

Performance Property Management Services, Inc.
13501 SW 128 St Suite 114C Miami, FL 33186
Telephone: 866-523-5003 Fax: 866-523-5004

Order Date:	04/13/2015	Folio Number:	514230-20-0290
Internal Tax Deed Number:	34913	Parent Tract No:	NONE
Records Through	04/10/2015		
Updated Through	12/24/2015		

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

The West 30.95 feet of the East 308.83 feet of the South 71.50 feet of Tract 16, Hollywood Ridge Farms, according to the Plat thereof, as recorded in Miscellaneous Plat Book 2, at Page 16, of the Public Records of Broward County, Florida, less the North 54.67 feet of the East 9.95 feet thereof.

Also known as Unit 1, in Cluster 8, of Glenwood Court Townhouses a/k/a Hollywood Ridge Townhouses (unrecorded).

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

Applicant: US BANK CUSTODIAN FOR TRC-SPE, LLC

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 48882, Page 1334	L KARIM LLC
Warranty Deed	3900 SW 52 AVENUE 801 PEMBROKE PARK , FL 33023

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

O.R. Book 48925, Page 899	Glenwood Cort Homeowners' Association, Inc.
Lien	C/O Association Services of Florida 10112 USA Today Way Miramar, FL 33025

NAME AND ADDRESS OF RECORD ON CURRENT TAX ROLL

L KARIM LLC
58 NW 34 TER
MIAMI FL 33127

NAME AND ADDRESS OF ESCROW AGENT: NONE

NAME AND ADDRESS OF TAX PAYING AGENT: NONE

APPLICATION FOR HOMESTEAD: NONE

GROSS ASSESSMENT: \$46,150.00

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	34913	\$1,846.71	US BANK CUSTODIAN FOR TRC-SPE, LLC
Tax Deed	2012	34913	\$1,546.80	US BANK CUSTODIAN FOR TRC-SPE, LLC
Tax Deed	2013	34913	\$799.17	US BANK CUSTODIAN FOR TRC-SPE, LLC
CERTIFICATES	2014	23055	\$1025.00	FNA FLORIDA 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: *Mitch Wilson*

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 34913

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: 514230-20-0290
Certificate Number: 28098
Date of Issuance: 06/01/2012
Certificate Holder: US BANK CUSTODIAN FOR TRC-SPE, LLC
Description of Property: HOLLYWOOD RIDGE FARMS 2-16 MISC
PT LOT 16 DESC AS,W 30.95 OF
E 308.83 OF S 71.5,LESS N 54.67
See Additional Legal on Tax Roll

Name in which assessed: L KARIM LLC
Legal Titleholders: L KARIM LLC
58 NW 34 TER
MIAMI, FL 33127

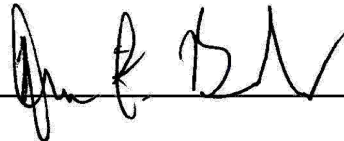
All of said property being in the County of Broward, State of Florida.

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: 9541.03

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 34913

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:

TOWN OF PEMBROKE PARK 3150 SW 52 AVE PEMBROKE PARK FL 33023	FNA FLORIDA LLC 120 N LASALLE ST, 29TH FLOOR CHICAGO, IL 60602	L KARIM LLC 3900 SW 52 AVENUE 801 PEMBROKE PARK FL 33023
RODRIGUEZ, MARC c/o ASSOCIATION SERVICES OF FLORIDA 10112 USA TODAY WAY MIRAMAR, FL 33025	GLENWOOD CORT HOMEOWNERS ASSOC C/O ASSOCIATION SERVICE OF FLORIDA 10112 USA TODAY WAY MIRAMAR FL 33025	L KARIM LLC 58 NW 34 TER MIAMI FL 33127
GLENWOOD CORT HOMEOWNERS ASSOC C/O ASSOCIATION SERVICE OF FLORIDA 3900 SW 52 AVENUE PEMBROKE PARK FL 33023	MCGILL, DENISE 2004 SW 50 AVENUE WEST PARK FL 33023	WALKER, PAULETTE 3900 SW 52 AVE #802 PEMBROKE PARK FL 33023
MCGILL, DENISE 3900 SW 52 AVENUE 303 PEMBROKE PARK FL 33023		

