location(s). The name of the defendant and case number must accompany payments(s).

CLERK'S PAYMENT LOCATIONS

Juvenile Cases: may only be paid at 201 S.E. 6th Street, Room 444, Fort Lauderdale, FL 33301

Felony Cases: may only be paid at 201 S.E. 6th Street, Room 160, Fort Lauderdale, FL 33301

Traffic Criminal & Misdemeanor Cases: (If mailing, mail only to: P.O. Box 14610, Fort Lauderdale, FL 33302-4610 or in person at (see below):

Central Courthouse: 201 S.E. 6th Street, Room 130, Fort Lauderdale, FL 33301

North Courthouse: 1600 W. Hillsboro Blvd., Deerfield Beach, FL 33442

West Courthouse: 100 N. Pine Island Road, Plantation, FL 33324

South Courthouse: 3550 Hollywood Blvd., Hollywood, FL 33021

Rick Case Honda: 15700 Rick Case Honda Way, Davie, FL 33331

DHSMV Office - Lauderdale Lakes: 3718-3 W. Oakland Park Blvd., Lauderdale Lakes, FL 33311

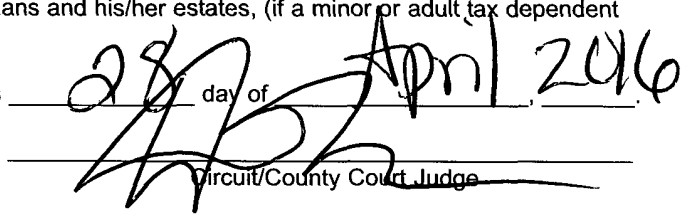
DHSMV Office - Margate: 2500 N. State Road 7, Margate, FL 33063

Via the World Wide Web at www.browardclerk.org

For further information regarding this debt, call the Clerk of Courts at 954-831-6565, Press 4 to expedite your call.

The Clerk of the Court shall forthwith send a certified copy of this Judgment/Lien to County Records for Recording. Recording of the certified copy of this Judgment/Lien shall perfect a lien on any presently owned or after acquired real or personal property owned by the defendant, defendant's estate, and parents/guardians and his/her estates, (if a minor or adult tax dependent person).

DONE AND ORDERED in Broward County, Florida on this 28 day of April, 2016



Circuit/County Court Judge

Original to Clerk---(white)

Copies to : CERTIFIED COPY OF ORIGINAL to County Records---(blue)
Public Defender of Conflict Atty.---(yellow)

Defendant/Parent/Guardian---(pink)
Appropriate Office (if probation)---(gold)

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 7/13/2016 8:39:53 AM.****

IN THE CIRCUIT. COUNTY COURT OF
THE SEVENTEENTH JUDICIAL CIRCUIT,
IN AND FOR BROWARD COUNTY, FLORIDA

STATE OF FLORIDA, Plaintiff vs,

James Jones
Defendant

IN THE INTEREST OF

_____ A Child

CASE NO: 15063030<F10A
JUDGE: Porter

Name of Mother/Gaurdian (if minor)

Name of Father/Gaurdian (if minor)

Defendant represented by (check one)

Public Defender Conflict Attorney

Attorney's Name

JUDGMENT/LIEN FOR ATTORNEY'S FEES AND COSTS

A Public Defender or Conflict Attorney having been previously appointed to represent the defendant by virtue of a sworn Application for Criminal Indigent Status. In that application, the defendant or parent/guardian of a minor or tax-dependant person was noticed that the appointment of a public defender/court appointed lawyer and costs/application fee/ due process services are not free. Notice was also given that a judgment and lien may be imposed against all real or personal property you own to pay for legal and other services provided on your behalf or on behalf of the person for whom you are making this application. Therefore, it is ORDERED AND ADJUDGED as follows:

1. The Court hereby ORDERS, pursuant to Section 938.29 of the Florida Statutes, the defendant, or parents/guardians of a minor or adult tax-dependant defendant, to pay the attorney's fees and/or costs and/or application fee as indicated below:

