Performance Property Management Services, Inc. 13501 SW 128 St Suite 114C Miami, FL 33186

Telephone: 866-523-5003 Fax: 866-523-5004

Order Date: 09/14/2015 Folio Number: 494222-08-2160

Internal Tax Deed Number: 33382 Parent Tract No: NONE

Records Through 09/14/2015 Updated Through 06/30/2016

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

LOT 16 LESS WEST 55 FEET,18 WEST 25 BLK 9, PROSPECT GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TO: Records, Taxes & Treasury Division, Delinquent Tax Department, Broward County

Applicant: MANALAPAN BEACH TAX GROUP LLC SERIES 1

Application has been made for Tax Deed on the above referenced property. Pursuant to chapter 197.502 and 197.522 of the Florida Statutes, below are the names and addresses of the persons you are required to notify prior to the sale of the property:

APPARENT TITLE HOLDER & ADDRESS AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

O.R. Book 37716, Page 28 SWINDELL,FLORENCE ADA Quit Claim Deed 219 NW 40 COURT 1-3,

OAKLAND PARK, FLORIDA 33309

MORTGAGEE AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA NONE

LIEN HOLDER AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA NONE

NAME AND ADDRESS OF RECORD ON CURRENT TAX ROLL

SWINDELL,FLORENCE ADA 1589 CHURCH ST NE CONYERS GA 30012

NAME AND ADDRESS OF ESCROW AGENT: NONE

NAME AND ADDRESS OF TAX PAYING AGENT: NONE

APPLICATION FOR HOMESTEAD: NONE

GROSS ASSESSMENT: \$128,570.00

NOTE: 2015 TAXES ARE DUE IN THE AMOUNT OF \$4084.36

NOTE: Tax Year 2013- Tax Deed Application #33382- Face Amount:\$3,572.60- Applicant:MANALAPAN BEACH TAX GROUP LLC SERIES 1

UNPAID OR OMITTED YEARS TAXES (Only Include the Years with Certificates)

<u>TYPE</u>	<u>TAX</u>	CERTIFICATE	FACE AMOUNT	CERTIFICATE HOLDER
1	2014	10698	\$4204.64	MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
1	2012	10913	\$3852.93	GREEN TAX FUNDING 3 US BANK % GREEN TAX
FUNDING 3				
1	2011	12747	\$3669.66	MANALAPAN BEACH TAX GROUP LLC SERIES 1

This Report is not a Legal Opinion of Title and should not be construed as dealing with the Quality of Title used as a Certified Abstract of Title, Title Insurance Commitment or Title Insurance Policy. Under Florida Statutes Chapter 197. Furthermore no Liability is assumed by PPMS, Inc for any liens and or judgments not filed in the Official Records of Broward County, Florida. PPMS, Inc. should only be liable for the amount of loss suffered by the Broward County Revenue Collection Division, as a result of legal matters filed against them, where such loss is determined to be from PPMS, Inc's errors and omissions in performing its contractual responsibilities to the Broward County Revenue Collection Division, or for any refilling of fees that are required to bring subject property to sale.

By: Mitch Wilson
By: A. Black

Authorized Signature

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

NOTICE OF APPLICATION FOR TAX DEED NUMBER 33382

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: 494222-08-2160

Certificate Number: 12747
Date of Issuance: 06/01/2012

Certificate Holder: MANALAPAN BEACH TAX GROUP LLC SERIES 1

Description of Property: PROSPECT GARDENS 22-26 B

LOT 16 LESS W 55,18 W 25 BLK 9

Name in which assessed: SWINDELL,FLORENCE ADA SWINDELL,FLORENCE ADA

1589 CHURCH ST NE CONYERS, GA 30012

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 19th day of October , 2016. 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 15th day of September, 2016.

