

# TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400  
Pittsburgh, PA 15222

TDA# 51472

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

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

Phone: (412) 391-5555

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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:

<b>Parcel ID</b>	<b>Alt. Key</b>	<b>Property Address</b>
4941 12 23 0770	212286	6922 SW 19 MANOR NORTH LAUDERDALE 33068

### Legal Description

Lot 16-B in Block 3 of SPRINGBANK PARK, according to the Plat thereof, recorded in Plat Book 63, Page 47, of the Public Records of Broward County, Florida

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## Other Parcel Info

<b>Certificate #</b>	<b>Assessed Value</b>	<b>Homestead?</b>	<b>Mobile Home?</b>	<b>Bankruptcy?</b>
2021 - 4457	\$178,760	No	No	No

**Owner of Record on Current Tax Roll**  
ALFONSO RODRIGUEZ

### Billing Name & Address

1631 SW 68 AVE  
NORTH LAUDERDALE FL 33068-4331

# 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:**11/15/2023      **Search covers**    **20 years**      **through:**10/30/2023

*Kinsey Ram*  
Title Examiner

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**General Examiner Comments:**

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

ALFONSO RODRIGUEZ  
6962 SW 19TH MANOR  
NORTH LAUDERDALE FL 33068

**Document**

Tax Deed  
Bk:47335 Pg:17

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

Warranty Deed  
Bk:32728 Pg:425

Warranty Deed  
Bk:38528 Pg:1762

Certificate of Title  
Bk:39114 Pg:1727

**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 NORTH LAUDERDALE  
701 SW 71 AVE  
NORTH LAUDERDALE FL 33068

**Document**

Lien  
Inst:116010284

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

None found.

## OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
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None found.

### Related Documents (for Reference)

None found.

## OTHER DOCUMENTS

### Document Type

Property Appraiser



<b>Site Address</b>	<b>6922 SW 19 MANOR, NORTH LAUDERDALE FL 33068</b>	<b>ID #</b>	4941 12 23 0770
<b>Property Owner</b>	RODRIGUEZ, ALFONSO	<b>Millage</b>	2912
<b>Mailing Address</b>	1631 SW 68 AVE NORTH LAUDERDALE FL 33068-4331	<b>Use</b>	01-06
<b>Abbr Legal Description</b>	SPRINGBANK PARK 63-47 B LOT 16B BLK 3		

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
2023	\$12,150	\$166,610	\$178,760	\$105,410	
2022	\$12,150	\$151,480	\$163,630	\$95,830	\$3,314.86
2021	\$12,150	\$129,040	\$141,190	\$87,120	\$3,025.55

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$178,760	\$178,760	\$178,760	\$178,760
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$105,410	\$178,760	\$105,410	\$105,410
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$105,410	\$178,760	\$105,410	\$105,410

Sales History			
Date	Type	Price	Book/Page or CIN
8/25/2010	TXD-D	\$21,000	47335 / 17
2/15/2005	CET	\$116,500	39114 / 1727
11/12/2004	SWD	\$94,800	38528 / 1762
1/29/2002	WD	\$75,000	32728 / 425
6/1/1988	WD	\$48,000	15579 / 441

Land Calculations		
Price	Factor	Type
\$3.00	4,050	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		847
<b>Units/Beds/Baths</b>		1/2/1
<b>Eff./Act. Year Built: 1974/1969</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
29	A		NL			NL		
R	1		NL					
1			.09			.6		

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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #51472**

**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 March 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 NORTH LAUDERDALE  
701 SW 71 AVE  
NORTH LAUDERDALE, FL  
33068

ALFONSO RODRIGUEZ  
6951 SW 19TH MANOR  
NORTH LAUDERDALE, FL  
33068

ALFONSO RODRIGUEZ  
1631 SW 68TH AVE  
NORTH LAUDEDALE, FL  
33068-4331

TORNOS UNIDOS  
CORP/PROPERTY  
ID 6800MUSIC  
6922 SW 19TH MANOR  
NORTH LAUDERDALE, FL  
33068

\*FORECLOSURE ADVISORS  
LLC  
18579 SE PALM ISLAND LN  
JUPITER, FL 33458

\*MARIA SOODEEN  
RALPH FELIX LEONARD  
SOODEEN  
2611 NW 43RD TERR  
FORT LAUDERDALE, FL  
33313-2727

\*MICHAEL LEVON WILLIAMS  
JAZZMEN TATYANNA JOHNS  
6940 SW 19TH MANOR  
NORTH LAUDERDALE, FL  
33068

\*MICHELLE CHIODO  
6941 SW 20TH ST  
NORTH LAUDERDALE, FL  
33068

\*PUBLIC LAND  
%CITY OF NORTH  
LAUDERDALE  
701 SW 71ST AVE  
NORTH LAUDERDALE, FL  
33068-2309

ALFONSO RODRIGUEZ  
6962 SW 19TH MANOR  
NORTH LAUDERDALE, FL  
33068

**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 March 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**

8

# Broward County, Florida

**INSTR # 119330904**  
Recorded 01/11/24 at 02:26 PM  
Broward County Commission  
1 Page(s)  
#8

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 51472

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: 494112-23-0770  
Certificate Number: 4457  
Date of Issuance: 05/25/2021  
Certificate Holder: ATCF II FLORIDA-A LLC  
Description of Property: SPRINGBANK PARK 63-47 B  
LOT 16B BLK 3