- | | | |
|---|---|---------|
| <input type="checkbox"/> \$50 Application fee(if not previously paid) | <input type="checkbox"/> Misdemeanor and/or criminal traffic and/or municipal ordinance violation | \$200 |
| <input type="checkbox"/> Life felony \$ 500 | <input type="checkbox"/> Additional \$100 for jury trial up to 5 days | |
| <input type="checkbox"/> First Degree felony \$ 500 | <input type="checkbox"/> Guardianship, Incapacity, Developmentally Adult, and Protective Services cases | \$650 |
| <input type="checkbox"/> Second Degree felony \$ 400 | <input type="checkbox"/> CINS/FINS cases | \$1,000 |
| <input checked="" type="checkbox"/> Third Degree felony \$ 300 | | |
| <input type="checkbox"/> Jimmy Ryce cases \$ 500 | | |
| <input type="checkbox"/> \$ _____ for costs. | | |

Juvenile Cases

- | | |
|--------------------------------------|-------|
| <input type="checkbox"/> Felony | \$200 |
| <input type="checkbox"/> Misdemeanor | \$100 |

Appellate Cases

- | | | |
|--|---------|--|
| <input type="checkbox"/> CINS/FINS | \$2,500 | <input type="checkbox"/> Non-capital Felony Transcripts \$ _____ |
| <input type="checkbox"/> Dependency/Termination of parental rights | \$2,500 | (juvenile and adult) (days in trial times \$200; max \$1000) |
| | | <input type="checkbox"/> Misdemeanor Transcripts \$ _____ |
| | | (days in trial times \$100; max \$500) |

2. The Court orders payment to be made as follows: (check one)
 if the defendant is on probation, payment prior to the end of probation, or
 if the defendant is not probation, payment within _____ days from the date of this Judgment/Lein.
 For all of which let execution issue.
3. Pursuant to section 938.29, Florida Statutes, and because of this assessment, **a lien is hereby created** (even if payment is not due until a later date), in the form of this judgment/lein; in the name of State of Florida, upon all the property, both real and personal, presently owned or later acquired, of the defendant, or parents/guardians (if minor or adult tax-dependent defendant). This Judgment/Lein shall be filed for record in the county where the defendant or parents/guardians reside and in each county in which the defendant or parents/guardians then own or later acquires property. This Judgment/Lein for attorney's fees and costs shall be in addition to any other costs or fees imposed by law.

The following information is required.

Defendant (If an adult)

Date of Birth _____

Street Address 1012 NW 9th Ave, Apt 1

City, State, Zip Hallandale Bch FL 33009 County Broward

Judgment/Lien for Attorney's Fee's and Costs for Case No. 15003030CF10A

Mother or Guardian (Required only if defendant is a minor or adult tax-dependent person).

Name _____ Social Security No. _____

Street Address _____

City, State, Zip _____ County _____

Father or Guardian (Required only if defendant is a minor or adult tax-dependent person).

Name _____ Social Security No. _____

Street Address _____

City, State, Zip _____

PAYMENT INSTRUCTIONS FOR DEFENDANT OR PARENT/GUARDIAN OF MINOR OR ADULT TAX-DEPENDENT PERSON

If the defendant IS ON CIRCUIT COURT (STATE) PROBATION through Dept. of Corrections, all payments are to be made at the Probation Office.

If the defendant IS ON BROWARD SHERIFF'S OFFICE PROBATION (for a misdemeanor or criminal traffic conviction), all payments are to be made in lump sum or installments payments by cash, cashier's check or money order made payable to "HOWARD C. FORMAN, CLERK OF COURTS" AT the applicable Clerk's payment location(s). The name of the defendant and case number must accompany payments(s). The defendant must SHOW PROOF OF PAYMENT TO THE PROBATION OFFICER.

If the defendant is NOT ON PROBATION, all payments are to be made in full by cash, cashier's check or money order made payable to "HOWARD C. FORMAN, CLERK OF COURTS" AT the applicable Clerk's payment location(s). The name of the defendant and case number must accompany payments(s).

CLERK'S PAYMENT LOCATIONS

Juvenile Cases: may only be paid at 201 S.E. 6th Street, Room 349, Fort Lauderdale, FL 33301

Felony Cases: may only be paid at 201 S.E. 6th Street, Room 160, Fort Lauderdale, FL 33301

Traffic Criminal & Misdemeanor Cases: (If mailing, mail only to: P.O. Box 14610, Fort Lauderdale, FL 33302-4610 or in person at (see below):

Central Courthouse: 201 S.E. 6th Street, Room 130, Fort Lauderdale, FL 33301

North Courthouse: 1600 W. Hillsboro Blvd., Deerfield Beach, FL 33442

West Courthouse: 100 N. Pine Island Road, Plantation, FL 33324

South Courthouse: 3550 Hollywood Blvd., Hollywood, FL 33021

Rick Case Honda: 15700 Rick Case Honda Way, Davie, FL 33331

DHSMV Office - Lauderdale Lakes: 3718-3 W. Oakland Park Blvd., Lauderdale Lakes, FL 33311

DHSMV Office - Margate: 2500 N. State Road 7, Margate, FL 33063

Via the World Wide Web at www.browardclerk.org

For further information regarding this debt, call the Clerk of Courts at 954-831-6565, Press 4 to expedite your call.