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

34913
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 28098

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

06/16/2016 06/23/2016 06/30/2016 07/07/2016

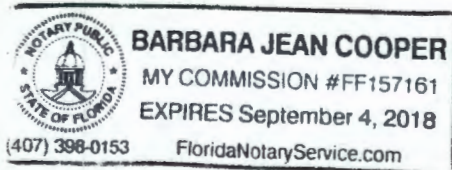
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and 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

Barbara Jean Cooper

(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 34913**

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Property ID: 514230-20-0290
Certificate Number: 28098
Date of Issuance: 06/01/2012
Certificate Holder:

FLORIDA TAX LIEN ASSETS IV,
LLC

Description of Property:
HOLLYWOOD RIDGE FARMS
2-16 MISC
PT LOT 16 DESC AS, W 30.95 OF
E 308.83 OF S 71.5, LESS N 54.67
See Additional Legal on Tax Roll

Name in which assessed:

L KARIM LLC

Legal Titleholders:

L KARIM LLC
58 NW 34 TER
MIAMI, FL 33127

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.deeduction.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

SEE ATTACHED

successful bidder is responsible to
pay any outstanding taxes.
Minimum Bid: 9884.20
401-314
6/16-23-30 7/7 16-11/0000111097B

2

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

DATE: June 1, 2016

PROPERTY ID # 514230-20-0290 (TD #34913)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3900 SW 52 AVENUE 801 PEMBROKE PARK FL 33023 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\$ 7,158.26

Or

* Amount due if paid by July 19, 2016\$ 7,239.33

***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**

Assign # **0165** ****SERVE A S.A.P. - RETURN TO TAX NOTICE TRAY** Service Sheet # **16-026634**

BROWARD COUNTY, FL vs. L KARIM LLC **TD 34913**

TAX SALE NOTICE VS. **COUNTY/BROWARD** DEPENDANT **7/20/2016** CASE

TYPE OF WRIT **L KARIM LLC** COURT **3900 SW 52 AVENUE #801** HEARING DATE
SERVE **PEMBROKE PARK, FL 33023**

14279
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301
REBECCA LEDER, SUPV.

Received this process on 6/10/2016
Date 6/13/16 at 7:00am
 Served
 Not Served - see comments
Date 6/13/16 at 11:21am Time

9884 Attorney
L KARIM LLC

On _____, 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 a copy of the complaint, petition, or initial pleading, by the following method:

INDIVIDUAL SERVICE

SUBSTITUTE SERVICE:

- At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit: _____, in accordance with F.S. 48.031(1)(a)
- To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)
- To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

CORPORATE SERVICE:

- To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081
- To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)
- To _____, as resident agent of said corporation in accordance with F.S. 48.091

PARTNERSHIP SERVICE: To _____, partner, 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 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

1st attempt date/time: _____ 2nd attempt date/time: _____

POSTED COMMERCIAL: By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

1st attempt date/time: _____ 2nd attempt date/time: _____

OTHER RETURNS: See comments

COMMENTS: POSTED DOOR

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

BY: [Signature] D.S.

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID # 514230-20-0290 (TD #34913)

RECEIVED SHERIFF
2016 JUN 10 AM 8:31
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 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\$ 7,158.26

Or

* Amount due if paid by July 19, 2016\$ 7,239.33

*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 OR 5395
FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

**L KARIM LLC
3900 SW 52 AVENUE 801
PEMBROKE PARK FL 33023**

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

SHERIFF'S RETURN OF SERVICE

MIAMI-DADE COUNTY, FL

SERVICE NUMBER 2311141 / 0		TO BE SERVED L KARIM LLC		ALIAS/PLURIES
REFER TO SERVICE NUMBER ABOVE WHEN FILING AS ALIAS OR PLURIES <input type="checkbox"/> RETURN DATA CHANGE		58 NW 34 TERR MIAMI FL 33127		TRANSACTION # 1234246
COURT CASE NUMBER 514230		PLAINTIFF NOTICE OF TAX DEED BROWARD COUNTY		DATE 06/17/2016
COURT	WRIT TYPE TAXN	DEFENDANT L KARIM LLC		DEPOSIT NONE
COURT DATE 07/20/2016	POSSESSION MAILED	MAIL RETURN TO TAXES & TREASURY DIVISION 115 S. ANDREWS AVE#A-100 FORT LAUDERDALE FL 33301 PHONE NUMBER 000 0000000		FEES 03- 40.00 09- 1.00 01- 0.00 TOT-CHECK 41.00 Q308670
ZONE 09 N	SERVICES 01	CO-DEFENDANT (IF ANY)		
RETURN DISBURSEMENT NUMBER RD - / -	RECEIPT #			

