

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 50988

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
4843 06 CC 0080	143528	367 S FEDERAL HIGHWAY #202B DEERFIELD BEACH 33441-4139

Legal Description

Condominium Apartment No. 202 in BELLA MAR CONDOMINIUM "B", according to the Declaration of Condominium thereof, recorded in Official Records Book 6801, Pages 778 to 811, inclusive, of the Public Records of Broward County, Florida. Together with it percentage of undivided share and interest in the common property; said land situate, lying and being in Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 3088	\$130,500	Yes	No	No

Owner of Record on Current Tax Roll
RICHARD H CAMPION

Billing Name & Address

367 S FEDERAL HWY #202B
DEERFIELD BEACH FL 33441

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: 10/11/2023

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:119147573**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	367 S FEDERAL HIGHWAY #202B, DEERFIELD BEACH FL 33441-4139	ID #	4843 06 CC 0080
Property Owner	CAMPION, RICHARD H	Millage	1111
Mailing Address	367 S FEDERAL HWY #202B DEERFIELD BEACH FL 33441	Use	04
Abbr Legal Description	BELLA MAR B CONDO UNIT 202B PER CDO BK/PG: 6801/778		

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	\$13,050	\$117,450	\$130,500	\$130,500	
2021	\$10,290	\$92,630	\$102,920	\$102,920	\$2,353.00
2020	\$10,590	\$95,320	\$105,910	\$50,720	\$453.15

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$130,500	\$130,500	\$130,500	\$130,500
Portability	0	0	0	0
Assessed/SOH 22	\$130,500	\$130,500	\$130,500	\$130,500
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$80,500	\$105,500	\$80,500	\$80,500

Sales History			
Date	Type	Price	Book/Page or CIN
2/22/2020	QCD-T	\$100	116368450
7/1/1992	WD	\$68,250	19759 / 892
4/1/1991	WD	\$53,000	
6/1/1990	PRD	\$100	
12/1/1976	WD	\$27,200	

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		934
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1979/1978		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #50988

**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 DEERFIELD BEACH 150 NE 2 AVE DEERFIELD BEACH, FL 33441	RICHARD H CAMPION 367 S FEDERAL HWY APT B202 DEERFIELD BEACH, FL 33441-4139	JOHANNA L CAMPION 367 S. FEDERAL HWY, #B-202 DEERFIELD BEACH, FL 33441	BELLA MAR CONDOMINIUM ASSOCIATION, INC. % N-OVATIVE SOLUTIONS PO BOX 16895 PLANTATION, FL 33318
BELLA MAR CONDOMINIUM ASSOCIATION, INC. C/O N-OVATIVE SOLUTION POST OFFICE BOX 16895 PLANTATION, FL 33318	KELLY LADWIG, REGISTERED AGENT O/B/O BELLA MAR CONDOMINIUM ASSOCIATION, INC. 4787 NW 9TH DRIVE PLANTATION, FL 33317	BELLA MAR CONDOMINIUM ASSOCIATION, INC. BETH G. LINDIE, ESQUIRE ESLER & LINDIE, P.A. 400 SOUTHEAST 6TH STREET FORT LAUDERDALE, FL 33301-3405	

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**

13

INSTR # 119297448
Recorded 12/21/23 at 09:59 AM
Broward County Commission
1 Page(s)
#13

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50988

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: 484306-CC-0080
Certificate Number: 3088
Date of Issuance: 05/25/2021
Certificate Holder: CERTMAX LLC
Description of Property: BELLA MAR B CONDO
UNIT 202B
PER CDO BK/PG: 6801/778

Name in which assessed: CAMPION,RICHARD H
Legal Titleholders: CAMPION,RICHARD H
367 S FEDERAL HWY #202B
DEERFIELD BEACH, FL 33441

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:

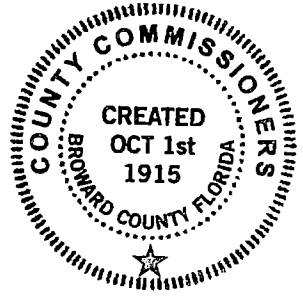
broward.deedauction.net
**Pre-registration is required to bid.*