Bertha Henry

County Administrator

RECORDS, TAXES, AND TREASURY DIVISION

Dana F. Buker

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: 09/15/2016, 09/22/2016, 09/29/2016 & 10/06/2016

Minimum Bid: 26930.46

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 33382

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 September 2016, 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 OAKLAND PARK ANDREW THOMPSON, BUDGET OFFICE 3650 NE 12 AVE

OAKLAND PARK, FL 33334

PEARSALL.ROBERT D JR & REBECCA 221 NW 40 CT **OAKLAND PARK FL 33309-5232**

SWINDELL, FLORENCE ADA 219 NW 40 CT 1-3

OAKLAND PARK FL 33309

OAKLAND PARK 161 APTS LLC 161 NW 40 CT 1-5

OAKLAND PARK FL 33309

SWINDELL, FLORENCE ADA

1589 CHURCH ST NE **CONYERS GA 30012**

MIKON FINANCIAL SERVICES, INC AND OCEAN BANK

780 NW 42 AVE #300 **MIAMI, FL 33126**

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT PERMITTING LICENSING & PROTECTION DIVISION ATTN: DIANE JOHNSON GCW-1 NORTH UNIVERSITY DR

BROWARD COUNTY WATER & WASTEWATER

PLANTATION, FL 33324

ATTN: RACHEL FLEURY-CHARLES

POMPANO BEACH, FL 33069

2555 W. COPANS RD

BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPEMENT DIV. **ENVIRONMENTAL PROTECTION & GROWTH** ATTN: GORDON MILLER

GCW - 1 NORTH UNIVERSITY DR. MAILBOX 302 **PLANTATION, FL 33324**

BROWARD COUNTY PUBLIC WORKS DEPT REAL PROPERTY SECTION

ATTN: MARIE HAMMOND 115 S ANDREWS AVE, ROOM 326 **FORT LAUDERDALE FL 33301**

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION, RIGHT OF WAY SECTION

ATTN: FRANK J GUILIANO ONE N. UNIVERSITY DR., STE 300-B PLANTATION, FL 33324

BROWARD COUNTY SHERIFF'S DEPT.

ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315

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 September 2016 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

Bertha Henry

COUNTY ADMINISTRATOR

Finance and Administrative Services Department Records, Taxes, & Treasury Division

Deputy Rebecca Leder

401-316 Revised 05/13

SEAL

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA

DATE: September 1, 2016

PROPERTY ID # 494222-08-2160 (TD # 33382)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 219 NW 40 CT 1-3 OAKLAND PARK FL 33309 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNT NECESSARY TO REDEEM: (See amount below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by September 30, 2016\$ 17,809.10 Or * Amount due if paid by October 18, 2016\$ 17,996.12
- *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 OCTOBER 19, 2016 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

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

BROWARD COUNTY SHERIFF'S OFFICE P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

RETURN OF SERVICE

DDO	MARD COUNTY EL MA SUMMELL EL CREMCE ADA	TD 33382
	NARD COUNTY, FL vs. SWINDELL, FLORENCE ADA SAPENDITICE VS. COUNTY/	
		COURT HEARING DATE
SWIN		0TH COURT 1-3 0 PARK, FL 33309 9 9 12 16 14931 06/5 Received this process on
	14279	3/112010
	BROWARD COUNTY REVENUE-DELING TAX SECTION 115 S. ANDREWS AVENUE, ROOM A-100 FT LAUDERDALE , FL 33301	Served Not Served – see comments
	REBECCA LEDER, SUPV.	9(9(2014 at 1/34
MINIS	17448 Attorney DELL, FLORENCE ADA , in Broward Count	Date Time
	, in Broward Count	y, Florida, by serving the within named person a true copy of the writ, with the date and
		is, of the total and the total
	INDIVIDUAL SERVICE	
SUBS	STITUTE SERVICE: At the defendant's usual place of abode on "any person residing therein who is 15 y	rears of age or older", to wit:
	in accordance with F.S. 48.031(1))(a)
	To, the defendant's spouse, at	
	To, the person in charge of the defend	
	serve the defendant have been made at the place of business	ant 5 dualities in accordance with 1.3. 40.03 (Left), and two or more accompanies
COL	RPORATE SERVICE:	
	To, holding the following position of accordance with F.S. 48.081	said corporationin the absence of any superior officer in
	To, an employee of defendant corpora	ation in accordance with F.S. 48.081(3)
	To, as resident agent of said corporati	ion in accordance with F.S. 48.091
		ner, or to, designated employee or person in charge
	of partnership, in accordance with F.S. 48.061(1)	
	POSTED RESIDENTIAL: By attaching a true copy to a conspicuous place on the residing therein 15 years of age or older could be found at the defendant's usual place.	e property described in the complaint or summons. Neither the tenant nor a person ace of abode in accordance with F.S. 48.183
	1st attempt date/time:	2 nd attempt date/time:
	POSTED COMMERCIAL: By attaching a true copy to a conspicuous place on t	the property in accordance with F.S. 48.183
	1 st attempt date/time:	2 nd attempt date/time:
D.	OTHER RETURNS: See comments	
	ENTS: 9/9/2016 AT 1136 POSTED AT	FRONT Building wall
COMM		

