339 Sixth Ave, Suite 1400 Pittsburgh, PA 15222 Web: www.grantstreet.com
E-mail: <u>TitleExpress@grantstreet.com</u>

Phone: (412) 391-5555

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

Parcel ID Alt. Key Property Address

4942 32 01 5120 353082 NW 27 AVE

UNINCORPORATED 33311

Legal Description

LOT 24, BLOCK 54, WASHINGTON PARK 4TH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Other Parcel Info

Certificate # Assessed Value Homestead? Mobile Home? Bankruptcy?

2021 - 8372 \$34,390 No No No

Owner of Record on Current Tax Roll Billing Name & Address

DANIEL DEL SOL SHEILA MINCEY ETAL 7613 NW 42 PL STE 213 SUNRISE FL 33351

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: 03/22/2024 Search covers previous searchthrough: 02/22/2024

Christina Young
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:119303790

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)

Release (Releases 46359-1840 from previous report.)

Inst:119188009

OTHER PARTIES

Name & Address of Record Document Examiner Comments

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

3/22/24, 11:03 AM **NW 27 AVENUE**



Site Address	NW 27 AVENUE, UNINCORPORATED FL 33311	ID#	4942 32 01 5120
Property Owner	DEL SOL, DANIEL	Millage	0012
	MINCEY, SHEILA ETAL	Use	00
Mailing Address	7613 NW 42 PL STE 213 SUNRISE FL 33351		
Abbr Legal Description	WASHINGTON PARK FOURTH ADD 22-44 B LOT 24 BLK 54		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a

				Prop	erty Assessn	nent \	/alues	S				
Year	Land		Building / Improvement			Just / Market Value			Assessed / SOH Value		Tax	
2023	\$34,390				\$	\$34,390		\$28	\$28,740			
2022	\$30,640				\$	\$30,640		\$26	\$26,130		\$545.94	
2021	\$23,760				\$	\$23,760		\$23	\$23,760		\$473.21	
		202	23 Exem _l	ptions a	ind Taxable V	alues	by Ta	axing Author	ity			
			County School Boa				Independent					
Just Valu	e		\$3	4,390		\$34,	390	\$34,	\$34,390		\$34,390	
Portabilit	у			0			0	0			0	
Assesse	d/SOH		\$2	28,740 \$34		\$34,	390	\$28,740		\$28,740		
Homeste	ad			0	0		0			0		
Add. Hon	nestead			0		0		0			0	
Wid/Vet/I	Dis			0			0		0	0		
Senior				0			0		0			
Exempt 7	уре			0			0		0)		
Taxable			\$2	8,740		\$34,	390	\$28,	740		\$28,740	
		Sale	es Histor	у				Land	d Calcı	ulations		
Date	Ту	pe	Price	Во	Book/Page or CIN Price Facto		actor	Type				
7/17/20	20 QCE)-T	\$100		116624041	\$13.75 2,501		501	SF			
5/5/200	6 QC	D	\$1,500		44006 / 58							
3/14/20	06 OS	Α			42283 / 389							
								Adj. Bld	a. S.F.			
							<u> </u>	710,710	g. c			
					pecial Assess	_		_				
Fire	Garb	Lig		Drain	Impr	S	afe	Storm		Clean	Misc	
01		1							_			
L												
1												