The Clerk of the Court shall forthwith send a certified copy of this Judgment/Lien to County Records for Recording. Recording of the certified copy of this Judgment/Lien shall perfect a lien on any presently owned or after acquired real or personal property owned by the defendant, defendant's estate, and parents/guardians and his/her estates, (if a minor or adult tax dependent person).

DONE AND ORDERED in Broward County, Florida on this 13 day of July, 2016

Circuit/County Court Judge

Original to Clerk---(white)

Copies to : CERTIFIED COPY OF ORIGINAL to County Records---(blue)

Public Defender of Conflict Atty.---(yellow)

Defendant/Parent/Guardian---(pink)

Appropriate Office (if probation)---(gold)



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

Detail by Entity Name

Florida Not For Profit Corporation
HABITAT II CONDOMINIUM, INC.

Filing Information

Document Number 724524
FEI/EIN Number 59-1504769
Date Filed 10/11/1972
State FL
Status ACTIVE

Principal Address

C/O Next Generation Management Services
13790 NW 4th ST
Suite 102
Sunrise, FL 33325

Changed: 03/28/2023

Mailing Address

C/O Next Generation Management Services
13790 NW 4th St
Suite 102
Sunrise, FL 33325

Changed: 03/28/2023

Registered Agent Name & Address

Straley & Otto, P.A.
2699 Stirling Road
C-207
Fort Lauderdale, FL 33312

Name Changed: 06/18/2019

Address Changed: 06/18/2019

Officer/Director Detail

Name & Address

Title Treasurer

Fernandez, Roy
C/O Next Generation Management Services
13790 NW 4TH ST
Suite 102
SUNRISE, FL 33325

Title President

Fernandez, Zenaida
C/O Next Generation Management Services
13790 NW 4TH ST
Suite 102
SUNRISE, FL 33325

Title VP

TRUE, NOEL
C/O Next Generation Management Services
13790 NW 4TH ST
Suite 102
SUNRISE, FL 33325

Title Secretary

Polite, JACKLYN
C/O Next Generation Management Services
13790 NW 4TH ST
Suite 102
SUNRISE, FL 33325

Title Director

Harris, Darwin
C/O Next Generation Management Services
13790 NW 4TH ST
Suite 102
SUNRISE, FL 33325

Annual Reports

Report Year	Filed Date
2022	02/21/2022
2023	03/28/2023
2023	05/10/2023

Document Images

05/10/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
03/28/2023 -- ANNUAL REPORT	View image in PDF format
02/21/2022 -- ANNUAL REPORT	View image in PDF format
04/15/2021 -- ANNUAL REPORT	View image in PDF format
04/14/2020 -- ANNUAL REPORT	View image in PDF format

06/18/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
03/27/2019 -- ANNUAL REPORT	View image in PDF format
05/30/2018 -- ANNUAL REPORT	View image in PDF format
02/15/2017 -- ANNUAL REPORT	View image in PDF format
06/15/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
03/12/2015 -- ANNUAL REPORT	View image in PDF format
03/28/2014 -- ANNUAL REPORT	View image in PDF format
04/17/2013 -- ANNUAL REPORT	View image in PDF format
05/09/2012 -- ANNUAL REPORT	View image in PDF format
03/16/2012 -- ANNUAL REPORT	View image in PDF format
03/24/2011 -- ANNUAL REPORT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
03/06/2009 -- ANNUAL REPORT	View image in PDF format
02/04/2008 -- ANNUAL REPORT	View image in PDF format
08/22/2007 -- Reg. Agent Change	View image in PDF format
03/02/2007 -- ANNUAL REPORT	View image in PDF format
04/22/2006 -- ANNUAL REPORT	View image in PDF format
03/31/2006 -- ANNUAL REPORT	View image in PDF format
02/21/2005 -- ANNUAL REPORT	View image in PDF format
02/09/2004 -- ANNUAL REPORT	View image in PDF format
03/10/2003 -- ANNUAL REPORT	View image in PDF format
04/07/2002 -- ANNUAL REPORT	View image in PDF format
05/22/2001 -- ANNUAL REPORT	View image in PDF format
02/24/2000 -- ANNUAL REPORT	View image in PDF format
02/19/1999 -- ANNUAL REPORT	View image in PDF format
03/26/1998 -- ANNUAL REPORT	View image in PDF format
12/11/1997 -- Reg. Agent Change	View image in PDF format
04/18/1997 -- ANNUAL REPORT	View image in PDF format
01/25/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format