Name in which assessed: RODRIGUEZ,ALFONSO  
Legal Titleholders: RODRIGUEZ,ALFONSO  
1631 SW 68 AVE  
NORTH LAUDERDALE, FL 33068-4331

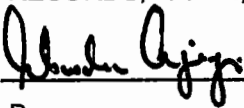
All of said property being in the County of Broward, State of Florida.

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 April, 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:

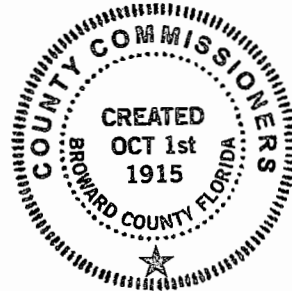
broward.deedauction.net  
*\*Pre-registration is required to bid.*

Dated this 3rd day of January, 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: 03/14/2024, 03/21/2024, 03/28/2024 & 04/04/2024  
Minimum Bid: 16071.01

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 51472

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: 494112-23-0770  
Certificate Number: 4457  
Date of Issuance: 05/25/2021  
Certificate Holder: ATCF II FLORIDA-A LLC  
Description of Property: SPRINGBANK PARK 63-47 B  
LOT 16B BLK 3

Name in which assessed: RODRIGUEZ,ALFONSO  
Legal Titleholders: RODRIGUEZ,ALFONSO  
1631 SW 68 AVE  
NORTH LAUDERDALE, FL 33068-4331

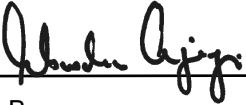
All of said property being in the County of Broward, State of Florida.

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 April, 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 18th day of January, 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: 03/14/2024, 03/21/2024, 03/28/2024 & 04/04/2024  
Minimum Bid: 16378.01



# Notice of Application for Tax Deed Legal Notice

03/14/2024 9:52 AM (EDT)



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<b>Please choose a category</b>	Notice of Application for Tax Deed
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<b>Title</b>	BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION NOTICE OF APPLICATION FOR APRIL 17, 2024, TAX DEED AUCTION
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<b>Publish Date</b>	03/14/2024
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<b>Publish Time</b>	9:47 AM (EDT)
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<b>Description</b>	STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 47930, 49185, 49809, 51384, 51387, 51391, 51396, 51418, 51429, 51439, 51443, 51444, 51457, 51466, 51472, 51474, 51478, 51483, 51485, 51490, 51493, 51498, 51501, 51502, 51513, 51514, 51515, 51524, 51545, 51550, 51555, 51559, 51560. TAX DEED AUCTION SCHEDULED APRIL 17, 2024 PUBLISH THE WEEKS OF 03/14/2024, 03/21/2024, 03/28/2024, 04/04/2024 at <a href="https://browardcountylegalnotices.com">https://browardcountylegalnotices.com</a>
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<b>Attach Files (Optional)</b>	 ADS APRIL 17, 2024 AUCTION.pdf
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<b>Submitted by (Email Address)</b>	CVILLEDA@BROWARD.ORG
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<b>Signature</b>	
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**BROWARD COUNTY SHERIFF'S OFFICE**  
2601 West Broward Blvd Fort Lauderdale, Florida 33312

**RETURN OF SERVICE**



Sheriff # 24008820  
Broward County, FL VS Alfonso Rodriguez

Court Case # TD 51472  
Hearing Date:04/17/2024  
Received by CCN 9032  
03/11/2024 7:13 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Alfonso Rodriguez 6922 SW 19 Manor North Lauderdale FL 33068**

Served:   
Not Served:

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

Date: 03/11/2024 Time: 12:00 AM

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

**Posted Residential:** By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

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

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

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

By: *V. Barnhouse*  
V. Barnhouse, #9032

D.S.

