

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

Order Date:	05/04/2015	Folio Number:	494233-16-1140
Internal Tax Deed Number:	35101	Parent Tract No:	NONE
Records Through	05/01/2015		
Updated Through	2/3/2016		

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

Lot 94 less that part lying east of Utility Easement, Block A, of LAUDERDALE MANORS REVISED PLAT, according to the Plat thereof, as recorded in Plat Book 29, Page 46, of the Public Records of Broward County, Florida

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

Applicant: FLORIDA TAX LIEN ASSETS IV, LLC STEARNS BANK, NA

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 47747, Page 1690 TARPON IV LLC
Tax Deed I95,
 FORT LAUDERDALE, FL 33311

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

TARPON IV LLC
18305 Biscayne Blvd #400
Aventura FL 33160

NAME AND ADDRESS OF ESCROW AGENT: NONE

NAME AND ADDRESS OF TAX PAYING AGENT: NONE

APPLICATION FOR HOMESTEAD: NONE

GROSS ASSESSMENT: \$6,940.00

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

TYPE	TAX	CERTIFICATE	FACE AMOUNT	CERTIFICATE HOLDER
Tax Deed	2009	35101	\$514.83	FLORIDA TAX LIEN ASSETS IV, LLC STEARNS BANK, NA
Tax Deed	2010	35101	\$559.89	FLORIDA TAX LIEN ASSETS IV, LLC STEARNS BANK, NA
Tax Deed	2011	35101	\$273.96	FLORIDA TAX LIEN ASSETS IV, LLC STEARNS BANK, NA
Tax Deed	2012	35101	\$274.90	FLORIDA TAX LIEN ASSETS IV, LLC STEARNS BANK, NA
Tax Deed	2013	35101	\$137.88	FLORIDA TAX LIEN ASSETS IV, LLC STEARNS BANK, NA
Tax Deed	2014	35101	\$138.64	FLORIDA TAX LIEN ASSETS IV, LLC STEARNS BANK, NA

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 35101

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: 494233-16-1140
Certificate Number: 9640
Date of Issuance: 06/01/2010
Certificate Holder: FLORIDA TAX LIEN ASSETS IV, LLC
Description of Property: LAUDERDALE MANORS REVISED PLAT
29-46 B
LOT 94 LESS THAT PT LYING E
OF UTILITY EASEMENT BLK A

Name in which assessed: TARPON IV LLC
Legal Titleholders: TARPON IV LLC
18305 Biscayne Blvd #400
Aventura, FL 33160

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 17th day of August, 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 14th day of July, 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: 07/14/2016, 07/21/2016, 07/28/2016 & 08/04/2016
Minimum Bid: 5294.38

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 35101

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 July 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 FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FT LAUDERDALE FL 33301

TARPON IV LLC
18305 Biscayne Blvd #400
Aventura, FL 33160

HOUSING AUTHORITY OF THE
CITY OF FORT LAUDERDALE
437 SW 4 AVE
FORT LAUDERDALE, FL 33315

RHA 2 LLC
3505 KOGER BLVD #400
DULUTH, GA 30096

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 July 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

35101
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 9640

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

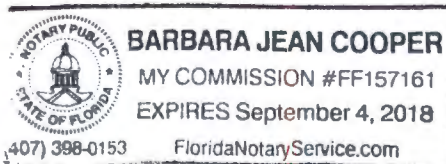
07/28/2016 08/04/2016

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.


Sworn to and subscribed before me this
4 day of AUGUST, A.D. 2016

(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 35101

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: 494233-16-1140
Certificate Number: 9640
Date of Issuance: 06/01/2010

Certificate Holder:
FLORIDA TAX LIEN ASSETS IV,
LLC

Description of Property:
LAUDERDALE MANORS REVISED
PLAT 29-46 B
LOT 94 LESS THAT PT LYING E
OF UTILITY EASEMENT BLK A

Name in which assessed:

TARPON IV LLC

Legal Titleholders:

TARPON IV LLC

18305 Biscayne Blvd #400
Aventura, FL 33160

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 17th day of August, 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 14th day of July, 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: 5294.38

401-314

7/28 8/4

16-105/0000137264B

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

DATE: July 1, 2016

PROPERTY ID # 494233-16-1140 (TD # 35101)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 195, FORT LAUDERDALE, FL 33311 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 July 29, 2016\$ 5,070.63**

Or

*** Amount due if paid by August 16, 2016\$ 5,131.08**

***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 AUGUST 17, 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**