Site Address	5915 NW 21 STREET #77-E, LAUDERHILL FL 33313	ID #	4941 26 AB 2200
Property Owner	ROBINSON, SASHAGAY	Millage	1912
Mailing Address	5915 NW 21 ST #77-E LAUDERHILL FL 33313	Use	04
Abbr Legal Description	HABITAT II CONDO UNIT 77-E PER CDO BK/PG: 5085/459		

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	\$13,330	\$119,940	\$133,270	\$109,090	
2021	\$10,390	\$93,500	\$103,890	\$99,180	\$3,441.21
2020	\$9,020	\$81,150	\$90,170	\$90,170	\$3,164.39

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$133,270	\$133,270	\$133,270	\$133,270
Portability	0	0	0	0
Assessed/SOH	\$109,090	\$133,270	\$109,090	\$109,090
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	\$109,090	\$133,270	\$109,090	\$109,090

Sales History			
Date	Type	Price	Book/Page or CIN
6/29/2018	WD-Q	\$97,000	115188100
12/1/1993	WD	\$27,400	21511 / 308
4/1/1978	SWD	\$24,000	

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		1080
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1973/1972		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19					LD			
R								
1								

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

DATE: January 2nd, 2024
PROPERTY ID # 494126-AB-2200 (TD # 50981)

WARNING

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

BROWARD COUNTY
CLERK OF THE CIRCUIT COURT
201 SE 6TH ST
FT LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5915 NW 21 ST UNIT 77E 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.

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 January 31, 2024\$13,745.43

Or

* Estimated Amount due if paid by February 20, 2024\$13,923.95

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

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

DATE: January 2nd, 2024
PROPERTY ID # 494126-AB-2200 (TD # 50981)

WARNING

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

BROWARD CLERK OF COURTS
201 SE 6TH ST RM 18150
FORT LAUDERDALE, FL 33301-3303

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5915 NW 21 ST UNIT 77E 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.

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 January 31, 2024\$13,745.43

Or

* Estimated Amount due if paid by February 20, 2024\$13,923.95

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

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

DATE: January 2nd, 2024
PROPERTY ID # 494126-AB-2200 (TD # 50981)

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 5915 NW 21 ST UNIT 77E 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.

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 January 31, 2024\$13,745.43

Or

* Estimated Amount due if paid by February 20, 2024\$13,923.95

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

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

DATE: January 2nd, 2024
PROPERTY ID # 494126-AB-2200 (TD # 50981)

WARNING

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

HABITAT II CONDOMINIUM, INC.
C/O NEST GENERATION MANAGEMENT SERVICES
13790 NW 4TH ST STE 102
SUNRISE, FL 33325

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5915 NW 21 ST UNIT 77E 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.

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 January 31, 2024\$13,745.43

Or

* Estimated Amount due if paid by February 20, 2024\$13,923.95

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

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

DATE: January 2nd, 2024
PROPERTY ID # 494126-AB-2200 (TD # 50981)

WARNING

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

STRALEY & OTTO, P.A., REGISTERED AGENT
O/B/O HABITAT II CONDOMINIUM, INC.
2699 STIRLING ROAD C-207
FORT LAUDERDALE, FL 33312

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5915 NW 21 ST UNIT 77E 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.

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 January 31, 2024\$13,745.43

Or

* Estimated Amount due if paid by February 20, 2024\$13,923.95

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

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

DATE: January 2nd, 2024
PROPERTY ID # 494126-AB-2200 (TD # 50981)

WARNING

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

SASHAGAY ROBINSON
5915 NW 21 STREET, UNIT 77E
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5915 NW 21 ST UNIT 77E 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.

