

TitleExpress®

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339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

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

Account # / STRAP	Alternate Key	Property Address
26-45-27-L2-08015.0630	2100484944	1053 DEARBORN ST LEHIGH ACRES 33974

Legal Description

LOT 63, BLOCK 15, UNIT 8, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 45, PUBLIC RECORDS, LEE COUNTY, FLORIDA.



Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 2321530	\$10,967	No	No	No

Owner of Record on Current Tax Roll
DIAVAEH PROPERTIES LLC

Billing Name & Address

1317 DARLING DR
MIDDLETOWN DE 19709

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 05/27/2025 **Search covers** **20 years** **through:** 05/22/2025

Kim Pickett
Title Examiner

General Examiner Comments:

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

DIABAEH PROPERTIES LLC
1317 DARLING DR
MIDDLETOWN DE 19709

Document

Tax Deed
Bk:2021000338131

Examiner Comments

No Sunbiz record found.

Related Documents (for Reference)

Warranty Deed
Bk:4545 Pg:3454

Warranty Deed
Bk:2006000191381

Quit Claim Deed
Bk:2007000086160

Warranty Deed
Bk:2007000147150

Warranty Deed
Bk:2008000340101

Divorce Judgment
Bk:2017000046860

Marriage License
Bk:2018000184690

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER

Name & Address of Record

INTERNAL REVENUE SERVICE
 ADVISORY CONSOLIDATED RECEIPTS
 7940 KENTUCKY DR
 STOP 2850F
 FLORENCE KY 41042

STATE OF FLORIDA
 DEPARTMENT OF REVENUE
 FORT MYERS SERVICE CENTER
 2295 VICTORIA AVENUE SUITE #270
 FORT MYERS FL 33901

STEVEN MELDAHL

MIDLAND FUNDING LLC
 2365 NORTHSIDE DRIVE SUITE 300
 SAN DIEGO CA 92108

CACH, LLC
 625 PILOT ROAD, SUITE 21
 LAS VEGAS NV 89119

Document**Examiner Comments**

Tax Lien
 Bk:2016000185428

Tax Lien
 Bk:2017000028709

Tax Warrant
 Bk:2017000132693

Judgment
 Bk:2019000002646

No address found on document.

Judgment
 Bk:2019000250488

Judgment
 Bk:2020000004837

Judgment
 Bk:2019000264787

Related Documents (for Reference)

None found.

OTHER PARTIES**Name & Address of Record**

FLORIDA LANDMARK COMMUNITIES, INC. (FKA
 LEHIGH CORPORATION)
 C/O DANIELLE M. DAHL
 145 CITY PLACE, SUITE 300
 PALM COAST FL 32164

Document**Examiner Comments**

Mineral Rights/Reservations

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

Sunbiz - OGM