HOLD

MUST BE SERVED ON OR BEFORE 6/29/16 IF NOT SERVED THEN POST ON THE

SERVICE INFORMATION

ALL ACTIONS PERFORMED IN ACCORD WITH APPLICABLE FLORIDA STATE STATUTES

SERVED NOT SERVED

SERVICE DETAILS

- INDIVIDUAL SERVICE ON "TO BE SERVED" EXECUTED PER INSTRUCTIONS OTHER: See Comments
- SUBSTITUTE SERVICE: (Served On A Person Residing Therein of Age 15 Years or Older) NAME _____ RELATIONSHIP TO "TO BE SERVED" _____
- CORPORATE SERVICE: (As Defined in F.S. 48.081 and F.S. 48.091) NAME _____ POSITION _____

RESIDENTIAL COMMERCIAL

AT: _____
Posted After Following Prior Personal Service Attempts: ADDRESS _____

1. _____ DATE _____ TIME _____ am/pm _____ 2. _____ DATE _____ TIME _____ am/pm _____

24 HOUR NOTICE POSTED: By _____ PRINT NAME _____ COURT IDS _____ ON _____ DATE _____ TIME _____ am/pm _____ R C

PLACED IN POSSESSION: NAME _____ CONTACT # _____

NO SERVICE

NO-SERVICE DETAILS

- UNABLE TO LOCATE "TO BE SERVED" AND DOCUMENT COULD NOT LAWFULLY BE SERVED IN ANOTHER MANNER "TO BE SERVED" NOT AT GIVEN ADDRESS NO SERVICE PER DIRECTIONS OF PLAINTIFF/REPRESENTATIVE NAME: _____ CONTACT #: _____
- BANKRUPTCY ASSETS NOT FOUND PARTY PAYING DIRECT PER ABOVE NAMED PLAINTIFF/REPRESENTATIVE
- NO LONGER IN BUSINESS FULLY SATISFIED OTHER: See Comments ATTEMPTS _____

COMMENTS

Posted tax notice as required to do so by Pl. Stelero

NOTARIZATION OF SERVER'S SIGNATURE (BY SPECIFIC REQUEST AND FEE ONLY)

IDENTIFICATION PRODUCED (Specify Below) _____

PERSONALLY KNOWN

SWORN TO BEFORE ME ON _____

SIGNATURE _____

[Signature]

RETURN

On 6/24/16 at 8:41 am/pm circle

J.D. Patterson, Director and Metropolitan Sheriff
Miami-Dade County, Florida

By M. Barrero M. Barrero 6988
PRINT NAME SIGNATURE COURT IDS

Deputy Sheriff Court Support Specialist Office: (305) 375-5100
601 NW 1st Court, 9th Floor, Miami, Florida 33136 Fax: (786) 469-3660

ORIGINAL-CLERK OF THE COURT

YELLOW-PLAINTIFF/REPRESENTATIVE

PINK-OTHER

SERVED

DATE 6/24/16

BY 8414

SHERIFF OF DADE COUNTY
DADE COUNTY, FLORIDA

BY M. Barreira

TAKE No. 6988

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID # 514230-20-0290 (TD #34913)

WARNING

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

MIAMI-DADE POLICE DEPT COURT SERVICES BUREAU
ATTN: TERESA, OVERTOWN TRANSIT VILLAGE SOUTH
601 NW 1 COURT, 9TH FLOOR
MIAMI, FLORIDA 33136

**ORIGINAL
DOCUMENT**

NOTE

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Or

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

**L KARIM LLC
58 NW 34 TER
MIAMI FL 33127**

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

This Document Prepared By and Return to:
Eric J. Braunstein
All South Title & Escrow Co.
2 S. University Dr.
Suite 222
Plantation, Florida 33324