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

SCOTT J. ISRAEL, SHERIFF BROWARD COUNTY, FLORIDA

ORIGINAL

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA **PROPERTY ID # 494222-08-2160 (TD # 33382)**

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.

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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

SWINDELL,FLORENCE ADA 219 NW 40 CT 1-3 OAKLAND PARK FL 33309

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

CFN # 104110200, OR BK 37716 Page 28, Page 1 of 2, Recorded 06/25/2004 at 08:21 AM, Broward County Commission, Doc. D \$0.70 Deputy Clerk 2075

LF298-04 R298-04

QUITCLAIM DEED

by first party, Grantor, Eugene will oughby Swindell whose post office address is 219 m. and 40 for the sum of to second party, Grantoc: Florence Ada Swindell and Dorth Swindell whose post office address is 219 m. and 40 for the sum of the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitelaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Broward, State of Florida to wit:

Prospect Gardens 22 26 13 Lot 16 Less W 55, 18 W 25 BLK 9

IN WITNESS WHEREOF, The said first party has first above written. Signed, sealed and delivered in I	signed and scaled these presents the day and year
Kath McDenald Felte.	Signature of First Parry
Print pame of Witness Change Machinery	Rrint name of First Party
Signature of Witness	Signature of First Party
Print name of Witness	Print name of First Party
State of Florida } County of Bizaurized On Town 35, 2004 before mc. appeared Floring ADA Swindel!	3
personally known to me (or proved to me on the basis name(s) is/are subscribed to the within instrument and same in his/her/their authorized capacity(ies), and the person(s), or the entity upon behalf of which the person WITNESS gay hand and official seal.	a devine who we man ne/snc/they/executed the
Signature of Nothry Kathy R. Fellon Commission of CC 979196 Expires Nov. 2, 2004 Bonder Thru Hantie Ronding Cc., Inc.	Affiant Known Produced ID Type of ID (Seal)
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	Print Name of Preparer
	Address of Preparer

Page 2



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Dor	(over \$500)	estricted Delivery	0000	If YES, enter delivery address below:	D. Is delivery address different from item 1?	B. Received by (Printed Name)	A. Signature	COMPLETE THIS SECTION ON DELIVERY	
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2. Article Nimos 3010 0001 7558 7534 PS Form 3811, July 2015 PSN 7530-02-000-9053 SENDER: COMPLETE THIS SECTION 1. Article Addressed to Complete items 1, 2, and 3. Attach this card to the back of the mailpiece, Print your name and address on the reverse or on the front if space permits. so that we can return the card to you. 9590 9402 1346 5285 4234 18 TD 33382 OCT 2016 WARNING MIKON FINANCIAL SERVICES, INC AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126 3. Service Type Adult Signature Adult Signature Restricted Delivery Certified Mail Restricted Delivery Delivery Delivery B. Received by (Printed Name) × A. Signature COMPLETE THIS SECTION ON DELIVERY D. Is delivery/address different from item 1? If YES, erfler delivery address below: Insured Mail Restricted Delivery (over \$500) Nice Type Signature Signature Restricted Delivery Flow Mail Restricted Delivery Flow Mail Restricted Delivery Delivery Registered Mail Restricted Delivery Registered Mail Restricted Delivery Return Receipt for Merchandise Restricted Delivery Signature Confirmation Restricted Delivery Restricted Delivery Restricted Delivery Restricted Delivery Domestic Return Receipt C. Date of Delivery □ Agent □ Addressee O Yes