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 # 494112-23-0770 (TD #51472)

RECEIVED SHERIFF  
2024 MAR -8 AM 10:44  
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 March 29, 2024 .....\$12,373.67  
Or

\* Amount due if paid by April 16, 2024 .....\$12,528.95

\*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON April 17, 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**

RODRIGUEZ, ALFONSO  
6922 SW 19 MANOR  
NORTH LAUDERDALE, FL 33068

**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 # 24008820

Broward County, FL VS Alfonso Rodriguez

**RETURN OF SERVICE**



Court Case # TD 51472

Hearing Date:04/17/2024

Received by CCN 9032

03/11/2024 7:13 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Alfonso Rodriguez 1631 SW 68th Avenue North Lauderdale FL 33068**

Served:

X

Not Served:

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

Date: 03/11/2024 Time: 10:47 AM

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

**Posted Residential:** By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

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

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

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

By: *Victoria Barnhouse*

D.S.

V. Barnhouse, #9032

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

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 # 494112-23-0770 (TD # 51472)

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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

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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.

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\* Amount due if paid by March 29, 2024 .....\$12,373.67

Or

\* Amount due if paid by April 16, 2024 .....\$12,528.95

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THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON April 17, 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**

RODRIGUEZ, ALFONSO  
1631 SW 68 AVE  
NORTH LAUDERDALE, FL 33068-4331

**NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION  
THIS IS THE ADDRESS OF THE OWNER!**

RECEIVED SHERIFF  
2024 MAR -8 AM 10:44  
BROWARD COUNTY, FLORIDA

Tax Deed File No. 21732

Property Identification No. 494112-23-0770

DR-506  
R.01/95

# Tax Deed

State of Florida

County of Broward

The following Tax Sale Certificate Numbered **15276** issued on **6/01/2006** was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the **25th day of AUGUST 2010**, offered for sale as required by law for cash to the highest bidder and was sold to: **ALFONSO RODRIGUEZ** whose address is: **6962 SW 19<sup>TH</sup> MANOR NORTH LAUDERDALE, FL 33068** being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this **25th day of AUGUST, 2010** in the County of Broward, State of Florida, in consideration of the sum of **(\$)TWENTY ONE THOUSAND 00/100 Dollars (\$21,000.00)**, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

**THIS TAX DEED IS SUBJECT TO SPRINGBANK PARK 63-47 B  
ALL EXISTING PUBLIC PURPOSE UTILITY & GOVERNMENT  
EASEMENTS LOT 16B BLK 3**



*[Handwritten signature]*  
WITNESS:

*[Handwritten signature]* (Seal)  
Clerk of Circuit Court or County Comptroller  
Deputy County Administrator  
STATE OF FLORIDA, COUNTY OF BROWARD

On this **25<sup>TH</sup> day of AUGUST, 2010**, before me **Linda Walker** personally appeared **Bertha Henry**, County Administrator, by **Michael Snedeker**, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

*[Handwritten signature]*

NOTARY PUBLIC-STATE OF FLORIDA  
Linda Walker  
Commission # DD598245  
Expires: SEP 24, 2010  
BONDED THRU ATLANTIC BONDING CO., INC.

3

**Board of County Commissioners, Broward County, Florida  
Finance and Administrative Services Department  
RECORDS, TAXES & TREASURY**

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 21732**

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: 494112-23-0770  
Certificate Number: 15276  
Date of Issuance: 06/01/2006  
Certificate Holder: FIDELITY SERVICE LLC ATTN TAX  
SPRINGBANK PARK 63-47 B  
Description of Property: LOT 168 BLK 3

Name in which assessed: RODRIGUEZ, ANDRES  
Legal Titleholders: RODRIGUEZ, ANDRES  
PO BOX 179  
YONKERS, NY 10707

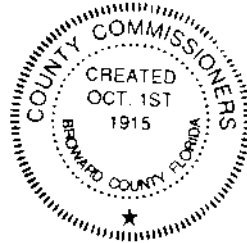
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 25th day of August, 2010 at 10:00 AM at:

The Governmental Center  
115 S. Andrews Avenue, Room 302  
Fort Lauderdale, Florida

Dated this 22nd day of July, 2010.

Bertha Henry  
County Administrator  
REVENUE COLLECTION DIVISION



By: [Signature]

Polly Cacurak  
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: 07/22/2010, 07/29/2010, 08/05/2010 & 08/12/2010  
Minimum Bid: 13591.89

401-314

**THIS TAX DEED IS SUBJECT TO  
ALL EXISTING PUBLIC PURPOSE  
UTILITY & GOVERNMENT  
EASEMENTS**

Subject to the real estate taxes for tax years  
2008 & 2009

Board of County Commissioners, Broward County, Florida  
Records, Taxes, and Treasury Division

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed No 21732 FINAL**

STATE OF FLORIDA

SS.

COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 23rd day of July 2010, 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:

ANDRES RODRIGUEZ  
6922 SW 19 MANOR  
NORTH LAUDERDALE, FL 33068

ANDRES RODRIGUEZ  
164 LAKEVIEW DRIVE, APT 201  
WESTON, FL 33326

CITY OF DELRAY BEACH  
CODE ENFORCEMENT DIVISION  
100 NW 1 AVE  
DELRAY BEACH, FL 33444-2612

ANDRES RODRIGUEZ  
P.O. BOX 179  
YONKERS, NY 10707

ANDRES RODRIGUEZ  
351 NW 82 AVE #1114  
MIAMI, FL 33126

BARRY M SICKLES, ESQUIRE  
MAINSTREET TITLE & ESCROW  
3300 UNIVERSITY DR #210  
CORAL SPRINGS, FL 33065

CITY OF NORTH LAUDERDALE  
CITY HALL  
701 SW 71 AVE  
NORTH LAUDERDALE, FL 33068

ANDRES RODRIGUEZ  
6251 NW 42 COURT  
CORAL SPRINGS, FL 33067

DIANNA RODRIGUEZ  
164 LAKEVIEW DRIVE, APT 201  
WESTON, FL 33326

LAW OFFICE OF H.A. RODRIGUEZ, P.A.  
633 S ANDREWS AVE, STE 200  
FT LAUDERDALE, FL 33301-2840

DOREEN INKLES, P.A.  
BEINER, NUSSBAUM & LEBLANC, P.A.  
2000 GLADES ROAD STE 110  
BOCA RATON, FL 33431

CARLOS ALVAREZ  
164 LAKEVIEW DRIVE, APT 201  
WESTON, FL 33326

STATE FARM MUTUAL AUTOMOBILE  
INSURANCE COMPANY  
PO BOX 2371  
BLOOMINGTON, IL 61702-2371

D & B PROPERTY MANAGEMENT  
SERVICES, INC  
7300 WEST MCNAB RD., SUITE 218  
TAMARAC, FL 33321

MICHAEL J. INGINO, ESQ  
MOODY, JONES & MONTEFUSCO, P.A.  
1333 S UNIVERSITY DRIVE STE 201  
PLANTATION, FL 33324

MICHAEL R EMERY, ESQ  
CARVO & EMERY, P.A.  
ONE FINANCIAL PLAZA, SUITE 2020  
FT. LAUDERDALE, FL 33394

FORD MOTOR CREDIT COMPANY d/b/a  
PRIMUS FINANCIAL SERVICES %  
NATIONAL RECOVERY CENTER  
1335 S CLEARVIEW AVE  
MESA, AZ 85208

ANDRES RODRIGUEZ  
6304 OCEAN DRIVE  
MARGATE, FL 33063

MICHAEL R EMERY, ESQ  
888 S ANDREWS AVE, STE 201  
FT. LAUDERDALE, FL 33316

THOMAS BURGOS  
28740 WHALES ST  
WESLEY CHAPEL, FL 33543

Broward County Permitting  
Licensing & Protection Division  
Attn: Venice Cook  
GCE-1 North University Drive  
Plantation, Florida 33324

(INTER-OFFICE)

Broward County Highway Construction and Engineering Division;  
Right of Way Section, Attn: Richard Tomese, P.E.  
One N. University Dr., Ste 300-B  
Plantation, FL 33324-2038

(INTER-OFFICE)

Broward County Water & Wastewater, Attn: Len Neff  
2555 W. Copans Rd., Pompano Beach, FL 33069

(INTER-OFFICE)

Broward County Sheriff's Dept.  
Attn: - Civil Division Ft. Lauderdale, FL 33315

(INTER-OFFICE)

Public Works Dept.; Real Property  
Governmental Center, Rm. 326, Attn: Dale C. Wilson  
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

(INTER-OFFICE)

**I certify that notice was provided pursuant to Florida Statutes, Section 197.02(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 23rd day of July 2010, in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL



**Bertha Henry**  
COUNTY ADMINISTRATOR  
Finance and Administrative Services Department  
Records, Taxes, and Treasury Division

By Michael Snedeker  
Deputy

**Michael Snedeker**



Prepared by and Return to:

Joseph Andy  
CITIZENS TITLE SERVICES, INC.  
210 University Drive, Ste 208  
Coral Springs, Florida 33071  
SS# - GRANTEE 1: [REDACTED]

*W/c #22*

INSTR # 101667058  
OR BK 32728 PG 0425  
RECORDED 02/05/2002 02:00 PM  
COMMISSION  
BROWARD COUNTY  
DOC STMP-D 525.00  
DEPUTY CLERK 1058

### WARRANTY DEED

File No.: 220038-JAR

THIS INDENTURE, made this 29th day of January, A.D. 2002 between

ROBERT J. FURRER III, a married man, joined by his spouse LISA FURRER

as Grantor\*, whose address is: \_\_\_\_\_ and \_\_\_\_\_

ABDON GONZALES, a married man

as Grantee\*, whose address is: 6922 SW 19 MANOR, POMPANO BEACH, FLORIDA 33311

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Broward, State of Florida, to-wit:

Lot 16-B in Block 3 of SPRINGBANK PARK, according to the Plat thereof, recorded in Plat Book 63, Page 47, of the Public Records of Broward County, Florida

Property Tax ID Number: 19112-23-07700

SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for 2002 and subsequent years.