Parcel ID Number: 514230-20-0293

Warranty Deed

This Indenture, made this 19th day of April, 2012 AD, Between
THE HOUSING LEAGUE, INC., a corporation existing under the laws of the
State of Florida
of the County of Miami-Dade State of Florida, grantor, and
L. Karim, LLC, a Florida limited liability company
whose address is: 58 NW 34 TERRACE, Miami, FL 33127

of the County of Miami-Dade State of Florida, grantee.
Witnesseth that the GRANTOR, for and in consideration of the sum of

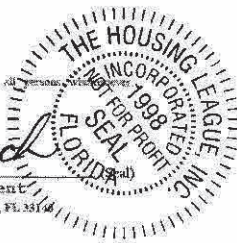
TEN DOLLARS (\$10) DOLLARS,
and other good and lawful consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Florida to wit:
The West 30.95 feet of the East 308.83 feet of the South 71.50 feet
of Tract 16 of Hollywood Ridge Farms, according to the Plat thereof,
as recorded in Miscellaneous Plat Book 2, at Page 16, of the Public
Records of Broward County, Florida, less the North 54.57 feet of the
East 9.95 feet thereof.

Also known as Unit 1, in Cluster 3, of Glenwood Court Townhouses, aka
Hollywood Ridge Townhouses (unrecorded)

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons who may
In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence: THE HOUSING LEAGUE, INC.
By: Sandy Flick
Printed Name: Sandy Flick, Vice President
Witness: Lynn Fitzgerald P.O. Address: 1119 Colton Avenue, Coral Gables, FL 33134

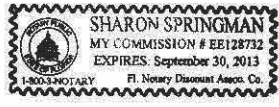
Sharon Springman
Printed Name: SHARON SPRINGMAN
Witness



(Corporate Seal)

STATE OF Florida
COUNTY OF Miami-Dade Indian River
The foregoing instrument was acknowledged before me this 19th day of April, 2012 by
Sandy Flick, Vice President of THE HOUSING LEAGUE, INC., a Florida
Corporation, on behalf of the corporation
who is personally known to me or who has produced to me a Florida driver's license or identification

Sharon Springman
Printed Name: SHARON SPRINGMAN
Notary Public
My Commission Expires



1

THIS INSTRUMENT PREPARED BY
AND PLEASE RECORD AND RETURN TO:
Law Office of
RHONDA HOLLANDER, P.A.
323 S.W. 1st Avenue
Dania Beach, Florida 33004
(954) 523-3888

AMENDED CLAIM OF LIEN FOR ASSESSMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT:

That Rhonda Hollander, Esq., as attorney-in-fact for GLENWOOD CORT HOMEOWNERS' ASSOCIATION, INC., a Homeowners Association of Broward County, Florida whose post office address is c/o Association Services of Florida, 10112 USA Today Way, Miramar, FL 33025 and that pursuant to Section 720.3085(4) of the Florida Statutes and the Declaration of Condominium for GLENWOOD CORT HOMEOWNERS' ASSOCIATION INC. Claims this lien against the following property:

The record owners of such property are L. KARIM LLC.

Legal: The West 30.95 Feet of the East 308.83 feet of the South 71.50 feet of Tract 16, Hollywood Ridge Farms, according to the Plat thereof, as recorded in Miscellaneous Plat Book 2, at Page 16 of the Public Records of Broward County, Florida, less the North 54.67 feet of the east 9.935 feet thereof.

Also Known as Unit 1, in Cluster 8, of Glenwood Cort Townhouses a/k/a Hollywood Ridge Townhouses
Common: 3900 SW 52Avenue, #801, Pembroke Park, FL 33023 **BCPA ID:** 5142 30 20 0290

The amount due is \$960.00 which consists of the following: \$80.00 balance due from February, 2012, plus \$575.00 monthly maintenance from March, 2012 through July, 2012 at \$115.00/month, plus \$305.00 assessment for painting from February, 2012 pursuant to the Declaration of GLENWOOD CORT HOMEOWNER'S ASSOCIATION plus interest at the rate of 10% per annum from the date due. Payment made in the amount of \$615.00 was paid to the Association.