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: 76423.44

CORRECTIVE: This document is being recorded to amend the sale date, the publish location and the publish dates. Instrument# 119147573

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Certificate Number: 3088

Date of Issuance: 05/25/2021

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Description of Property: BELLA MAR B CONDO
UNIT 202B
PER CDO BK/PG: 6801/778

Condominium Apartment No. 202 in BELLA MAR CONDOMINIUM "B", according to the Declaration of Condominium thereof, recorded in Official Records Book 6801, Pages 778 to 811, inclusive, of the Public Records of Broward County, Florida. Together with its percentage of undivided share and interest in the common property; said land situate, lying and being in Broward County, Florida.

Name in which assessed: CAMPION,RICHARD H

Legal Titleholders: CAMPION,RICHARD H
367 S FEDERAL HWY #202B
DEERFIELD BEACH, FL 33441

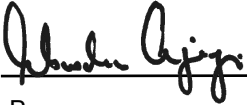
All of said property being in the County of Broward, State of Florida.

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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: 76423.44

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 # 24000333

Broward County, FL VS Richard H. Champion

RETURN OF SERVICE



Court Case # TD 50988

Hearing Date:02/21/2024

Received by CCN 16720

01/05/2024 7:00 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Richard H. Champion 367 S Federal Highway #B202 Deerfield Beach FL 33441**

Served:

X

Not Served:

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

Date: 01/05/2024 Time: 9:22 AM

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

Other Returns: Other Returns

/

COMMENTS: No answer at door. Posted Tax Sale Notice on the 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: *Adrienne Bill* D.S.
A. Bill, #16720

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, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484306-CC-0080 (TD #50988)

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\$6,918.17

Or

* Amount due if paid by February 20, 2024\$7,006.34

*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

CAMPION, RICHARD H
367 S FEDERAL HWY APT B202
DEERFIELD BEACH, FL 33441

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

13

Broward County, Florida

INSTR # 119297448
Recorded 12/21/23 at 09:59 AM
Broward County Commission
1 Page(s)
#13

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Property ID: 484306-CC-0080
Certificate Number: 3088
Date of Issuance: 05/25/2021
Certificate Holder: CERTMAX LLC
Description of Property: BELLA MAR B CONDO
UNIT 202B
PER CDO BK/PG: 6801/778

Name in which assessed: CAMPION, RICHARD H
Legal Titleholders: CAMPION, RICHARD H
367 S FEDERAL HWY #202B
DEERFIELD BEACH, FL 33441

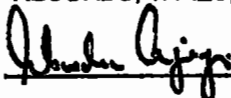
All of said property being in the County of Broward, State of Florida.

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:
Ablodun 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: 76423.44

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# 119147573

24

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Description of Property: BELLA MAR B CONDO
UNIT 202B
PER CDO BK/PG: 6801/778

Name in which assessed: CAMPION,RICHARD H
Legal Titleholders: CAMPION,RICHARD H
367 S FEDERAL HWY #202B
DEERFIELD BEACH, FL 33441

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.deedauktion.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: 71928.17

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 50988

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
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Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 3088	\$130,500	Yes	No	No

Owner of Record on Current Tax Roll
RICHARD H CAMPION

Billing Name & Address

367 S FEDERAL HWY #202B
DEERFIELD BEACH FL 33441

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:07/28/2023 **Search covers** **20 years** **through:**07/24/2023

Scott Heichel
Title Examiner

General Examiner Comments:

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

JOHANNA L CAMPION
 RICHARD H CAMPION
 367 S. FEDERAL HWY, #B-202
 DEERFIELD BEACH FL 33441

Document

Quit Claim Deed
 Inst:116368450

Examiner Comments

Deed reserves a Life Estate.

