

# TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

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

E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)

Phone: (412) 391-5555

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

Parcel ID	Alt. Key	Property Address
4842 03 01 4810	80384	346 SW 31 AVE DEERFIELD BEACH 33442-2345

### Legal Description

Lot 481 of WEST DEERFIELD BEACH SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 42, Page 41, of the Public Records of Broward County, Florida.

## Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 1479	\$261,800	Yes	No	No

**Owner of Record on Current Tax Roll**  
NAOMI DURHAM

**Billing Name & Address**

346 SW 31 AVE  
DEERFIELD BEACH FL 33442-2345

# PROPERTY INFORMATION REPORT

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This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

**Report Date:**09/29/2023      **Search covers**    **20 years**      **through:**09/26/2023

*Kinsey Ram*  
Title Examiner

---

**General Examiner Comments:**

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

NAOMI DURHAM  
346 S.W. 31ST AVENUE  
DEERFIELD BEACH FL 33442

**Document**

Warranty Deed  
Bk:33638 Pg:1804

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

None found.

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

None found.

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

None found.

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

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

**Document**

Lien  
Inst:116778198

**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



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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51226

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of February 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

ROBERT W FEDERSPIEL ESQ  
SPINNER, DITTMAN, FEDERSPIEL &  
DOWLING LLP  
151 NW 1ST AVE  
DELRAY BEACH, FL 33444-2611

\*CARLO,ABEL &  
CARLO,THERESA  
338 SW 31ST AVE  
DEERFIELD BEACH, FL 33442-2347

NAOMI DURHAM  
346 S.W. 31ST AVENUE  
DEERFIELD BEACH, FL 33442

\*STRAUSS,RYAN M  
347 SW 30TH TER  
DEERFIELD BEACH, FL 33442-2344

\*TAMBURELLO,BIAGIO & JOSEPHINE  
354 SW 31ST AVE  
DEERFIELD BEACH, FL 33442-2347

**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 1st day of February 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 # 119304350  
Recorded 12/26/23 at 03:10 PM  
Broward County Commission  
1 Page(s)  
#10

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 51226

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: 484203-01-4810  
Certificate Number: 1479  
Date of Issuance: 05/25/2021  
Certificate Holder: SUNSHINE STATE CERTIFICATES VIII, LLLP SUNSHINE STATE CERTIFICATES VIII, LLLP/BANKL  
Description of Property: WEST DEERFIELD BEACH 42-41 B  
LOT 481

Name in which assessed: DURHAM, NAOMI  
Legal Titleholders: DURHAM, NAOMI  
346 SW 31 AVE  
DEERFIELD BEACH, FL 33442-2345

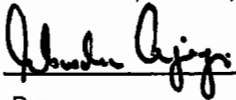
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of March, 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: 02/15/2024, 02/22/2024, 02/29/2024 & 03/07/2024  
Minimum Bid: 158565.50

# Broward County, Florida

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

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LOT 481

Name in which assessed: DURHAM, NAOMI  
Legal Titleholders: DURHAM, NAOMI  
346 SW 31 AVE  
DEERFIELD BEACH, FL 33442-2345

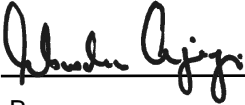
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Publish: browardcountylegalnotices.com  
Publish the Weeks of: 02/15/2024, 02/22/2024, 02/29/2024 & 03/07/2024  
Minimum Bid: 158565.50



# Notice of Application for Tax Deed Legal Notice

02/15/2024 8:48 AM (EST)



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

**Title** BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION  
NOTICE OF APPLICATION FOR MARCH 20, 2024, TAX DEED AUCTION

