

Performance Property Management Services, Inc.
13501 SW 128 St Suite 114C Miami, FL 33185
Telephone: 866-523-5003 Fax: 866-523-5004

Order Date:1/2/2016	Folio Number: 4941 36 BA 0070
Internal Tax Deed Number: 34886	Parent Tract No: NONE
Records Through: 12/24/2015	

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

CONDOMINIUM PARCEL # 107, BUILDING 19, OF PARK SOUTH SIX, INC., A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OR BOOK 3818, PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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

Applicant: HURLEY, SUSAN M

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 34173 , Page29	JENNIE M. VALDES AND SOPHIA ADAMS
QUIT CLAIM DED	1590 NW 43 AVENUE 107
	LAUDERHILL FL 33313

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

VALDES,JENNIE M &
 ADAMS,SOPHIA
 1599 NW 43 AVE #203
 LAUDERHILL FL 33313

NAME AND ADDRESS OF ESCROW AGENT: NONE

NAME AND ADDRESS OF TAX PAYING AGENT: NONE

APPLICATION FOR HOMESTEAD: NONE

GROSS ASSESSMENT: \$4,940.00

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

<u>TYPE</u>	<u>TAX</u>	<u>CERTIFICATE</u>	<u>FACE AMOUNT</u>	<u>CERTIFICATE HOLDER</u>
TAX DEED	2011	34886	\$365.00	HURLEY, SUSAN M
TAX DEED	2012	34886	\$388.00	HURLEY, SUSAN M
TAX DEED	2013	34886	\$120.27	HURLEY, SUSAN M
CERTIFICATE	2014	9285	\$119.13	BTI 2015 LLC

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: *Antoinette 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 34886

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: 494136-BA-0070
Certificate Number: 10900
Date of Issuance: 06/01/2012
Certificate Holder: HURLEY, SUSAN M
Description of Property: PARK SOUTH SIX INC CONDO
UNIT 107 BLDG 19

A condominium, according to the declaration of condominium recorded on O R Book 3818, Page 182, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed: VALDES,JENNIE M & ADAMS,SOPHIA
Legal Titleholders: VALDES,JENNIE M &
ADAMS,SOPHIA
1599 NW 43 AVE #203
LAUDERHILL, FL 33313

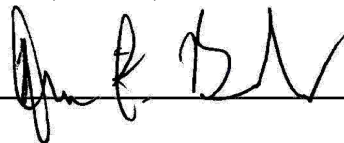
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of July, 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.deedauktion.net
**Pre-registration is required to bid.*

Dated this 16th day of June, 2016.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By:  _____

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: 06/16/2016, 06/23/2016, 06/30/2016 & 07/07/2016
Minimum Bid: 3357.55

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 34886

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 June 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 LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL FL 33313	BTI 2015 LLC 1676 WEST HIBISCUS BLVD #102 MELBOURNE, FL 32901	VALDES,JENNIE M 1590 NW 43 AVENUE 107 LAUDERHILL, FL 33313
ADAMS,SOPHIA 1590 NW 43 AVENUE 107 LAUDERHILL, FL 33313	VALDES,JENNIE M 1599 NW 43 AVE #203 LAUDERHILL, FL 33313	ADAMS,SOPHIA 1599 NW 43 AVE #203 LAUDERHILL, FL 33313
PARK SOUTH SIX, INC., A CONDOMINIUM C/O HOWARD, CONSYWELIA 1590 NW 43RD AVE #110 LAUDERHILL, FL 33313		

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT PERMITTING LICENSING & PROTECTION DIVISION ATTN: DIANE JOHNSON GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT ATTN: GORDON MILLER GCW – 1 NORTH UNIVERSITY DR, MAILBOX 302 PLANTATION, FL 33324	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 WATER & WASTEWATER ATTN: RACHEL FLEURY-CHARLES 2555 W. COPANS RD POMPANO BEACH, FL 33069	BROWARD COUNTY PUBLIC WORKS DEPT REAL PROPERTY SECTION ATTN: MARIE HAMMOND 115 S ANDREWS AVE, ROOM 326 FORT LAUDERDALE FL 33301	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 June 2016 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, & Treasury Division

By _____
Deputy **Rebecca Leder**

401-316 Revised 05/13

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

**STATE OF FLORIDA COUNTY
OF BROWARD:**

Before the undersigned authority personally appeared G. WILLIAMS; who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