Related Documents (for Reference)

Warranty Deed
 Bk:19759 Pg:892

Approval of Transfer
 Bk:19759 Pg:894

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

BELLA MAR CONDOMINIUM ASSOCIATION, INC.
 C/O N-OVATIVE SOLUTION
 POST OFFICE BOX 16895
 PLANTATION FL 33318

Document

Lien
 Inst:118749701

Examiner Comments

BELLA MAR CONDOMINIUM ASSOCIATION, INC.
 BETH G. LINDIE, ESQUIRE
 ESLER & LINDIE, P.A.
 400 SOUTHEAST 6TH STREET
 FORT LAUDERDALE FL 33301-3405

Lis Pendens
 Inst:118950067

Lis Pendens
 Inst:118956253

BELLA MAR CONDOMINIUM ASSOCIATION, INC.
 % N-OVATIVE SOLUTIONS
 PO BOX 16895
 PLANTATION FL 33318

Name & Address of Record

KELLY LADWIG, REGISTERED AGENT
O/B/O BELLA MAR CONDOMINIUM
ASSOCIATION, INC.
4787 NW 9TH DRIVE
PLANTATION FL 33317

Document

Sunbiz COA

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

None found.

OTHER PARTIES**Name & Address of Record**

None found.

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

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

INSTRUMENT PREPARED BY:)
Richard H Campion)
367 S. Federal Hwy.)
B-202)
Deerfield Beach, Florida 33441)

RETURN INSTRUMENT TO:)
Richard H Campion)
367 S. Federal Hwy.)
B-202)
Deerfield Beach, Florida 33441)

) Above This Line Reserved for Official Use Only

QUITCLAIM DEED
(Enhanced Life Estate Deed)

FOR AND IN CONSIDERATION OF love and affection for the Remainder Beneficiary described herein and no other consideration, Johanna L Campion, an unmarried woman, with an address of 367 S Federal Hwy, #b-202, Deerfield Beach, Florida 33441-4139 (the "Grantor"), hereby remises, releases, and quitclaims unto Johanna L Campion, an unmarried woman, with an address of 367 S Federal Hwy, #b-202, Deerfield Beach, Florida 33441-4139 (the "Life Tenant"), for her life, without any liability for waste, and with full power and authority in such Life Tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the real property described below, in fee simple, with or without consideration, without joinder of the Remainder Beneficiary (as defined below), and with full power and authority to retain any and all proceeds generated thereby, and on the death of the Life Tenant, the remainder, if any, to Richard H Campion, an unmarried man, with an address of 367 S. Federal Hwy, #b-202, Deerfield Beach, Florida 33441 (the "Remainder Beneficiary"), all of Grantor's right, title, interest, and claim in or to the real property located in Broward County, Florida, described as follows (the "Property"):

CONDOMINIUM APARTMENT NO. 202 IN BELLA MAR CONDOMINIUM "B", ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 6801, PAGES 778 TO 811, INCLUSIVE , OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ITS PERCENTAGE OF UNDIVIDED SHARE AND INTEREST IN THE COMMON PROPERTY; SAID LANDS SITUATE, LYING AND BEING IN, BROWARD COUNTY, FLORIDA.

Parcel Identification Number: 484306CC0080



TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Life Tenant for the natural life of the Life Tenant, with the remainder, if any, in Remainder Beneficiary and Remainder Beneficiary's successors and assigns, forever.

The Property is the homestead of Grantor as defined by the Constitution of the State of Florida and will remain the homestead of the Grantor. The purpose of this Quitclaim Deed is to create a life estate in the Life Tenant with the remainder in the Remainder Beneficiary for estate planning purposes. There is no new consideration for this Quitclaim Deed.

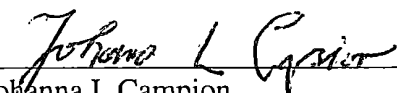
This conveyance is subject to the following:

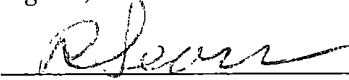
1. All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record;
2. All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property;
3. All other presently recorded and validly existing instruments that affect the Property;
4. Taxes and assessments for the current year and all subsequent years; and
5. Zoning and other governmental regulations.

By signing this Quitclaim Deed, Grantor quitclaims whatever interest Grantor may have in the Property to the Life Tenant, with the remainder, if any, to the Remainder Beneficiary. Neither Grantor nor Grantor's heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it in any capacity deriving from her status as Grantor.