**Publish Date** 02/15/2024

**Publish Time** 8:44 AM (EST)

**Description** STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 51195, 51211, 51213, 51218, 51221, 51225, 51226, 51229, 51236, 51243, 51245, 51261, 51266, 51293, 51294, 51296, 51299, 51300, 51304, 51313, 51322, 51324, 51326, 51332, 51343, 51344, 51347, 51349, 51351, 51355, 51371, 51374, 51376, 51377  
TAX DEED AUCTION SCHEDULED MARCH 20, 2024  
PUBLISH THE WEEKS OF 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 at <https://browardcountylegalnotices.com>

**Attach Files (Optional)**

 ADS MARCH 20, 2024 TAX DEED AUCTION.pdf

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

**Signature**

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

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24004051

Broward County, FL VS Naomi Durham

**RETURN OF SERVICE**



Court Case # TD 51226

Hearing Date:03/20/2024

Received by CCN 16665

02/05/2024 7:20 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Naomi Durham 346 SW 31 Avenue Deerfield FL 33442**

Served:

Not Served:

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

Date: 02/05/2024 Time: 10:05 AM

On Naomi Durham 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:

**INDIVIDUAL SERVICE**

**COMMENTS:** Posted Tax Notice on front door.

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

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

By: *T. Curry-Cannon 1/6/2025*

D.S.

**T. Curry-Cannon, #16665**

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 # 484203-01-4810 (TD #51226)

RECEIVED SHERIFF

2024 FEB -2 AM 11:28

BROWARD COUNTY, FLORIDA

# 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 February 29, 2024 .....\$18,453.72

Or

\* Amount due if paid by March 19, 2024 .....\$18,691.33

\*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 March 20, 2024 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

DURHAM, NAOMI  
346 SW 31 AVE  
DEERFIELD, FL 33442-2345

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

**PREPARED BY AND RETURN TO:**

Robert W. Federspiel, Esq.  
Spinner, Dittman, Federspiel & Dowling, LLP  
151 N.W. First Avenue  
Delray Beach, FL 33444

Grantor S.S. No. [REDACTED]

Property Appraiser's Parcel  
Identification No.: 11 8203-01-4810

(Space Above For Recording Data)

**WARRANTY DEED** (STATUTORY FORM - SECTION 689.02, F.S.)

**THIS INDENTURE**, made this 15 day of August, 2002, **BETWEEN JOHN DURHAM, a single man**, whose post office address is set forth below, grantor\*, and **NAOMI DURHAM, a single woman**, whose post office address is 346 S.W. 31st Avenue, Deerfield Beach, of the County of Broward, State of Florida 33442, grantee\*,

**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:

Lot 481 of WEST DEERFIELD BEACH SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 42, Page 41, of the Public Records of Broward County, Florida.

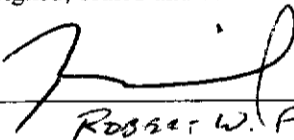
SUBJECT TO: Easements, reservations, and restrictions of record, taxes for 2002 and subsequent years, all zoning ordinances and regulations imposed by governmental authorities, and any matters which would be revealed by an accurate survey.

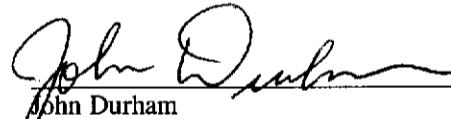
and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

**IN WITNESS WHEREOF**, grantor has hereunto set grantor's hand and seal the day and year first above written.

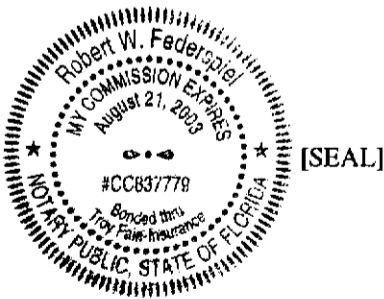
Signed, sealed and delivered in our presence:


  
\_\_\_\_\_  
Robert W. Federspiel (Print Name)  
Kelly S. Parsons  
\_\_\_\_\_  
Kelly S. Parsons (Print Name)

  
\_\_\_\_\_  
John Durham (Print Name)  
346 S.W. 31st Avenue, Deerfield Beach, FL 33442

**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

**THE FOREGOING INSTRUMENT** was acknowledged before me this 15<sup>th</sup> day of August, 2002, by JOHN DURHAM, a single man, \_\_\_ who is personally known to me, or  who has respectively produced a Florida driver's license as identification and did not take an oath.