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51313

STATE OF FLORIDA COUNTY OF BROWARD

MIAMI, FL 33130

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

BROWARD COUNTY ZONING CODE ENFORCEMENT SECTION, UPD 1 N UNIVERSITY DRIVE MAILBOX 102 PLANTATION, FL 33324	ANNETTE COTTON 725 NW 7TH CT FLORIDA CITY, FL 33034	ANNETTE COTTON 7613 NW 42ND PL STE 213 SUNRISE, FL 33351	ANNETTE COTTON 28 W FLAGLER ST STE 420 MIAMI, FL 33130-1891
BROWARD COUNTY CODE ENFORCEMENT 2307 W BROWARD BLVD, STE 300 FORT LAUDERDALE, FL 33312	BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPT COMMUNITY CODE COMPLIANCE SECTION 1 N UNIVERSITY DR SUITE 203 PLANTATION, FL 33324	CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 700 NW 19TH AVENUE FORT LAUDERDALE, FL 33311	CITY OF FORT LAUDERDALE FINANCE DEPARTMENT 700 NW 19TH AVE FORT LAUDERDALE, FL 33301
HOMER MINCEY 7613 NW 42ND PL STE 213 SUNRISE, FL 33351	HOMER MINCEY	ROSAN DACIA FERGUSON	SHEILA MINCEY ETAL
	3620 NW 1ST ST	3723 N PACIFIC BREEZE CIR UNIT 205	7613 NW 42ND PL STE 213
	MIAMI, FL 33127	LAUDERDALE LAKES, FL 33309	SUNRISE, FL 33351
SHELIA MINCEY	VALENTINA MINCEY	VALENTINA MINCEY	*ALLISON E ACREUS
28 W FLAGLER ST STE 420	7613 NW 42ND PL STE 213	28 W FLAGLER ST STE 420	2505 NW 54TH ST
MIAMI, FL 33130-1891	SUNRISE, FL 33351	MIAMI, FL 33130-1891	TAMARAC, FL 33309
*BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS 115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE, FL 33301-1818	*GORAN DRAGOSLAVIC	DANIEL DEL SOL	DANIEL DEL SOL
	1800 W BROWARD BLVD	725 NW 7TH COURT	7613 NW 42ND PL STE 213
	FORT LAUDERDALE, FL 33312	HOMESTEAD, FL 33034-1908	SUNRISE, FL 33351
DANIEL DEL SOL	ROSAN FERGUSON	SHEILA MINCEY	
28 W. FLAGLER ST. #420	6412 N. UNIVERSITY DR. STE-104	7613 NW 42ND PL STE 213	

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

TAMARAC, FL 33321

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 April 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

SUNRISE, FL 33351



Broward County, Florida

INSTR # 119303790 Recorded 12/26/23 at 12:32 PM Broward County Commission 1 Page(s) #13

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 51313

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:

494232-01-5120

Certificate Number:

8372

Date of Issuance:

05/25/2021

Certificate Holder:

MIKON FINANCIAL SERVICES, INC AND OCEAN BANK

Description of Property: WASHINGTON PARK FOURTH ADD

22-44 B

LOT 24 BLK 54

Name in which assessed: DEL SOL, DANIEL MINCEY, SHEILA ETAL

Legal Titleholders:

DEL SOL.DANIEL MINCEY, SHEILA ETAL 7613 NW 42 PL STE 213 SUNRISE, FL 33351

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 , 2024 . Pre-bidding shall open at 9:00 AM EDT, sale shall commence at highest bidder on the 20th day of March 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

Hannannin .

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:

3272.97

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51313

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: 494232-01-5120

Certificate Number: 8372
Date of Issuance: 05/25/2021

Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK

Description of Property: WASHINGTON PARK FOURTH ADD

22-44 B LOT 24 BLK 54

Name in which assessed: DEL SOL, DANIEL MINCEY, SHEILA ETAL

Legal Titleholders: DEL SOL, DANIEL

MINCEY, SHEILA ETAL 7613 NW 42 PL STE 213 SUNRISE, FL 33351

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of May ,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 27th day of March 2024.

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: 04/11/2024, 04/18/2024, 04/25/2024 & 05/02/2024

Minimum Bid: 3846.42

Notice of Application for Tax Deed Legal Notice 04/11/2024 9:43 AM (EDT)



Please choose a category	Notice of Application for Tax Deed
Title	BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION NOTICE OF APPLICATION FOR MAY 15, 2024, TAX DEED AUCTION
Publish Date	04/11/2024
Publish Time	9:37 AM (EDT)
Description	STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 51243, 51313, 51351, 51562, 51564, 51568, 51577, 51578, 51579, 51582, 51589, 51602, 51609, 51610, 51618, 51624, 51629, 51640, 51647, 51653, 51682, 51683, 51706, 51709, 51716, 51718, 51731, 51736, 51741, 51742, 51747, 51748, 51752, 51760, 51764, 51767, 51769, 51771, 51779. TAX DEED AUCTION SCHEDULED MAY 15, 2024 PUBLISH THE WEEKS OF 04/11/2024, 04/18/2024, 04/25/2024, 05/02/2024 at https://browardcountylegalnotices.com
Attach Files (Optional)	ADS MAY 15, 2024 TAX DEED AUCTION.pdf
Submitted by (Email Address)	Cvilleda@broward.org
Signature	Circ