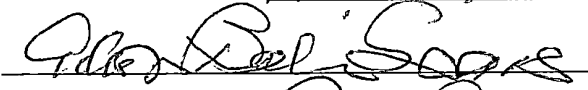
Signed by the Grantor, Johanna L. Champion, on February 22, 2020.

Signed, sealed and delivered in our presence:


Johanna L. Champion



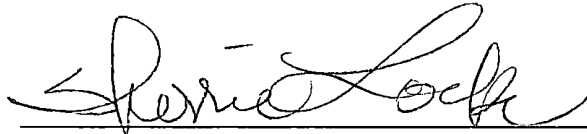
Print Witness Name: Robert Sears



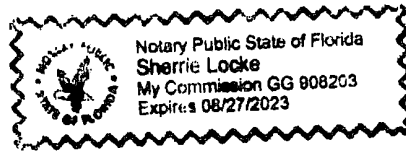
Print Witness Name: John Balian - Sears

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on February 22, 2020 by
Johanna L. Campion, who is personally known to me or has produced _____
as identification.



Notary Public—State of Florida
(Print or Stamp Name, Commission # and Expiration below)



File # 92-703/CAMPION **92341446**

This instrument prepared by
and return to:

C. JUDY PARK, CLC, VICE PRESIDENT
SUPERIOR TITLE & GUARANTY CORP.
1000 S. FEDERAL HWY. SUITE 200
DEERFIELD BEACH, FLORIDA 33441

Stamps \$ 409.50 Tax \$ 0
Documentary Intangible
RECEIVED in Broward County as required by
law. by Mary L. Mese
Deputy Clerk

Tax Folio No. 8306-CC-008

Space above this line for recording data

WARRANTY DEED

THIS WARRANTY DEED made this 31st day of July, 1992 by MICHAEL J. GREENE, SR., A SINGLE MAN, and MICHAEL T. GREENE, JR., A MARRIED MAN KEVIN J. GREENE, A MARRIED MAN, whose post office address is 143 N. LINDEN ST. N. MASSAPEQUA NY 11758 hereinafter called the grantors, to JOHANNA L. CAMPION, a single woman, whose post office address is 367 S. FEDERAL HIGHWAY, #202B, DEERFIELD BEACH, FL 33441, hereinafter called the grantee.

(Wherever 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)

WITNESSETH: That the grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto grantee, all of that certain land situate in BROWARD County, Florida, viz:

CONDOMINIUM APARTMENT NO. 202 IN BELLA MAR CONDOMINIUM "B", ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 6801, PAGES 778 TO 811, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ITS PERCENTAGE OF UNDIVIDED SHARE AND INTEREST IN THE COMMON PROPERTY;S AID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SUBJECT TO restrictions, easements, rigths-of-way of record, valid zoning ordinances, Declaration of Condominium, and taxes for the year 1992 and subsequent years.

THE ABOVE DESCRIBED PROPERTY IS NOT AND NEVER HAS BEEN THE HOMESTEAD OF MICHAEL GREEN, JR. OR KEVIN GREENE, THEIR RESIDENCES ARE AS FOLLOWS:

143 N. LINDEN STREET, MASSAPEQUA NY 11758
1335 ALTON ROAD, ROCKVILLE CENTER, NY 11571

JOHANNA L. CAMPION Social Security # [REDACTED]

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AUG 7 12 06 PM '92

BK 119759 PG 0892

9.00
1.50
MLM

AND the grantors hereby covenant with said grantee that the grantors is/are lawfully seized of said land in fee simple, that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, except taxes accruing subsequent to December 31, 1991.

IN WITNESS WHEREOF, the said grantors have signed and sealed these present the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS
Lawrence James
Print/Type Witness Name

[Signature]
MICHAEL J. GREENE, SR.

[Signature]
WITNESS
Robert Hoff
Print/Type Witness Name

[Signature]
MICHAEL T. GREENE, JR.