  
\_\_\_\_\_  
Notary Public  
Commission No.:  
My commission expires:

1



DEERFIELD BEACH  
FLORIDA

City of Deerfield Beach  
150 NE 2nd Avenue  
Deerfield Beach, Florida 33441

OFFICE OF CODE COMPLIANCE  
150 NE 2nd Avenue  
Deerfield Beach, Florida 33441

CITY OF DEERFIELD BEACH, FLORIDA

Petitioner,

vs.

DURHAM, NAOMI

Respondent(s)

Case #:

19050031


ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

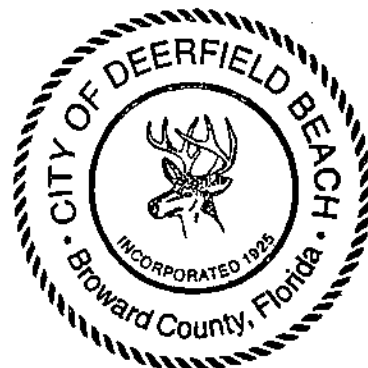
TO: DURHAM, NAOMI

346 SW 31 AVE DEERFIELD BEACH, FL 33442

The City of Deerfield Beach Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

I HEREBY CERTIFY THE ABOVE AND FOREGOING  
IS A TRUE AND CORRECT COPY FROM THE  
RECORDS IN THE CITY CLERK'S OFFICE, CITY  
OF DEERFIELD BEACH, FLORIDA.

  
SAMANTHA GILLYARD, CMC  
CITY CLERK



5

1. That the City of Deerfield Beach Special Magistrate did issue on 7/24/2019, a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance or be subject to a fine in the amounts shown below commencing on dates shown below plus an additional fine to cover costs incurred by the City in the amount of \$80.00.

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(h)(2) - Landscape requirements.	Quality. Artificial turf. No artificial turf, artificial grass, astro-turf, or other imitation grass may be used in place of any required lawn or required landscape area, except that any artificial turf existing on the effective date of this section... Sec. 98-80(h)(2) Installed artificial grass in yard and swale areas, which is prohibited. Remove the artificial grass from the entire property and replace with the required lawn/ sod as per city ordinances. If you have any questions you may call Ulysses Barksdale the City Landscape Inspector at (954)480-4491.	1/10/2020		\$75.00

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

**FOLIO #:** 484203014810  
**LEGAL DESCRIPTION:** WEST DEERFIELD BEACH 42-41 B LOT 481  
**STREET ADDRESS:** 346 SW 31 AVE, DEERFIELD BEACH, FL 33442

3. That the Respondent(s) did not comply with the Final Order on or before the date specified therein.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Placide, J**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

4. A fine in the amounts shown above commencing on dates shown above is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Compliance Inspector. **Additionally, a fine of \$80.00 to cover costs incurred in the prosecution of this matter is confirmed and imposed.**

5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Article IV - Code Enforcement of the City of Deerfield Beach Code of Ordinances, as currently enacted or as may be amended from time to time. The Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida.

Respondents may appeal a final administrative order of the Special Magistrate for the City of Deerfield Beach to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED this January 21, 2020

ATTEST:

OFFICE OF CODE COMPLIANCE  
CITY OF DEERFIELD BEACH, FLORIDA

Shaivism Banton

SPECIAL MAGISTRATE CLERK

[Signature]

SPECIAL MAGISTRATE

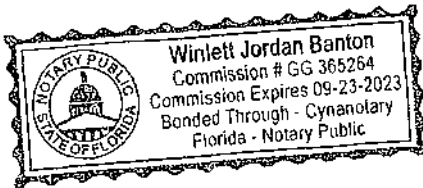
STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  
 online notarization, this 21 day of January (year), by Eugene S. [Signature] (name of person  
acknowledging)

The Clerk and Special Magistrate, respectively, of the City of Deerfield Beach, who are personally known  
to me and who did not take an oath.