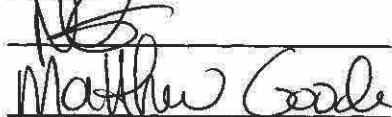
In addition, this claim of Lien also secures accelerated maintenance, late fees, interest, costs, and reasonable attorney's fees incurred by the Association pursuant to the recorded Declaration of Restrictive Covenants. Further, this lien secures all assessments coming due after the filing of this Claim of Lien.

Dated this 18th day of July, 2012.


WITNESSES:



ROBERT QUINCOSES
Print Name



Matthew Goode
Print Name

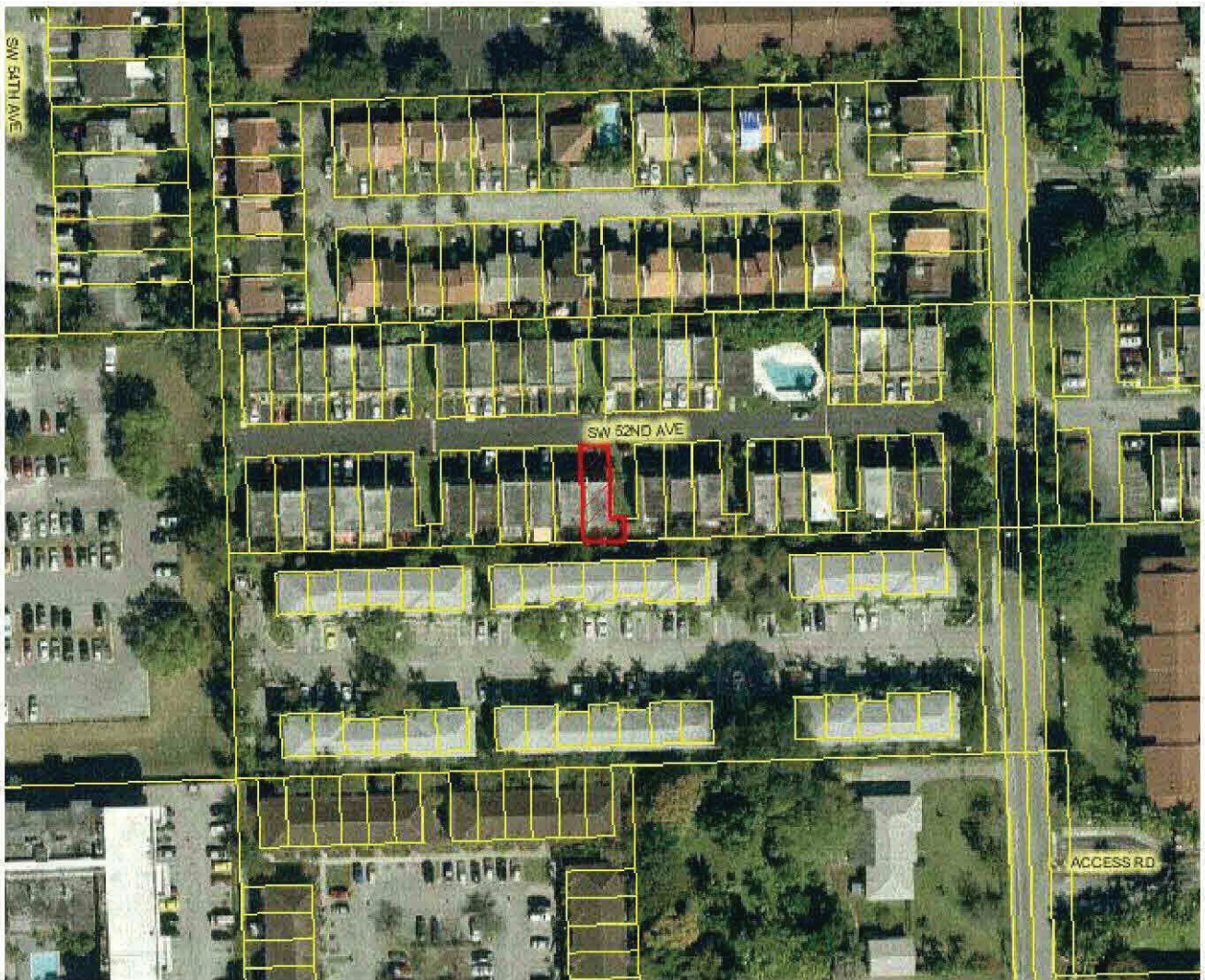
BY: 
RHONDA HOLLANDER, ESQ.
Attorney-in-fact
Florida Bar No.: 0844020

STATE OF FLORIDA :
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 18th day of July, 2012, by Rhonda Hollander, Esq. as attorney-in-fact of Glenwood Court, a Florida not-for-Profit Corporation, on behalf of the corporation, he is personally known to me and did take an oath.