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 January 31, 2024\$13,745.43

Or

* Estimated Amount due if paid by February 20, 2024\$13,923.95

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

9589 0710 5270 1584 1584 3191 58

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 Postage

\$ _____

Sent To

Street and

City, State

TD 50981 FEBRUARY 2024 WARNING

CITY OF LAUDERHILL

ATTN: ANA SANCHEZ

5581 W OAKLAND PARK BLVD

LAUDERHILL, FL 33313

9589 0710 5270 1584 3191 65

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 Po:

\$

Sent To

Street and

City, State

TD 50981 FEBRUARY 2024 WARNING
SASHAGAY ROBINSON
5915 NW 21 STREET, UNIT 77E
LAUDERHILL, FL 33313

9589 0710 5270 1584 3191 72

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 Po: \$ _____

Sent To

Street an. _____

City, State _____

TD 50981 FEBRUARY 2024 WARNING
HABITAT II CONDOMINIUM, INC.
C/O NEST GENERATION MANAGEMENT SERVICES
13790 NW 4TH ST STE 102
SUNRISE, FL 33325

9589 0710 5270 1584 3191 89

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 fees as appropriate)

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

Postmark
Here

Postage \$

Total Po \$

Sent To \$

Street an

City, Stat.

TD 50981 FEBRUARY 2024 WARNING
STRALEY & OTTO, P.A., REGISTERED AGENT
O/B/O HABITAT II CONDO, INC.
2699 STIRLING ROAD C-207
FORT LAUDERDALE, FL 33312

9589 0710 5270 1584 3191 96

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 P

\$

Sent To

Street a

City, Sta

TD 50981 FEBRUARY 2024 WARNING
BROWARD COUNTY
CLERK OF THE CIRCUIT COURT
 201 SE 6TH ST
 FT LAUDERDALE, FL 33301

9589 0710 5270 1584 3192 02

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 Po

\$

Sent To

Street an

City, State

TD 50981 FEBRUARY 2024 WARNING
BROWARD CLERK OF COURTS
201 SE 6TH ST RM 18150
FORT LAUDERDALE, FL 33301-3303

USER: COMPLETE THIS SECTION

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

Article Addressed to:

TD 50981 FEBRUARY 2024 WARNING
HABITAT II CONDOMINIUM, INC.
C/O NEST GENERATION MANAGEMENT SERVICES
13790 NW 4TH ST STE 102
SUNRISE, FL 33325



9590 9402 7893 2234 4502 30

COMPLETE THIS SECTION ON DELIVERY

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

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

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

2 9589 0710 5270 1584 3191 72
(over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse 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 50981 FEBRUARY 2024 WARNING
BROWARD CLERK OF COURTS
 201 SE 6TH ST RM 18150
 FORT LAUDERDALE, FL 33301-3303



9590 9402 7893 2234 4502 09

2 (Transfer from service label)

9589 0710 5270 1584 3192 02

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 J. Battie Addressee

B. Received by (Printed Name) 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 Priority Mail Express®
 - Adult Signature Restricted Delivery Registered Mail™
 - Certified Mail® Registered Mail Restricted Delivery
 - Certified Mail Restricted Delivery Signature Confirmation™
 - Collect on Delivery Signature Confirmation™ Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 50981 FEBRUARY 2024 WARNING
BROWARD COUNTY
CLERK OF THE CIRCUIT COURT
201 SE 6TH ST
FT LAUDERDALE, FL 33301



9590 9402 7893 2234 4502 16

2. Article Number (Transfer from service label)

9589 0710 5270 1584 3191 96

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 J. Battie Addressee

B. Received by (Printed Name) C. Date of Delivery
 1/8/2024

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

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

all Restricted Delivery (over 500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 50981 FEBRUARY 2024 WARNING
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313



9590 9402 7893 2234 4502 54

2. Article Number (Transfer from service label)

9588 0710 5270 1584 3191 58

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

Lyrese 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

Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 50981 FEBRUARY 2024 WARNING
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313



9590 9402 7893 2234 4502 54

2. Article Number (Transfer from service label)

9589 0710 5270 1584 3191 58

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

Tyrese 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

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 50981-FEBRUARY 2024 WARNING
STRALEY & OTTO, P.A., REGISTERED AGENT
 O/B/O HABITAT II CONDO, INC.
 2699 STIRLING ROAD C-207
 FORT LAUDERDALE, FL 33312



9590 9402 7893 2234 4502 23

2. Article Number (Transfer from service label)

9589 0710 5270 1584 3191 89

COMPLETE THIS SECTION ON DELIVERY

A. Signature

 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

 Mail
 Mail Restricted Delivery
 30)