My Commission Expires:

Winlett Jordan Banton  
NOTARY PUBLIC, State of Florida at Large



\_\_\_\_\_  
Print, type or stamp name of Notary

\_\_\_\_\_  
Commission Number, if any

Note: Mail your payment to the above address made payable to The City of Deerfield Beach.



DEERFIELD BEACH  
FLORIDA

City of Deerfield Beach  
150 NE 2nd Avenue  
Deerfield Beach, Florida 33441

**OFFICE OF CODE COMPLIANCE**

CITY OF DEERFIELD BEACH,  
FLORIDA

Case #: 19050031

Petitioner,

vs.

DURHAM, NAOMI

Respondent(s)

FINAL ORDER OR STIPULATED FINAL ORDER

**IN RE:**

**STREET ADDRESS:** 346 SW 31 AVE, DEERFIELD BEACH, FL  
33442

**FOLIO:** 484203014810

**LEGAL DESCRIPTION:** WEST DEERFIELD BEACH 42-41 B LOT  
481

The City of Deerfield Beach Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Wednesday, July 24, 2019 at 9:30 a.m., after due notice to the Respondent(s). The Respondent(s) were present at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Special Magistrate finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the City of Deerfield Beach Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(h)(2) - Landscape requirements.	Quality. Artificial turf. No artificial turf, artificial grass, astro-turf, or other imitation grass may be used in place of any required lawn or required landscape area, except that any artificial turf existing on the effective date of this section... Sec. 98-80(h)(2) Installed artificial grass in yard and swale areas, which is prohibited. Remove the artificial grass from the entire property and replace with the required lawn/ sod as per city ordinances. If you have any questions you may call Ulysses Barksdale the City Landscape Inspector at (954)480-4491.	11/15/2019		\$75.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Placide, J**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.



If the owner(s) fail(s) to comply, an Order Imposing Fine in the amounts shown above for every day that the violation continues to exist commencing on the dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Order may be enforced like a court judgment. Property owner(s) has/have 30 days from date this Final Order is executed to file an appeal in circuit court. (Section 162.11, Florida Statutes). The property owner must contact the Code Compliance Department to advise when compliance has been reached. The Special Magistrate has also assessed an additional fine of \$80.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is now due, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

YOU ARE HEREBY NOTIFIED that the City of Deerfield Beach Special Magistrate has set this matter for an Imposition Hearing to Certify the Lien on the 23rd day of November, 2019 at 9:30 AM in the City Commission Room, 150 NE 2nd Avenue, Deerfield Beach, Florida.

You may also have other rights which are set forth in Article IV - Code Enforcement of the City of Deerfield Beach Code of Ordinances.

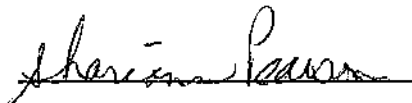
Respondents may appeal this Final Order. An appeal must be filed within (30) days of the execution of this Final Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Inspector at 954-480-4241

DONE AND ORDERED this July 29, 2019

ATTEST:

OFFICE OF CODE COMPLIANCE  
CITY OF DEERFIELD BEACH, FLORIDA



SPECIAL MAGISTRATE CLERK



SPECIAL MAGISTRATE

Note: Payments should be mailed to the above address made payable to The City of Deerfield Beach.