34886
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 10900

in the XXXX Court,
was published in said newspaper in the issues of

07/07/2016

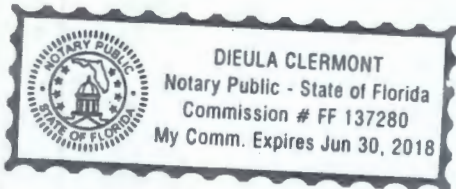
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

G. Williams

Sworn to and subscribed before me this
7 day of JULY, A.D. 2016

Dieula Clermont

(SEAL)
G. WILLIAMS personally known to me



**Board of
County Commissioners,
Broward County, Florida
Finance and Administrative
Services Department
RECORDS, TAXES & TREASURY
NOTICE OF APPLICATION
FOR TAX DEED NUMBER 34886**

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: 494136-BA-0070
Certificate Number: 10900
Date of Issuance: 06/01/2012

Certificate Holder:
HURLEY, SUSAN M

Description of Property:
PARK SOUTH SIX INC CONDO
UNIT 107 BLDG 19

A condominium, according to the declaration of condominium recorded on O R Book 3818, Page 182, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed:
VALDES, JENNIE M & ADAMS,
SOPHIA

Legal Titleholders:
VALDES, JENNIE M &
ADAMS, SOPHIA
1599 NW 43 AVE #203
LAUDERHILL, FL 33313

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 20th day of July, 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:

SEE ATTACHED

broward.deedauction.net

*Pre-registration is required
to bid.

Dated this 16th day of June, 2016.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: 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.

Minimum Bid: 3357.55

401-314

777

16-66/0000130254B

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

DATE: June 1, 2016

PROPERTY ID # 494136-BA-0070 (TD # 34886)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1590 NW 43 AVENUE #107, LAUDERHILL, FL 33313 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. 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 amount below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by June 30, 2016.....\$ 3,000.14

Or

* Amount due if paid by July 19, 2016\$ 3,034.41

***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 JULY 20, 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**

When Recorded Return To:
Prepared By:
C. MARIE BREVITT-SCHOOP, ESQ.
ASSURED TITLE SERVICES, INC.
20401 NW 2ND Ave., #220
Miami, FL 33169

Folio No. 19136-BA-00700

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, made this 18th day of November 2002, **from**
JENNIE M. VALDES, A SINGLE WOMAN, whose address is 1590 NW 43 Avenue,
#107, Ft. Lauderdale, Florida 33313, **to JENNIE M. VALDES, A SINGLE WOMAN**
AND SOPHIA ADAMS, A SINGLE WOMAN, JTWROS, whose address is 5488 NW
23 Street, Lauderhill, Florida 33313.

WITNESSETH:

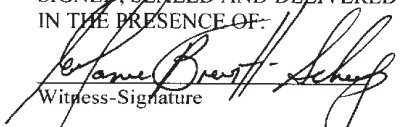
That the said party of the First Part, for an in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, to it in hand paid by the said parties of the Second Part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Party of the Second Part, their heirs and assigned forever, the following described real property situate, lying and being in **BROWARD**, County, **FLORIDA**, to wit:

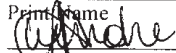
CONDOMINIUM PARCEL #107, BUILDING 19 OF PARK SOUTH SIX INC., A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 3818, PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.


TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or equity, to the only proper use, benefit and behoof of the said Second Parties forever.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


Witness-Signature

C. MARIE BREVITT-SCHOOP
Print Name

Witness-Signature
W. DIANE ANDRE
Print Name

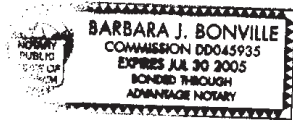

JENNIE M. VALDES
1590 NW 43RD Avenue, #107
ADDRESS
Lauderdale, FL 33313

Return To:
ASSURED TITLE SERVICES, INC
20401 NW 2ND AVE, #220
MIAMI, FL 33169

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 20th day of November 2002, by JENNIE M. VALDES, A SINGLE WOMAN, who is personally known to me or who has produced diver's license as identification and who did/did not take an oath.

WITNESS my hand and official seal, this 20th day of November 2002 in the County and State aforesaid.



Barbara J. Bonville
NOTARY PUBLIC
My Commission Expires: July 30, 2005

Property Id: 494136BA0070



January 2, 2016

- Parcels
- Parcels