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24012238

Broward County, FL VS Daniel Del Sol and/or Sheila Mincey Et Al

RETURN OF SERVICE

Court Case # TD 51313

Hearing Date:05/15/2024 Received by CCN 20529

04/05/2024 1:13 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: Daniel Del Sol and/or Sheila Mincey Et Al NW 27 Avenue (SEE MAP) Unincorporated FL 33311

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section 115 S. Andrews Ave.
Room A-100

Fort Lauderdale FL 33301

Date: 04/05/2024 Time: 1:10 PM

On Daniel Del Sol and/or Sheila Mincey Et Al 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

1

COMMENTS: The location is a vacant lot. Posted Tax Notice on a stake in the ground in the middle of the parcel.

You can now check the status of your writ by visting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

Gregory Tony, Sheriff Broward County, Florida

By: James "2052

D.S.

T. Townsel, #20529

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	2		Sheriff's Fees	\$0.00	
Services	2		Sheriff's Cost	\$0.00	
			Total Amount	\$0.00	

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION PROPERTY ID # 494232-01-5120 (TD #51313)

WARNING

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

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

2024 APR -3 AM 7: 41

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. <u>IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY</u>, PLEASE DISREGARD THIS LETTER.

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by April 30, 2024\$3,150.96
 - Oı
- * Amount due if paid by May 14, 2024\$3,185.90

*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 May 15, 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

DEL SOL, DANIEL AND/OR MINCEY, SHEILA ETAL NW 27 AVENUE UNINCORPORATED, FL 33311

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24012238

Broward County, FL VS Daniel Del Sol and/or Sheila Mincey Et Al

RETURN OF SERVICE

Court Case # TD 51313

Hearing Date:05/15/2024 Received by CCN 17999 04/04/2024 11:06 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: Daniel Del Sol/Sheila Mincey Et Al 7613 NW 42 Place Ste 213 Sunrise FL 33351

-Served:- - ---

Not Served:

X

Broward County Revenue-Delinquent Tax Section

115 S. Andrews Ave.

Room A-100

Fort Lauderdale FL 33301

Date: 04/05/2024 Time: 10:57 AM

On Daniel Del Sol/Sheila Mincey Et Al 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: Posted at residence.

You can now check the status of your writ by visting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

Gregory Tony, Sheriff Broward County, Florida

By: Sherice James 17999

D.S.

S. James, #17999

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	2		Sheriff's Fees	\$0.00	
Services	2	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 # 494232-01-5120 (TD # 51313)

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

ORIGINAL DOCUMENT

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED.

OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by April 30, 2024\$3,150.96
- * Amount due if paid by May 14, 2024\$3,185.90

*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 May 15, 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

DEL SOL, DANIEL AND/OR MINCEY, SHEILA ETAL 7613 NW 42 PL STE 213 SUNRISE, FL 33351

NOTE: THIS IS <u>NOT</u> THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION THIS IS THE ADDRESS OF THE OWNER!



Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 51313

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:

494232-01-5120

Certificate Number:

8372

Date of Issuance: Certificate Holder: 05/25/2021 MIKON FINANCIAL SERVICES, INC AND OCEAN BANK

Description of Property: WASHINGTON PARK FOURTH ADD

22-44 B

LOT 24 BLK 54

Name in which assessed: DEL SOL, DANIEL MINCEY, SHEILA ETAL

Legal Titleholders:

DEL SOLDANIEL MINCEY, SHEILA ETAL 7613 NW 42 PL STE 213 SUNRISE, FL 33351

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 , 2024 . Pre-bidding shall open at 9:00 AM EDT, sale shall commence at March highest bidder on the 20th day of 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:

3272.97





Environmental Protection and Growth Management Department URBAN PLANNING DIVISION

CODE ENFORCEMENT SECTION

1 North University Drive, Mailbox 102 • Plantation, FL 33324 • 954.357.9794 • FAX 954.765.4948

RELEASE OF NOTICE OF NON-COMPLIANCE

Parcel Owner:

DATE: 10/18/2023

DEL SOL, DANIEL & COTTON, ANNETTE & MINCEY, S; ET AL 28 W FLAGLER STREET #420 MIAMI. FL 33130

ACTION FILE#: 09-00465 FOLIO #: 9232-01-5120

THE PROPERTY DESCRIBED BELOW IS NOW IN COMPLIANCE WITH CHAPTER 39, ARTICLE X, PROPERTY MAINTENANCE, OF THE BROWARD COUNTY CODE OF ORDINANCES.