My Commission Expires:  ROBERT L. QUINCOSES
MY COMMISSION # EE 207370
EXPIRES: June 12, 2016
Bonded Thru Budget Notary Services

BY: 
NOTARY PUBLIC,
STATE OF FLORIDA AT LARGE



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L KARIM LLC
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TD 34913 JULY 2016 WARNING
GLENWOOD CORT HOMEOWNERS ASSOC
C/O ASSOCIATION SERVICE OF FLORIDA
10112 USA TODAY WAY
MIRAMAR FL 33025

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Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

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**TD 34913 JULY 2016 WARNING
FNA FLORIDA LLC
120 N LASALLE ST, 29TH FLOOR
CHICAGO, IL 60602**

PS Form 3800, August 2006

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MCGILL, DENISE
3900 SW 52 AVENUE 303,
PEMBROKE PARK FL 33023

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or PO Box No.

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C/O ASSOCIATION SERVICE OF FLORIDA
3900 SW 52 AVENUE
PEMBROKE PARK FL 33023

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or PO Box N
City, State, Z...

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TD 34913 JULY 2016 WARNING
RODRIGUEZ, MARC
c/o ASSOCIATION SERVICES OF FLORIDA
10112 USA TODAY WAY
MIRAMAR, FL 33025

Sent To
Street, Apt. #
or PO Box N
City, State, Z.

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Restricted Delivery Fee (Endorsement Required)	

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TD 34913 JULY 2016 WARNING
TOWN OF PEMBROKE PARK
3150 SW 52 AVE
PEMBROKE PARK FL 33023

Sent To

Street, Apt. No.
or PO Box No.

City, State, ZIP

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. A

FD 34913 JULY 2016 WARNING
 FNA FLORIDA LLC
 120 N LASALLE ST, 29TH FLOOR
 CHICAGO, IL 60602



9590 9401 0015 5205 2679 14

2. Article Number

7010 1060 0001 0528

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/17/16

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
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

0050

Restricted Delivery

Domestic Return Receipt

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 34913 JULY 2016 WARNING
 GLENWOOD CORT HOMEOWNERS ASSOC
 C/O ASSOCIATION SERVICE OF FLORIDA
 10112 USA TODAY WAY
 MIRAMAR FL 33025**



9590 9401 0015 5205 2679 21

2. Article Number (Transfer from service label)

7010 1060 0001 0528 0067

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

6-20-16

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

Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- 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. *A*

TD 34913 JULY 2016 WARNING
 WALKER, PAULETTE
 3900 SW 52 AVE #802
 PEMBROKE PARK FL 33023



9590 9401 0015 5205 2679 69

2. Article Number (Transfer from service label)

7010 1060 0001 0528 0012

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

NOEL KNICE

C. Date of Delivery

6/17/14

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
- Registered Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

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 34913 JULY 2016 WARNING
RODRIGUEZ, MARC
c/o ASSOCIATION SERVICES OF FLORIDA
10112 USA TODAY WAY
MIRAMAR, FL 33025



9590 9401 0015 5205 2678 84

2. Article Number (Transfer from service label)

7010 1060 0001 0528 0029

PS Form 3811, April 2015 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? 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
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt

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 34913 JULY 2016 WARNING
 TOWN OF PEMBROKE PARK
 3150 SW 52 AVE
 PEMBROKE PARK FL 33023



9590 9401 0015 5205 2678 77

2. Article Number (Transfer from service label)

7010 1060 0001 0527 2536

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Jose Lopez

- Agent
- Addressee

B. Received by (Printed Name)

Jose Lopez

C. Date of Delivery

6/26/16

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
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Delivery

Domestic Return Receipt