[Signature]
KEVIN J. GREENE

State of NEW YORK

County of NASSAU

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared MICHAEL J. GREENE, SR., A SINGLE MAN, and MICHAEL T. GREENE, JR., A MARRIED MAN KEVIN J. GREENE, A MARRIED MAN, who is/are personally known to me and who produced OPERATORS LIC as identification and who acknowledged before me that they executed the same.

WITNESS my hand and official seal in the State and County last aforementioned this 3 day of August, 1992.

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

[Signature]
Notary Public, State of NEW YORK
ADRIAN J. HUNKLE
Print/type Notary Name

My commission expires:

ADRIAN J. HUNKLE
Notary Public, State of New York
No. 30-4841799
Qualified in Nassau County
Commission Expires March 30, 1993

BR 759PG0893

RETURN TO: Superior Title & Guaranty Corp.
WFL Call Box

APPROVAL OF TRANSFER

92341447

92-703

KNOW ALL MEN BY THESE PRESENTS:

That pursuant to the Declaration of Condominium of BELLA MAR
CONDOMINIUM ASSOCIATION, INC. , a 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. 202 ; Bldg. No. B. ;

From: Michael Greene

To: Johanna L. Champion

IN WITNESS WHEREOF, the Association has caused these presents to be executed
this 29 day of July, 1992.

Signed, Sealed and
Delivered in the
presence of:

Gertude Adrian
Robert H. Dewey

BELLA MAR CONDOMINIUM ASSOC., INC.
Condominium
By: Gertude Adrian
~~President~~
Treasurer

AUG 7 12 06 PM '92

BKM 9759PG0891J

STATE OF FLORIDA
COUNTY OF

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

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in
the State and County aforesaid to take acknowledgments, personally appeared
Robert H. Dewey
well known to me to be the Director
and _____ of the Association named in the foregoing instrument, and who
acknowledged executing the same in the presence of two subscribing witnesses freely
and voluntarily under authority duly vested in him by said Association.

WITNESS my hand and Official Seal in the County and State last aforesaid this
29 day of July, A.D. 1992.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. NOV. 13, 1994
BONDED THRU GENERAL INS. UND.
My Commission expires:

Roni C. Scarpitta
Notary Public
State of Florida at Large

5/1
MLM

Prepared By:

Beth G. Lindie, Esquire
Esler & Lindie, P.A.
400 Southeast 6th Street
Fort Lauderdale, Florida 33301-3405

CLAIM OF LIEN

PLEASE TAKE NOTICE that the undersigned corporation, Bella Mar Condominium Association, Inc., whose mailing address is c/o N-Ovative Solutions, Post Office Box 16895, Plantation, Florida 33318, according to the Declaration Of Condominium, as recorded in the Official Records of Broward County, Florida, does hereby claim a Lien for unpaid assessments against the following described real property in Broward County, Florida, to wit:

Condominium Apartment No. 202 in Bella Mar Condominium "B", according to the Declaration Of Condominium thereof, recorded in Official Records Book 6801, Pages 778 to 811, inclusive, of the Public Records of Broward County, Florida, together with its percedntage (*sic*) of undivided share and interest in the common property; s aid (*sic*) lands situate, lying and being in Broward County, Florida.

Property Owner: Richard H. Campion

Property Address: 367 South Federal Highway, Apartment 202B,
Deerfield Beach, Florida 33441-4139

Said Lien is claimed due to the failure to pay the following assessments:

- \$5,953.00 Maintenance due the first of the month in the amounts of \$334.00 per month for December, 2021; \$367.00 per month for January through December, 2022; and, \$405.00 per month for January through March, 2023
- \$ 266.74 Maintenance interest at the rate of 18% per annum from December 1, 2021 through and including March 22, 2023
- \$ 400.00 Maintenance late fees at the charge of \$25.00 per month
- (\$4,766.29) Less payments in the amounts of \$334.00 on January 18, 2022; \$367.00 on February 14, March 15, May 5, May 12, June 9, August 11 and October 13, 2022; \$405.00 on January 12 and February 6, 2023; and, \$1,053.29 on February 6, 2023

Claim Of Lien
Property Owners: Richard H. Campion
Page 2 of 2

\$1,853.45 Total Amount Due (Not including attorneys' fees and costs.)