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

\*Singular and plural are interchangeable as context requires.

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

Witnesses

(WITNESS 1) [Signature]  
SIGN AND PRINT NAME JOSEPH P. ANDY

[Signature]  
ROBERT J. FURRER III

(WITNESS 2) [Signature]  
SIGN AND PRINT NAME J. Carpenter

[Signature]  
LISA FURRER

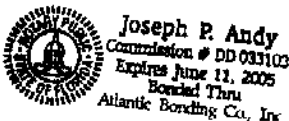
State of FLORIDA  
County of BROWARD

The foregoing instrument was acknowledged before me on this 29th day of January, 2002 by ROBERT J. FURRER III, a married man LISA FURRER, who is known to me or who has produced Drives License as identification and did \_\_\_\_\_ take an oath.

My Commission Expires:

(SEAL)

NOTARY PUBLIC  
PRINT OR TYPE NAME:



①

This Instrument prepared by and return to:

REAL ESTATE DEPOT  
1300 N. FEDERAL HWY-#106  
BOCA RATON, FLORIDA 33432

Property Appraisers Parcel Identification (Folio) Number:  
Number Here  
49-41-12-23-0770

-----SPACE ABOVE THIS LINE FOR RECORDING DATE-----  
THIS SPECIAL WARRANTY DEED, made the 12<sup>th</sup> day of NOVEMBER 2004 by ABDON GONZALEZ AND MARIA GONZALEZ A.K.A MARIA LUISA CARDONA HUSBAND AND WIFE (s), to REAL ESTATE DEPOT, INC. whose post office address is 1300 N. FEDERAL HWY. #106 BOCA RATON, FL 33432. 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 corporation).

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations to said grantor in hands paid, the receipt whereof is hereby acknowledged, has agreed, has granted, bargained, and sold unto the Grantee and Grantee's heirs, or successors, and assigns forever all that Certain parcel of land in the County of PALM BEACH and State of Florida, to-wit:

LOT 16-B, IN BLOCK 3, OF SPRINGBANK PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

A.K.A. : 6922 SW 19<sup>TH</sup> MANOR, POMPANO BEACH, FLORIDA 33068.

Subject To Covenants, restrictions, easements of record and taxes for the current year and mortgages and liens.

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

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

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby 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 of all encumbrances, except taxes accruing subsequent to December 31, 2003.

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

Signed, sealed and delivered in the presence of:

(Wit) Joe Saavedra  
Name: JOE SAAVEDRA  
FIRST WITNESS - PLEASE PRINT

Abdon Gonzalez  
ABDON GONZALEZ

(Wit) Irving Martin Weiss  
Name: IRVING MARTIN WEISS  
SECOND WITNESS - PLEASE PRINT

Maria Gonzalez  
MARIA GONZALEZ

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of NOVEMBER 2004, by:  
**ABDON GONZALEZ & MARIA GONZALEZ**

who acknowledged before me that he/she/they executed the foregoing document, and who

is/are personally known to me: OR

who has produced the following identification: FLORIDA IDENTIFICATION CARD

Irving Martin Weiss  
NOTARY SIGNATURE



Name: \_\_\_\_\_  
NOTARY PUBLIC - PLEASE PRINT



MY COMMISSION EXPIRATION AND NUMBER:

(AFFIX NOTARY SEAL/STAMP ABOVE)

DOC # 01142554  
COPIES TO:

CTIT 01

*815.50*  
*3*

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

WELLS FSRGO HOME MTG INC # )  
PLAINTIFF )  
VS. )  
GONZALEZ ABDON )  
DEFENDANT )  
..... )

CASE NUMBER CA-CE-03-004682 (05)  
RICHARD D EADE

CIRCUIT CIVIL  
2005 FEB 15 AM 9:36  
RECEIVED  
CLERK, CIRCUIT COURT  
BROWARD COUNTY, FL

CERTIFICATE OF TITLE

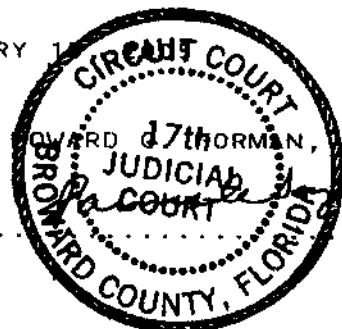
THE UNDERSIGNED, HOWARD C. FORMAN, CLERK, CERTIFIES THAT HE HAS EXECUTED AND FILED A CERTIFICATE OF SALE IN THIS ACTION ON 02/03/05, FOR THE PROPERTY DESCRIBED HEREIN AND THAT NO OBJECTIONS TO THE SALE HAVE BEEN FILED WITHIN THE TIME ALLOWED FOR FILING OBJECTIONS.