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

DATE: February 1st, 2024  
PROPERTY ID # 484203-01-4810 (TD # 51226)

# 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 346 SW 31 AVE DEERFIELD, FL 33442-2345 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 February 29, 2024 .....\$18,453.72
- Or
- \* Estimated Amount due if paid by March 19, 2024 .....\$18,691.33

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 20, 2024 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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

DATE: February 1st, 2024  
PROPERTY ID # 484203-01-4810 (TD # 51226)

# WARNING

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

\*CARLO, ABEL &  
CARLO, THERESA  
338 SW 31ST AVE  
DEERFIELD BEACH, FL 33442-2347

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

DATE: February 1st, 2024  
PROPERTY ID # 484203-01-4810 (TD # 51226)

# WARNING

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\*STRAUSS, RYAN M  
347 SW 30TH TER  
DEERFIELD BEACH, FL 33442-2344

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

DATE: February 1st, 2024  
PROPERTY ID # 484203-01-4810 (TD # 51226)

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\*TAMBURELLO, BIAGIO & JOSEPHINE  
354 SW 31ST AVE  
DEERFIELD BEACH, FL 33442-2347

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

DATE: February 1st, 2024  
PROPERTY ID # 484203-01-4810 (TD # 51226)

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ROBERT W FEDERSPIEL ESQ  
SPINNER, DITTMAN, FEDERSPIEL & DOWLING LLP  
151 NW 1ST AVE  
DELRAY BEACH, FL 33444-2611

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

DATE: February 1st, 2024  
PROPERTY ID # 484203-01-4810 (TD # 51226)

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NAOMI DURHAM  
346 S.W. 31ST AVENUE  
DEERFIELD BEACH, FL 33442

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**OFFICIAL USE**

Certified Mail Fee

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

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

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

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Sent To

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**TD 51226 MARCH 2024 WARNING**  
**CITY OF DEERFIELD BEACH**  
**150 NE 2 AVE**  
**DEERFIELD BEACH, FL 33441**



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Street

City, S.

**TD 51226 MARCH 2024 WARNING**

**\*CARLO, ABEL &**

**CARLO, THERESA**

**338 SW 31ST AVE**

**DEERFIELD BEACH, FL 33442-2347**

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**TD 51226 MARCH 2024 WARNING**

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**\*STRAUSS, RYAN M**

**347 SW 30TH TER**

Street

**DEERFIELD BEACH, FL 33442-2344**

City, State

U.S. Postal Service

# CERTIFIED MAIL® RECEIPT

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**TD 51226 MARCH 2024 WARNING**

**\*TAMBURELLO, BIAGIO & JOSEPHINE**

**354 SW 31ST AVE**

**DEERFIELD BEACH, FL 33442-2347**

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Total Postage

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City, State, ZIP+4

**TD 51226 MARCH 2024 WARNING**

**ROBERT W FEDERSPIEL ESQ**

**SPINNER, DITTMAN, FEDERSPIEL & DOWLING LLP**

**151 NW 1ST AVE**

**DELRAY BEACH, FL 33444-2611**

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Sent

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City

**TD 51226 MARCH 2024 WARNING**  
**NAOMI DURHAM**  
**346 S.W. 31ST AVENUE**  
**DEERFIELD BEACH, FL 33442**

**SENDER: COMPLETE THIS SECTION**

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

Article Addressed to

**TD 51226 MARCH 2024 WARNING**  
**\*TAMBURELLO, BIAGIO & JOSEPHINE**  
**354 SW 31ST AVE**  
**DEERFIELD BEACH, FL 33442-2347**



9590 9402 8488 3186 3934 45

Article Number (Transfer from service label)

9589 0710 5270 0130 4201 57

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

Tamburello

 Agent Addressee

B. Received by (Printed Name)

Tamburello

C. Date of Delivery

2/5/24

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

Restricted Delivery

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1. Article Addressed to:

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



9590 9402 8488 3186 3934 76

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4201 26

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

- 
- Agent
- 
- 
- Addressee

B. Received by (Printed Name)

Tracy Benth

C. Date of Delivery

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

3. Service Type

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

 Registered Mail Restricted Delivery