Property Legal Description:

WASHINGTON PARK FOURTH ADD 22-44 B LOT 24 BLK 54

Location: (1331) NW 27 AVENUE,, UNINCORPORATED, Broward County

On <u>07/08/2009</u> a Notice of Non-compliance with the above referenced code was recorded in the Public Records of Broward County, Florida, in Official Records Instrument #108720443.

Therefore, pursuant to Section 39-133, Broward County Code of Ordinances, this Notice of compliance is hereby recorded in the public records of Broward County, Florida, canceling and releasing the aforementioned Notice of Non-compliance.

BROWARD COUNTY
CODE ENFORCEMENT SECTION, UPD

Nicholas Rousseau
CODE ENFORCEMENT OFFICER

STATE OF FLORIDA)
) SS. COUNTY OF BROWARD)
Before me personally appeared Nicholas Rousseau to me well known and known to me to be
the person described in and who executed the foregoing instrument, and acknowledged to and before me that HE executed said instrument for the purposes therein expressed.
The foregoing instrument was acknowledged before me by means of X physical presence or □ online
notarization, this 20 day of 0 C TORER, 20 23
MY COMMISSION # HIH 056537 EXPIRES: January 11, 2025 Gordon L. MILLER MY COMMISSION # HIH 056537 EXPIRES: January 11, 2025 Gooder Thru Notery Public Underwriters

3/22/24, 11:03 AM NW 27 AVENUE

PROPERTY ID # 494232-01-5120 (TD # 51313)

WARNING

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

BROWARD COUNTY
ZONING CODE ENFORCEMENT SECTION, UPD
1 N UNIVERSITY DRIVE MAILBOX 102
PLANTATION, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 27 AVENUE, UNINCORPORATED, FL 33311 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. <u>IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY</u>, <u>PLEASE DISREGARD THIS NOTICE</u>.

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

AMOUNTS SHOWN BELOW ARE <u>ESTIMATED</u> AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE <u>PRIOR TO</u> 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 April 30, 2024\$3,150.96 Or
- * Estimated Amount due if paid by May 14, 2024\$3,185.90

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 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

PROPERTY ID # 494232-01-5120 (TD # 51313)

WARNING

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

ANNETTE COTTON 725 NW 7TH CT FLORIDA CITY, FL 33034

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

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

- * Estimated Amount due if paid by April 30, 2024\$3,150.96
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- * Estimated Amount due if paid by May 14, 2024\$3,185.90

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PROPERTY ID # 494232-01-5120 (TD # 51313)

WARNING

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BROWARD COUNTY CODE ENFORCEMENT 2307 W BROWARD BLVD, STE 300 FORT LAUDERDALE, FL 33312

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BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPT COMMUNITY CODE COMPLIANCE SECTION 1 N UNIVERSITY DR SUITE 203 PLANTATION, FL 33324

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CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 700 NW 19TH AVENUE FORT LAUDERDALE, FL 33311

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CITY OF FORT LAUDERDALE FINANCE DEPARTMENT 700 NW 19TH AVE FORT LAUDERDALE, FL 33301

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT www.broward.org/recordstaxestreasury

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HOMER MINCEY 7613 NW 42ND PL STE 213 SUNRISE, FL 33351

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HOMER MINCEY 3620 NW 1ST ST MIAMI, FL 33127

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ROSAN DACIA FERGUSON 3723 N PACIFIC BREEZE CIR UNIT 205 LAUDERDALE LAKES, FL 33309

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AMOUNTS SHOWN BELOW ARE <u>ESTIMATED</u> AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE <u>PRIOR TO</u> 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 April 30, 2024\$3,150.96
 Or
- * Estimated Amount due if paid by May 14, 2024\$3,185.90