THE FOLLOWING PROPERTY IN BROWARD COUNTY, FLORIDA;

SPE LEGAL DESCRIPTION ATTACHED

WAS SOLD TO ANDRES RODRIGUEZ  
P.O. BOX 179 YONNER, NYC 10707

WITNESS MY HAND AND SEAL OF THIS COURT ON FEBRUARY 15, 2005



BY .....

DOC # 01142555  
COPIES TO:

CTIT 01

(2)

**LOT 16-B, IN BLOCK 3, OF SPRINGBANK PARK, ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 63, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA.**

**A/K/A 6922 SW 19th Manor, Pompano Beach, FL 33068**

**CITY OF NORTH LAUDERDALE, FL  
CITY COMMISSION CHAMBERS / 701 S.W. 71<sup>ST</sup> AVENUE  
SPECIAL MAGISTRATE HEARING**

CITY OF NORTH LAUDERDALE, FL  
**PETITIONER**  
VS

ALFONSO RODRIGUEZ  
6951 SW 19<sup>TH</sup> MANOR  
NORTH LAUDERDALE FL 33068  
**RESPONDENT**

IN RE:  
DOCKET NO: **CE 18-11-97420 SMH**

State of Florida  
County of Broward  
City of North Lauderdale



I hereby certify that this is a true and correct copy

*Code Enforcement Fines Lien*

Witness my hand and the Official Seal of North Lauderdale

this 21 day of August, 2019

*[Handwritten Signature]*

**ORDER CERTIFYING CODE ENFORCEMENT  
FINE AND LIEN**

**This Cause First Came** by administrative hearing before the undersigned Special Magistrate of the City of North Lauderdale, Florida on November 14, 2018, after due notice to the Respondent, at which time the Special Magistrate heard testimony under oath, received evidence, determined findings of fact and conclusions of law and thereupon issued a Final Order which was reduced to writing and furnished to the Respondent (Exhibit "A").

The Final Order found the Respondent(s) property to contain the following violation (s): *STORAGE SHED IN REAR YARD INSTALLED WITHOUT REQUIRED BUILDING PERMIT / CITY CODE SEC. 82-37 (A)(1)*. The subject violation (s) occurred at the Respondents real property located within the City of North Lauderdale, Florida located at 6951 SW 19<sup>th</sup> Manor and more particularly described as follows:

Property Id: 4941 12 23 1570

SPRINGBANK PARK 63-47 B LOTS 6A BLK 6

The Final Order required the Respondent to take corrective action to remedy the violation(s) by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on August 14 2019 that not all required corrective action had been taken by the compliance date in this case and that the subject property remained in violation of the Final Order. The record indicated that the Respondent had been provided proper notice of the hearing. The sworn testimony of the City was not contested.

**ACCORDINGLY, IT IS HEREBY ORDERED THAT:**

1. A fine in the amount of **ONE HUNDRED DOLLARS (\$100.00)** is hereby imposed and the subject fine shall accrue per diem commencing on the date of this order and shall run until such time as the Respondent shall bring the subject property into compliance with the Final Order issued in this case or a Final Judgment is entered by a court of competent jurisdiction.
2. The fine set out above plus any additional administrative costs associated with this case shall, pursuant to Chapter 162 Florida Statutes, constitute a lien against the real property of the Respondent set out above and the Petitioner City may record a true copy of this order in the Public Records of Broward County.

Done and Ordered this 20th Day of August, 2019

**CITY OF NORTH LAUDERDALE, FLORIDA**

*Richard L. Doody*  
 \_\_\_\_\_  
 SPECIAL MAGISTRATE

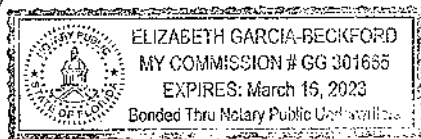
\_\_\_\_\_

SPECIAL MAGISTRATE CLERK

**State of Florida**  
**County of Broward**

I hereby certify that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Richard L. Doody and Monica White, Special Magistrate and Clerk to the Special Magistrate respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State aforesaid this date: August 21, 2019

*Elizabeth Garcia-Beckford*  
 \_\_\_\_\_  
 Notary Public, State of Florida



**CITY OF NORTH LAUDERDALE, FL  
CITY COMMISSION CHAMBERS / 701 S.W. 71<sup>ST</sup> AVENUE  
SPECIAL MAGISTRATE HEARING**

CITY OF NORTH LAUDERDALE, FL  
**PETITIONER**

*Vs.*

IN RE:  
DOCKET NO: **CE 18-11-97420 SMH**

ALFONSO RODRIGUEZ  
6951 SW 19<sup>TH</sup> MANOR  
NORTH LAUDERDALE FL 33068  
**RESPONDENT**

---

**FINAL ORDER**

*VIOLATION: STORAGE SHED IN REAR YARD INSTALLED WITHOUT  
REQUIRED BUILDING PERMIT / CITY CODE SEC. 82-37 (A)(1)*

An administrative hearing was held before the undersigned Special Magistrate on November 14, 2018. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT**

The record indicates that the RESPONDENT owns real property within the City of North Lauderdale, Florida located at 6951 SW 19<sup>TH</sup> Manor and more particularly described as follows:

Property Id: 4941 12 23 1570

SPRINGBANK PARK 63-47 B LOTS 6A BLK 6

At the hearing held on this matter, the PETITIONER City presented testimony by the City Code Compliance Officer regarding the Officers personal knowledge of the existence of the violation, which is rear yard storage shed installed without permit, entered into the record photographs of the violation and evidence of having provided the RESPONDENT notice of these proceedings. The RESPONDENT was not present at the hearing and the sworn testimony of the City was not contested.

**CONCLUSIONS OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City has met its burden of proving, by substantial competent evidence that the violation, as alleged in the Notice of Violation does in fact exist on the subject property.

A

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT GUILTY OF VIOLATING CITY CODE SEC. 82-37 (A)(1) AND THE RESPONDENT IS GIVEN UNTIL JANUARY 7, 2019 TO REMEDY THE VIOLATION(S) OR FACE A PER DIEM FINE OF **ONE HUNDRED DOLLARS (\$100.00)** FOR EACH DAY THE RESPONDENTS PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE.

IF THE SUBJECT PROPERTY IS NOT BROUGHT INTO COMPLIANCE BY THE DATE SET OUT ABOVE, THIS IS YOUR NOTICE THAT THIS MATTER SHALL BE REFERRED TO THE SPECIAL MAGISTRATE FOR AN ORDER IMPOSING FINE / CERTIFICATION OF LIEN ON JANUARY 9, 2019 ON OR ABOUT 2:00 PM IN THE COMMISSION CHAMBERS, 701 SW 71<sup>ST</sup> AVENUE, NORTH LAUDERDALE, FL 33068. AT THIS HEARING YOU HAVE THE RIGHT TO BE HEARD.

Done and Ordered this 15th Day of November, 2018

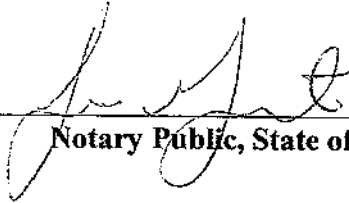
**CITY OF NORTH LAUDERDALE, FLORIDA**

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

  
\_\_\_\_\_  
SPECIAL MAGISTRATE CLERK

**State of Florida  
County of Broward**

I hereby certify that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Richard L. Doody and Monica White, Special Magistrate and Clerk to the Special Magistrate respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State aforesaid this date: November 15, 2018

  
\_\_\_\_\_  
Notary Public, State of Florida





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

**DATE: March 1st, 2024**  
**PROPERTY ID # 494112-23-0770 (TD # 51472)**

# WARNING

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

CITY OF NORTH LAUDERDALE  
701 SW 71 AVE  
NORTH LAUDERDALE, FL 33068

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6922 SW 19 MANOR, NORTH LAUDERDALE, FL 33068 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 March 29, 2024 .....\$12,373.67
- Or
- \* Estimated Amount due if paid by April 16, 2024 .....\$12,528.95

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 17, 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: March 1st, 2024**  
**PROPERTY ID # 494112-23-0770 (TD # 51472)**

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ALFONSO RODRIGUEZ  
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NORTH LAUDERDALE, FL 33068

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

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

**DATE: March 1st, 2024**  
**PROPERTY ID # 494112-23-0770 (TD # 51472)**

# WARNING

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

ALFONSO RODRIGUEZ  
1631 SW 68TH AVE  
NORTH LAUDEDALE, FL 33068-4331

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6922 SW 19 MANOR, NORTH LAUDERDALE, FL 33068 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: March 1st, 2024**  
**PROPERTY ID # 494112-23-0770 (TD # 51472)**

# WARNING

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

TORNOS UNIDOS CORP/PROPERTY  
ID 6800MUSIC  
6922 SW 19TH MANOR  
NORTH LAUDERDALE, FL 33068

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6922 SW 19 MANOR, NORTH LAUDERDALE, FL 33068 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 March 29, 2024 .....\$12,373.67
- Or
- \* Estimated Amount due if paid by April 16, 2024 .....\$12,528.95

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 17, 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: March 1st, 2024**  
**PROPERTY ID # 494112-23-0770 (TD # 51472)**

# WARNING

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\*FORECLOSURE ADVISORS LLC  
18579 SE PALM ISLAND LN  
JUPITER, FL 33458

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
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**DATE: March 1st, 2024**  
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\*MARIA SOODEEN  
RALPH FELIX LEONARD SOODEEN  
2611 NW 43RD TERR  
FORT LAUDERDALE, FL 33313-2727

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**DATE: March 1st, 2024**  
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\*MICHAEL LEVON WILLIAMS  
JAZZMEN TATYANNA JOHNS  
6940 SW 19TH MANOR  
NORTH LAUDERDALE, FL 33068

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\*MICHELLE CHIDO  
6941 SW 20TH ST  
NORTH LAUDERDALE, FL 33068

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\*PUBLIC LAND  
%CITY OF NORTH LAUDERDALE  
701 SW 71ST AVE  
NORTH LAUDERDALE, FL 33068-2309

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**PROPERTY ID # 494112-23-0770 (TD # 51472)**

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ALFONSO RODRIGUEZ  
6962 SW 19TH MANOR  
NORTH LAUDERDALE, FL 33068

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<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Required	\$
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**TD 51472 APRIL 2024 WARNING**  
CITY OF NORTH LAUDERDALE  
701 SW 71 AVE  
NORTH LAUDERDALE, FL 33068

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**TD 51472 APRIL 2024 WARNING**  
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**6951 SW 19TH MANOR**  
**NORTH LAUDERDALE, FL 33068**

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**TD 51472 APRIL 2024 WARNING**  
**ALFONSO RODRIGUEZ**  
**1631 SW 68TH AVE**  
**NORTH LAUDEDALE, FL 33068-4331**

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**TD 51472 APRIL 2024 WARNING**  
**TORNOS UNIDOS CORP/PROPERTY**  
**ID 6800MUSIC**  
**6922 SW 19TH MANOR**  
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9589 0710 5270 0974 2467 15

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**18579 SE PALM ISLAND LN**  
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**TD 51472 APRIL 2024 WARNING**  
**\*MARIA SOODEEN**  
**RALPH FELIX LEONARD SOODEEN**  
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**FORT LAUDERDALE, FL 33313-2727**



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**\*MICHELLE CHIDO**

**6941 SW 20TH ST**

**NORTH LAUDERDALE, FL 33068**

9589 0710 5270 0974 2467 46

9589 0710 5270 0974 2467 53

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City, State, ZIP+4® \_\_\_\_\_

**TD 51472 APRIL 2024 WARNING**

**ALFONSO RODRIGUEZ**

**6962 SW 19TH MANOR**

**NORTH LAUDERDALE, FL 33068**

**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 51472 APRIL 2024 WARNING**

**\*MARIA SOODEEN**

**RALPH FELIX LEONARD SOODEEN**

**2611 NW 43RD TERR**

**FORT LAUDERDALE, FL 33313-2727**



9590 9402 8592 3244 9564 09

2. Article Number (Transfer from service label)

1589 0710 5270 0974 2467 22

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

**TD 51472 APRIL 2024 WARNING**  
**\*FORECLOSURE ADVISORS LLC**  
**18579 SE PALM ISLAND LN**  
**JUPITER, FL 33458**



9590 9402 8592 3244 9563 93

Article Number (Transfer from)  
0789 0710 5270 0974 2467 15

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
B. Received by (Printed Name) *Capelin* C. Date of Delivery *3/9/24*  
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  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)  
 Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 51472 APRIL 2024 WARNING**  
**\*MICHAEL LEVON WILLIAMS**  
**JAZZMEN TATYANNA JOHNS**  
**6940 SW 19TH MANOR**  
**NORTH LAUDERDALE, FL 33068**



9590 9402 8592 3244 9564 16

2. Article Number (Transfer from service label)

9589 0710 5270 0974 2467 39

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

Jalena

C. Date of Delivery

3/9/24

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 51472 APRIL 2024 WARNING**  
 \*MICHELLE CHIDO  
 6941 SW 20TH ST  
 NORTH LAUDERDALE, FL 33068




9590 9402 8592 3244 9564 23

9589 0710 5270 0974 2467 46

PS Form 3811 July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X   Agent  
 Addressee

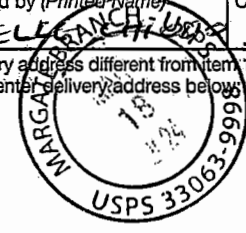
B. Received by (Printed Name)

MICHELLE CHIDO

C. Date of Delivery

3/18/24

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       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

Domestic Return Receipt