This Claim Of Lien shall secure all unpaid assessments, late charges, interest, costs and attorneys' fees which are due or may accrue subsequent to the execution of this Claim Of Lien, until paid.

Bella Mar Condominium Association, Inc.

By: 
Beth G. Lindie, Agent


STATE OF FLORIDA }
 }ss.
COUNTY OF BROWARD }

BEFORE ME, the foregoing instrument was acknowledged by means of physical presence or online notarization, this 22nd day of March, 2023, by Beth G. Lindie, Esquire, as Agent for Bella Mar Condominium Association, Inc., who is personally known to me.

My Commission Expires:



SHERRIE GOTTESMAN
Commission # GG 361901
Expires August 4, 2023
Bonded Thru Budget Notary Services


Notary Public, State Of Florida At Large

Sherrie Gottesman
Printed Name Of Notary Public

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 6/9/2023 4:11:50 PM.****

Case Number: CACE-23-014492 Division: 14

Filing # 174972608 E-Filed 06/09/2023 10:13:06 AM

**IN THE CIRCUIT COURT OF THE 17th JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA**

CASE NUMBER:

**BELLA MAR CONDOMINIUM
ASSOCIATION, INC.,**

Plaintiff,

vs.

**RICHARD H. CAMPION,
UNKNOWN TENANT NO. 1,
UNKNOWN TENANT NO. 2,
AND ALL UNKNOWN PARTIES
CLAIMING INTEREST BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO THIS
ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,**

Defendants.

NOTICE OF LIS PENDENS

**To: Richard H. Campion; Unknown Tenant Number 1; Unknown Tenant Number 2;
And, All Unknown Parties Claiming Interests By, Through, Under Or Against A
Named Defendant To This Action, Or Having Or Claiming To Have Any Right,
Title Or Interest In The Property Herein Described,**

YOU ARE NOTIFIED OF THE FOLLOWING:

(a) The Plaintiff has instituted this action against you seeking to foreclose an
assessment lien with respect to the property described below.

(b) The Plaintiff in this action is Bella Mar Condominium Association, Inc.

(c) The Case Number of this action is as shown in the caption.

(d) The property that is subject matter of this action is in Broward County,

Florida and is described as follows:

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 6/9/2023 4:11:50 PM.****

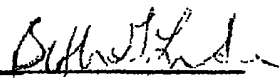
Bella Mar Condominium Association, Inc. v. Richard H. Campion, et al.
Broward County Circuit Court

Condominium Apartment No. 202 in Bella Mar Condominium "B",
according to the Declaration Of Condominium thereof, recorded in
Official Records Book 6801, Pages 778 to 811, inclusive, of the Public
Records of Broward County, Florida.

The property is more commonly known as 367 South Federal Highway, Apartment 202B,
Deerfield Beach, Florida 33441-4139 (hereinafter "Unit").

DATED this 9th day of June, 2023.

Esler & Lindie, P.A.
400 Southeast 6th Street
Fort Lauderdale, FL 33301-3405
Telephone: (954) 764-5400
Facsimile: (954) 764-5408
E-Service: eservice@eslerandlindie.com

By: 
Beth G. Lindie, Esquire
Florida Bar Number: 14915
blindie@eslerandlindie.com
Jeremy M. Zubkoff, Esquire*
Florida Bar Number: 717711
jeremy@eslerandlindie.com
*Of Counsel

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 6/9/2023 2:34:28 PM.****

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**BELLA MAR CONDOMINIUM
ASSOCIATION, INC.,**

Plaintiff,

vs.

**RICHARD H. CAMPION,
UNKNOWN TENANT NO. 1,
UNKNOWN TENANT NO. 2,
AND ALL UNKNOWN PARTIES
CLAIMING INTEREST BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO THIS
ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,**

Defendants.