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PROPERTY ID # 494232-01-5120 (TD # 51313)

WARNING

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

*ALLISON E ACREUS 2505 NW 54TH ST TAMARAC, FL 33309

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 27 AVENUE, UNINCORPORATED, FL 33311 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 BOARD OF COUNTY COMMISSIONERS 115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE, FL 33301-1818

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PROPERTY ID # 494232-01-5120 (TD # 51313)

WARNING

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*GORAN DRAGOSLAVIC 1800 W BROWARD BLVD FORT LAUDERDALE, FL 33312

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DANIEL DEL SOL 725 NW 7TH COURT HOMESTEAD, FL 33034-1908

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PROPERTY ID # 494232-01-5120 (TD # 51313)

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DANIEL DEL SOL 7613 NW 42ND PL STE 213 SUNRISE, FL 33351

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DATE: April 1st, 2024

PROPERTY ID # 494232-01-5120 (TD # 51313)

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DANIEL DEL SOL 28 W. FLAGLER ST. #420 MIAMI, FL 33130

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT www.broward.org/recordstaxestreasury

DATE: April 1st, 2024

PROPERTY ID # 494232-01-5120 (TD # 51313)

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ROSAN FERGUSON 6412 N. UNIVERSITY DR. STE-104 TAMARAC, FL 33321

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DATE: April 1st, 2024

PROPERTY ID # 494232-01-5120 (TD # 51313)

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SHEILA MINCEY 7613 NW 42ND PL STE 213 SUNRISE, FL 33351

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

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1	For delivery information, visit our website at www.usps.com®.		
2442	OFFICIAL USE		
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0770	ANNETTE COTTON		
	Sent To 725 NW 7TH CT		
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	PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

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9589	1 N UNIVERSITY DR SUITE 203 Street PLANTATION, FL 33324 City, St,
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	PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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	PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions					

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THE SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 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:51313 MAY 2024 WARNING *ALLISON E ACREUS 2505 NW 54TH ST TAMARAC, FL 33309	A. Signature X. A.L.I.So.N. A.C.R.A.S.
9590 9402 8592 3244 9537 29 9589 -0710 5270 0974 2448 72 [P\$ Form 3811] July 2020 PSN 7530-02-000-9053	3. Service Type ☐ Priority Mall Express®☐ ☐ Adult Signature ☐ Registered Mail™ ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery☐ Restricted Delivery☐ Signature Confirmation ☐ Signature Confirmation ☐ Restricted Delivery☐ Signature Confirmation ☐ Restricted Delivery☐ Signature Confirmation☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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9590 9402 8592 3244 9526 78	3. Service Type □ Adult Signature □ Adult Signature Restricted Delivery □ Certified Mail® □ Certified Mail® □ Certified Mail Restricted Delivery □ Collect on Delivery □ Collect on Delivery Restricted Delivery red Mail □ Registered Mail Restricted Delivery □ Signature Confirmation™ □ Signature Confirmation Restricted Delivery
3811, July 2020 PSN 7530-02-000-9053	red Mail Restricted Delivery (over \$500) Domestic Return Receipt

	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY A. Signature
	 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. 	B. Received by (Printed Name) D. Is delivery address different from item 1? If YES, enter delivery address below:
	TD 51313 MAY 2024 WARNING CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 700 NW 19TH AVENUE FORT LAUDERDALE, FL 33311	
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TD 51313 MAY 2024 WARNING *BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS 115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE, FL 33301-1818	D. Is delivery address different from item 1?
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PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
 Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature X
1. Article Addressed to:	D. Is delivery address different from item 1? Yes If YES, enter delivery address below: \(\sigma\) No
TD 51313 MAY 2024 WARNING CITY OF FORT LAUDERDALE FINANCE DEPARTMENT 700 NW 19TH AVE FORT LAUDERDALE, FL 33301	
9590 9402 8592 3244 9527 08	3. Service Type □ Adult Signature □ Adult Signature Restricted Delivery □ Certified Mail® □ Certified Mail® □ Certified Mail Restricted Delivery □ Collect on Delivery □ Signature Confirmation™ □ Signature Confirmation
2. Article Number (Transfer from Service Habel)	Collection Delivery Restricted Delivery Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt