

Revenue Collection / Tax Collector website:

<http://www.broward.org/RecordsTaxesTreasury/Revenue/Pages/Default.aspx>

Contact #: 954.357.6200

Official Records website:

<http://www.broward.org/RecordsTaxesTreasury/Records/Pages/Default.aspx>

To view images of recorded liens, etc.

Contact #: 954.357.8240

954.357.7252

954.357.7277

954.357.7274

Property Appraiser website:

<http://www.bcpa.net>

Contact #: 954.357.6830

ACCESSING & USING THE BROWARD COUNTY OFFICIAL RECORDS SEARCH

- ▶ Go to: <http://205.166.161.12/oncoreV2/>
- ▶ Accept the **DISCLAIMER**
- ▶ At the upper right hand side of the screen, click on the word "Settings"



▼ This window will open:

Using the drop down menus:

- ◀ Change Image Viewer to Use to "Pdf".
- ◀ Change Auto Load Images to "Yes".
- ◀ Save settings.

- ▶ Click to choose the type of search you want to perform. For purposes of these instructions, a Name search was chosen.



Search Tips:

Names are keyed incorrectly from time to time, and can vary due to the presence or absence of initials.

If you don't find a document that you believe is a part of our records, broaden the search by keying only part of the name, such as BROWN,J or BROWN, or BRO.

- ▶ Specify the parameters for your search.

Required: Enter a name last name then first like "Sparks,Shelton" Name must be at least 3 characters long.

Optional: Select a document type or category of documents to search.

Optional: Select / Enter a beginning date range.
Select / Enter an ending date range.

Enter the text in the image into the box:



© 2009 Broward County Official Records Search

► Click Search Records - Search Results will appear at the bottom of the screen – depending on the size of your monitor, you may have to scroll down to view.

► If you wish, you may click on any column heading to reorder documents (alphabetically, numerically or by date) depending on which column heading you click. A second click on the same heading will reverse the order.

► Click on any blue name to go to the document detail and image.

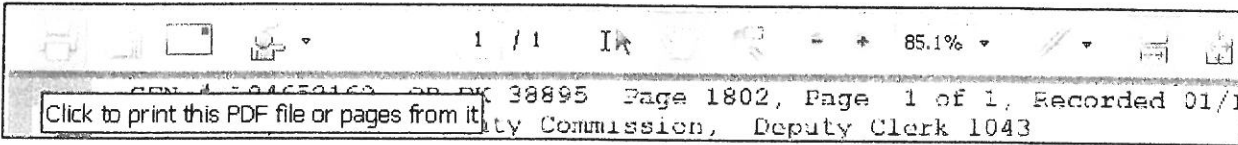
Search Results - [Print](#) Showing 1 - 10 of 2781 (0.609 seconds)

Searched for the name 'BROWN,JOHN' in ALL DOCUMENT TYPES - type documents from '1/1/1978' to '7/28/2009' Create Export File Apply Filter

1 2 3 4 5 6 7 8 9 10 ...

Row	Status	Party Type	First Direct Name	First Indirect Name	Record Date	Doc Type	Book Type	Book	Page	Legal	Instrument
1	From	EPOR100CH			1/18/2005	Notice of Commencement	O	38895	1802		104652160
2	From	EPOR100CH		U S BANK TR	1/9/2005	Assignment	O	39024	234		104717548
3	To	EPOR100CH		US BANK NATL ASSN TA	3/28/2005	Release, Revokes/Satisfies or Terminates	O	39320	670		104893422
4	To	EPOR100CH		NEW JOINT VENTURE	1/17/1992	Final Judgment	O	19004	376	91-7342 CC50	92019243
5	To	EPOR100CH		FLORIDA STATE	1/21/1992	Final Judgment	O	19128	354	91-02653 CF	92041728
6	To	EPOR100CH		HOME SAVINGS AMERICA	2/28/1992	Us Pendants	O	19207	211	92-4978 10	92080061

► Roll your cursor over the different tools above the image to see how to make them work for you.



► **Navigation Tools:**

Result Row: ◀ Prev 1 of 2781 Next ▶

View the document recorded before or after the current document in the search results set.

Instrument # ◀ Prev 104652160 Next ▶

View the document recorded before or after the current document, even if it is not part of the results set, no matter what book type it is.

Document Navigation by Pages:
◀ Previous Document - Next Document ▶

Similar to the above, except that it takes you to the document recorded before or after it *with the same book type*. For example, a deed is recorded in book type "O". If the very next document recorded after it is a plat, (in book type "P") it would not be seen as the "next document" when using this tool.

Booktype: Official Records
Book: 38895 **Page:** 1802 Jump To

Look at any document for which you know the book type and book/page number, without having to abandon your search results.

Previous Related Docs: [108780188 - 48-39-489](#)

This is what we refer to as the "doc link".

Future Related Docs: [108782698 - 48-13-921](#)

If the document references the book/page or instrument # of another document recorded prior to or after it, clicking on the link will take you to that document.

DECLARATION OF EXPATRIATION
FROM: B T

I, ~~B T~~ being of sound mind, of legal age, a natural born person, and an inhabitant of Broward County within the exterior boundaries of the State of Florida, do solemnly make this Declaration of change in legal Status and therefore forego all the benefits, privileges, and immunities afforded U.S. citizens and Residents by the corporate government of the United States.

I reserve all my Unalienable Rights afforded under the Declaration of Independence, the Bill of Rights, the Organic Constitution for the United States of America. I reserve the inherent right to contract with the corporate governments to the extent that my legal Status in not altered in any manner. The specific intent of this Declaration is that of Expatriation from the Corporation known as; The United States dba United States of America and U.S.

My legal Status is that of a Natural born American Citizen and my allegiance is to the De Jure Organic United States of America, A Republic, and being Alien to the Corporate government with it's Gold Fringed Flag.

I further Declare that I was born a free an American Citizen within the State of Florida, and my status was changed due to torts by the corporate government. For example: I was told that I had to get a Social Security Number to work. That Socialist Scheme was a serious tort on the American people. The details of agreement was not made available to the people that entered the program. Such practice vitiates any agreements made. Additionally, any and all contracts based on my birth certificate (which I was too young to enter into in any legal capacity) must be therefore, considered ... null and void.

This Declaration is made pursuant to 15 Statutes-at-Large 249, 1868, and shall be considered accepted within the doctrine of estoppel by acquiescence, thirty (30) days from the date of presentation by U.S. Mail.

Signed: Bruce Toski Date: March 24, 2010

State of Florida)
Broward County)

Signed before me this 24th day of March, 2010, by Bruce Toski, who is personally known to me and who did take an oath

[Handwritten signature]

Mv commission expires May 9th, 2011
Bonded thru Troy Faith Insurance
NOTARY PUBLIC - STATE OF FLORIDA



13



CLAIM OF LIEN

STATE OF FLORIDA:

THIS INSTRUMENT PREPARED BY
TREASURY DIVISION

COUNTY OF BROWARD:

CITY OF FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301

ACCOUNT:

FOLIO #:

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED
*** LYNDA C. FLYNN *** , WHO BEING DULY SWORN, SAYS THAT SHE IS THE TREASURER OF
THE LIENOR HEREIN, THE CITY OF FORT LAUDERDALE WHOSE ADDRESS IS 100 NORTH
ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA, 33301 AND THAT IN PURSUANCE OF A
CONTRACT WITH NAME: TOSKI BRUCE

ADDRESS: _____R

LIENOR FURNISHED MUNICIPAL UTILITY SERVICES ON THE FOLLOWING DESCRIBED REAL
PROPERTY IN BROWARD COUNTY, FLORIDA :

PROPERTY DESCRIPTION: _____

PROPERTY SUBDIVISION : FAIRFAX BROLIAR ADD SEC 3

OWNED BY :

T- B -
23 SW TER
FT LAUDERDALE FL 33312-4291

THERE REMAINS UNPAID \$436.38 PLUS COSTS AND
ADDITIONAL CHARGES AS SPECIFIED BY APPLICABLE
ORDINANCES AND FURNISHED THE FIRST OF THE SAME
ON 08/15/1988, AND THE LAST OF THE SAME ON
06/21/2011, IN WHICH AMOUNT THE CITY OF FORT
LAUDERDALE CLAIMS A LIEN UPON SAID PROPERTY.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Arnette L. Torrence

ARNETTE L. TORRENCE

Lynda C. Flynn

LYNDA C. FLYNN
CITY OF FORT LAUDERDALE

SWORN TO AND SUBSCRIBED BEFORE ME THE

31 DAY OF January 2012

RETURN TO TREASURY DIVISION
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301

Onesi Girona

NOTARY PUBLIC, STATE OF FLORIDA



1

Press Release

President of Broward Title and Escrow Company Charged in Multi-Million Mortgage Fraud Scheme

February 9, 2012

FOR IMMEDIATE RELEASE

Wifredo A. Ferrer, United States Attorney for the Southern District of Florida, Vance Luce, Acting Special Agent in Charge, United States Secret Service, Miami Field Office, and Tom Grady, Commissioner, State of Florida's Office of Financial Regulation, announced today that defendant **Michelle Austin-Wilks**, 38, of Parkland, Florida, was charged in a federal criminal complaint with wire fraud, in violation of Title 18, United States Code, Section 1343, for her participation in a mortgage fraud scheme. If convicted, Austin-Wilks faces up to thirty years' imprisonment on the wire fraud charge.

According to the criminal complaint, Michelle Austin-Wilks was President and Director of Direct Title & Escrow Services, Inc., in Oakland Park, Florida. Austin-Wilks and others allegedly engaged in a scheme to enrich themselves by fraudulently buying and selling residential real estate property in Broward County through straw buyers. These straw buyers obtained high value mortgages based on fraudulent mortgage loan applications and closing statements.

According to the complaint, after the lenders approved the loans based on the false loan applications, Austin-Wilks prepared false HUD-1 Settlement Statements that, among other things, falsely represented to the lenders that the straw buyers were bringing their own money to closing. She also created and submitted duplicate HUD-1 Settlement Statements for the same real estate transaction, reflecting different sales prices to the seller and to the lender. The lender's version reflected a significantly higher purchase price than the seller's version of the HUD-1 Settlement Statement.

After closing, the lenders wired a total of approximately \$3 million in mortgage loan proceeds into Direct Title & Escrow's bank account, which was controlled by Austin-Wilks. Thereafter, defendant Austin-Wilks wire transferred \$68,562 and \$382,000, respectively, to a mortgage broker and a straw buyer for their assistance in the mortgage fraud scheme. The mortgage broker, **Jinnie Mathurin**, has pled guilty to one count of wire fraud and is scheduled to be sentenced on February 28, 2012, before U.S. District Judge Donald M. Middlebrooks. The straw buyer, **Guhier Florvilus**, has also pled guilty to one count of wire fraud and is scheduled to be sentenced on March 1, 2012, before U.S. District Judge Daniel T.K. Hurley.

Mr. Ferrer commended the investigative efforts of the U.S. Secret Service and Florida's Office of Financial Regulation. Mr. Ferrer also commended the U.S. Marshal's Service for their substantial efforts in locating defendant Austin-Wilks in Jamaica and returning her to the United States to face charges. This case is being prosecuted by Assistant U.S. Attorney Randy Katz.

A complaint is only an accusation and a defendant is presumed innocent until and unless proven guilty.

A copy of this press release may be found on the website of the United States Attorney's Office for the Southern District of Florida at <http://www.usdoj.gov/usao/fls>. Related court

documents and information may be found on the website of the District Court for the Southern District of Florida at <http://www.flsd.uscourts.gov> or on <http://pacer.flsd.uscourts.gov>.

Technical comments about this website can be e-mailed to the Webmaster. PLEASE NOTE: The United States Attorney's Office does not respond to non-technical inquiries made to this website. If you wish to make a request for information, you may contact our office at 305-961-9001, or you may send a written inquiry to the United States Attorney's Office, Southern District of Florida, 99 NE 4th Street, Miami, Fl. 33132.

Jo

BRUCE RICHARD

Appellant,

vs.

CITY OF FORT LAUDERDALE,

Appellee.

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

CASE NO.: 08 - 50413 (12)

JUDGE PETER M. WEINSTEIN

OPINION

The Court having reviewed the above appellate case file, determines as follows:

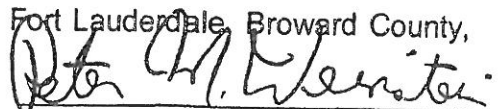
The Appellant's "Notice of Appeal of Final Order of City of Fort Lauderdale Code Enforcement Special Magistrate," which presents the pro se Appellant's arguments against the aforementioned order, will be treated as both his notice of appeal and his appellate brief. Appellant's "Notice of Appeal of Order Imposing Fines by City of Fort Lauderdale Code Enforcement Special Magistrate" will be treated as a supplemental notice of appeal.

Appellant argues that he filed a notice of appeal of the first order on June 18, 2008. The Court reviewed both of Appellant's cases against the Appellee and noted a copy of a notice of appeal filed as an exhibit in 08-32797, which allegedly was filed and stamped by Appeals on June 18, 2008. The alleged notice does not have a case number stamped on it, as it would have received as soon as it was filed as a new appellate case. It does have a mainly illegible date stamp with that date on it. It is also stamped "A True Copy Circuit Court Seal,".

The file at issue contains a notice filed October 17, 2008, which was too late for this Court to have jurisdiction of the City's orders. Therefore, if there is no previously filed lost notice of appeal, this appeal has to be DISMISSED for lack of jurisdiction. Alternatively, if the allegedly missing notice of appeal was timely filed and this court has jurisdiction, the Court finds that the Appellant has failed to meet his burden of

establishing prejudicial error and the two orders of the hearing officer must be AFFIRMED.

DONE AND ORDERED in Chambers, Fort Lauderdale, Broward County, Florida, this 13th day of August, 2010.


PETER M. WEINSTEIN
CIRCUIT COURT JUDGE

Copies furnished to:

The Honorable Floyd Hull
700 NW 19th Ave.
Fort Lauderdale, FL 33311

The Honorable H. Mark Purdy
700 NW 19th Ave.
Fort Lauderdale, FL 33311

Bruce Richard
23 SW Terr.
Ft. Lauderdale, FL

City Attorney's Office
100 North Andrews Ave.
Fort Lauderdale, FL 33301