NOTICE OF LIS PENDENS

To: Richard H. Campion; Unknown Tenant Number 1; Unknown Tenant Number 2;
And, All Unknown Parties Claiming Interests By, Through, Under Or Against A
Named Defendant To This Action, Or Having Or Claiming To Have Any Right,
Title Or Interest In The Property Herein Described,

YOU ARE NOTIFIED OF THE FOLLOWING:

(a) The Plaintiff has instituted this action against you seeking to foreclose an
assessment lien with respect to the property described below.

(b) The Plaintiff in this action is Bella Mar Condominium Association, Inc.

(c) The Case Number of this action is as shown in the caption.

(d) The property that is subject matter of this action is in Broward County,

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**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 6/9/2023 2:34:28 PM.****

***Bella Mar Condominium Association, Inc. v. Richard H. Campion, et al.
Broward County Circuit Court***

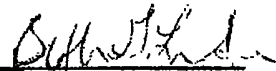
**Condominium Apartment No. 202 in Bella Mar Condominium "B",
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Official Records Book 6801, Pages 778 to 811, inclusive, of the Public
Records of Broward County, Florida.**

**The property is more commonly known as 367 South Federal Highway, Apartment 202B,
Deerfield Beach, Florida 33441-4139 (hereinafter "Unit").**

DATED this 9th day of June, 2023.

**Esler & Lindie, P.A.
400 Southeast 6th Street
Fort Lauderdale, FL 33301-3405
Telephone: (954) 764-5400
Facsimile: (954) 764-5408
E-Service: eservice@eslerandlindie.com**

By:


**Beth G. Lindie, Esquire
Florida Bar Number: 14915
blindie@eslerandlindie.com
Jeremy M. Zubkoff, Esquire*
Florida Bar Number: 717711
jeremy@eslerandlindie.com
*Of Counsel**



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

Detail by Entity Name

Florida Not For Profit Corporation
BELLA MAR CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 736429
FEI/EIN Number 59-1801076
Date Filed 07/19/1976
State FL
Status ACTIVE

Principal Address

% N-Ovative Solutions
PO Box 16895
Plantation, FL 33318

Changed: 04/29/2022

Mailing Address

% N-Ovative Solutions
PO Box 16895
Plantation, FL 33318

Changed: 04/29/2022

Registered Agent Name & Address

Ladwig, Kelly
4787 NW 9th Drive
Plantation, FL 33317

Name Changed: 04/29/2022

Address Changed: 04/29/2022

Officer/Director Detail

Name & Address

Title VP

HESS, CHERYL
% N-Ovative Solutions
PO Box 16895
Plantation, FL 33318

Title Secretary, Treasurer

MICHALOVICZ, KATHY
% N-Ovative Solutions
PO Box 16895
Plantation, FL 33318

Title President

MALLINSON, LORAINÉ
% N-Ovative Solutions
PO Box 16895
Plantation, FL 33318

Title Director

DI BARTOLO, SALVATORE
% N-Ovative Solutions
PO Box 16895
Plantation, FL 33318

Title Director

ZALUSKY, STEPHEN
% N-Ovative Solutions
PO Box 16895
Plantation, FL 33318

Annual Reports

Report Year	Filed Date
2021	03/09/2021
2022	04/29/2022
2023	04/28/2023

Document Images

04/28/2023 -- ANNUAL REPORT	View image in PDF format
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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 2nd, 2024
PROPERTY ID # 484306-CC-0080 (TD # 50988)

WARNING

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

BELLA MAR CONDOMINIUM ASSOCIATION, INC.
% N-OVATIVE SOLUTIONS
PO BOX 16895
PLANTATION, FL 33318

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 367 S FEDERAL HWY #202B DEERFIELD BEACH, FL 33441-4139 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\$6,918.17

Or

* Estimated Amount due if paid by February 20, 2024\$7,006.34

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 # 484306-CC-0080 (TD # 50988)

WARNING

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BELLA MAR CONDOMINIUM ASSOCIATION, INC.
BETH G. LINDIE, ESQUIRE
ESLER & LINDIE, P.A.
400 SOUTHEAST 6TH STREET
FORT LAUDERDALE, FL 33301-3405

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

DATE: January 2nd, 2024
PROPERTY ID # 484306-CC-0080 (TD # 50988)

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C/O N-OVATIVE SOLUTION
POST OFFICE BOX 16895
PLANTATION, FL 33318

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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\$6,918.17

Or

* Estimated Amount due if paid by February 20, 2024\$7,006.34

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 # 484306-CC-0080 (TD # 50988)

WARNING

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

CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 367 S FEDERAL HWY #202B DEERFIELD BEACH, FL 33441-4139 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.

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

DATE: January 2nd, 2024
PROPERTY ID # 484306-CC-0080 (TD # 50988)

WARNING

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RICHARD H CAMPION
367 S FEDERAL HWY APT B202
DEERFIELD BEACH, FL 33441-4139

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

DATE: January 2nd, 2024
PROPERTY ID # 484306-CC-0080 (TD # 50988)

WARNING

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

KELLY LADWIG, REGISTERED AGENT
O/B/O BELLA MAR CONDOMINIUM ASSOCIATION, INC.
4787 NW 9TH DRIVE
PLANTATION, FL 33317

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 367 S FEDERAL HWY #202B DEERFIELD BEACH, FL 33441-4139 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: January 2nd, 2024
PROPERTY ID # 484306-CC-0080 (TD # 50988)

WARNING

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

JOHANNA L CAMPION
367 S. FEDERAL HWY, #B-202
DEERFIELD BEACH, FL 33441

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www.broward.org/recordstaxestreasury

9589 0710 5270 0130 4151 08

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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 Post

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Sent To

Street and

City, State,

TD 50988 FEBRUARY 2024 WARNING
CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

9589 0710 5270 0130 4151 15

U.S. Postal Service™
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Extra Services & Fees (*check box, add fee as appropriate*)

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- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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Total F

\$ _____

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Street:

City, St:

TD 50988 FEBRUARY 2024 WARNING
RICHARD H CAMPION
367 S FEDERAL HWY APT B202
DEERFIELD BEACH, FL 33441-4139

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Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

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Total \$ _____

Sent: _____

Street _____

City, State _____

TD 50988 FEBRUARY 2024 WARNING
JOHANNA L CAMPION
367 S. FEDERAL HWY, #B-202
DEERFIELD BEACH, FL 33441

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Total Price	
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City, St	

TD 50988 FEBRUARY 2024 WARNING
BELLA MAR CONDOMINIUM ASSOCIATION, INC.
% N-OVATIVE SOLUTIONS
PO BOX 16895
PLANTATION, FL 33318

9589 0710 5270 0130 4151 46

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

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

OFFICIAL USE

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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

TD 50988 FEBRUARY 2024 WARNING

\$

Sent

Street

City, State, ZIP+4

BELLA MAR CONDO ASSOC INC

C/O N-OVATIVE SOLUTION

POST OFFICE BOX 16895

PLANTATION, FL 33318

9589 0710 5270 0130 4151 53

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

Certified Mail Fee

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

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- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
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Postage

\$

Total

TD 50988 FEBRUARY 2024 WARNING

\$

Sent

KELLY LADWIG, REG AGENT

Street

O/B/O BELLA MAR CONDO ASSOC INC.

City

4787 NW 9TH DR

PLANTATION, FL 33317

9589 0710 5270 0130 4151 60

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Certified Mail Fee
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- Adult Signature Restricted Delivery \$ _____

Postmark
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Postage
\$ _____

Total Post
\$ _____

TD 50988 FEBRUARY 2024 WARNING

Sent To

BELLA MAR CONDO ASSOC INC

Street and

BETH G. LINDIE, ESQ

ESLER & LINDIE, P.A.

City, State,

400 SE 6TH ST

FORT LAUDERDALE, FL 33301

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 50988 FEBRUARY 2024 WARNING
KELLY LADWIG, REG AGENT
O/B/O BELLA MAR CONDO ASSOC INC.
4787 NW 9TH DR
PLANTATION, FL 33317



9590 9402 7893 2234 4505 68

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4151 53

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
1/5/24
- 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 | |