Tax Deed File No. 22861

DR-506
R.01/95

Property
Identification No. 494233-16-1140

Tax Deed

State of Florida

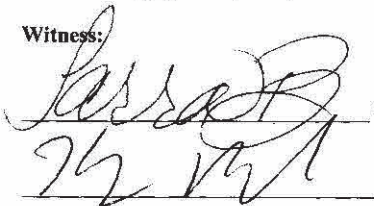
County of Broward

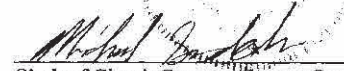
The following Tax Sale Certificate Numbered 29461 issued on 6/01/2007 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 22ND day of DECEMBER 2010, offered for sale as required by law for cash to the highest bidder and was sold to: TARPON IV LLC whose address is: P O BOX 100736, ATLANTA GA 30384-0736 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this 22ND day of DECEMBER, 2010 in the County of Broward, State of Florida, in consideration of the sum of (9) TWO THOUSAND, SEVEN HUNDRED EIGHTY-SEVEN and 48/100 (\$2,787.48) Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

LAUDERDALE MANORS REVISED PLAT 29-46 B LOT 94 LESS THAT PT LYING E OF UTILITY BASEMENT BLK A

Witness:



 (Seal)
Clerk of Circuit Court or County Comptroller
Deputy County Administrator

Broward County, Florida

State of Florida

County of Broward

On this 22ND day of DECEMBER, 2010, before me Michael Johansen personally appeared Bertha Henry, County Administrator, by Michael Snedeker, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

THIS TAX DEED IS SUBJECT TO
ALL EXISTING PUBLIC PURPOSE
UTILITY & GOVERNMENT
EASEMENTS

3

NOTARY PUBLIC-STATE OF FLORIDA
Linda Walker
Commission # EE021184
Expires: SEP. 24, 2014
BONDED THROUGH ATLANTIC BONDING CO., INC.

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

NOTICE OF APPLICATION FOR TAX DEED NUMBER 22861

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: 494233-16-1140
Certificate Number: 29461
Date of Issuance: 06/01/2007
Certificate Holder: TARPON IV LLC
LAUDERDALE MANORS REVISED PLAT
Description of Property: 29-46 B
LOT 94 LESS THAT PT LYING E
OF UTILITY EASEMENT BLK A

Name in which assessed: BENEFICIAL INVESTMENTS INC
Legal Titleholders: BENEFICIAL INVESTMENTS INC
7081 NW 21-ST
SUNRISE, 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 22nd day of December, 2010 at 10:00 AM at:

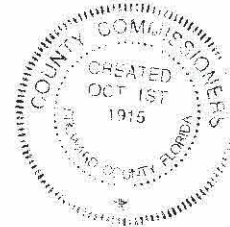
The Governmental Center
115 S. Andrews Avenue, Room 302
Fort Lauderdale, Florida

Dated this 18th day of November, 2010.

Bertha Henry
County Administrator
REVENUE COLLECTION DIVISION

By: Polly Cacurak

Polly Cacurak
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.

SUBJECT TO REAL ESTATE TAXES FOR TAX YEARS 2008 & 2009

Publish: DAILY BUSINESS REVIEW
Issues: 11/18/2010, 11/24/2010, 12/02/2010 & 12/09/2010
Minimum Bid: 2787.48

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

CERTIFICATE OF MAILING NOTICES

Tax Deed № 22861 FINAL

STATE OF FLORIDA

SS.

COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 19th day of NOVEMBER, 2010, 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:

BENEFICIAL INVESTMENTS INC
7081 NW 21 ST
SUNRISE FL 33313

ALTERNA TAX CERTIFICATE FUND II, LP
6600 N ANDREWS AVE
SUITE 282
FORT LAUDERDALE, FL 33309

CONSOLIDATED TITLE CO.
8320 W. SUNRISE BOULEVARD, SUITE 104
PLANTATION, FL 33322

CITY OF FT. LAUDERDALE
CITY HALL
Lien Division - 1st Floor
100 N Andrews Avenue
Ft. Lauderdale, fl 33301

THIS IS NOT AN OFFICIAL COPY

Broward County Code Enforcement,
Permitting Licensing & Protection Division
Attn: Diane Johnson
GCE-1 North University Dr
Plantation, FL33324

Broward County Highway Construction & Engineering Division;
Right of Way Section, Attn: Richard Tornese, P.E.
One N. University Dr., Ste 300-B
Plantation, FL 33324

Broward County Water & Wastewater,
Attn: Len Neff
2555 W. Copans Rd., Pompano Beach, FL

Public Works Dept.; Real Property Attn: Dale C. Wilson
Governmental Center, Rm. 325,
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

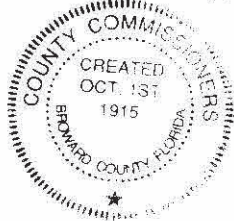
Broward County Sheriff's Dept.
Attn: - Civil Division
Ft. Lauderdale, FL 33315

I certify that notice was provided pursuant to Florida Statutes, Section 197.02(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.

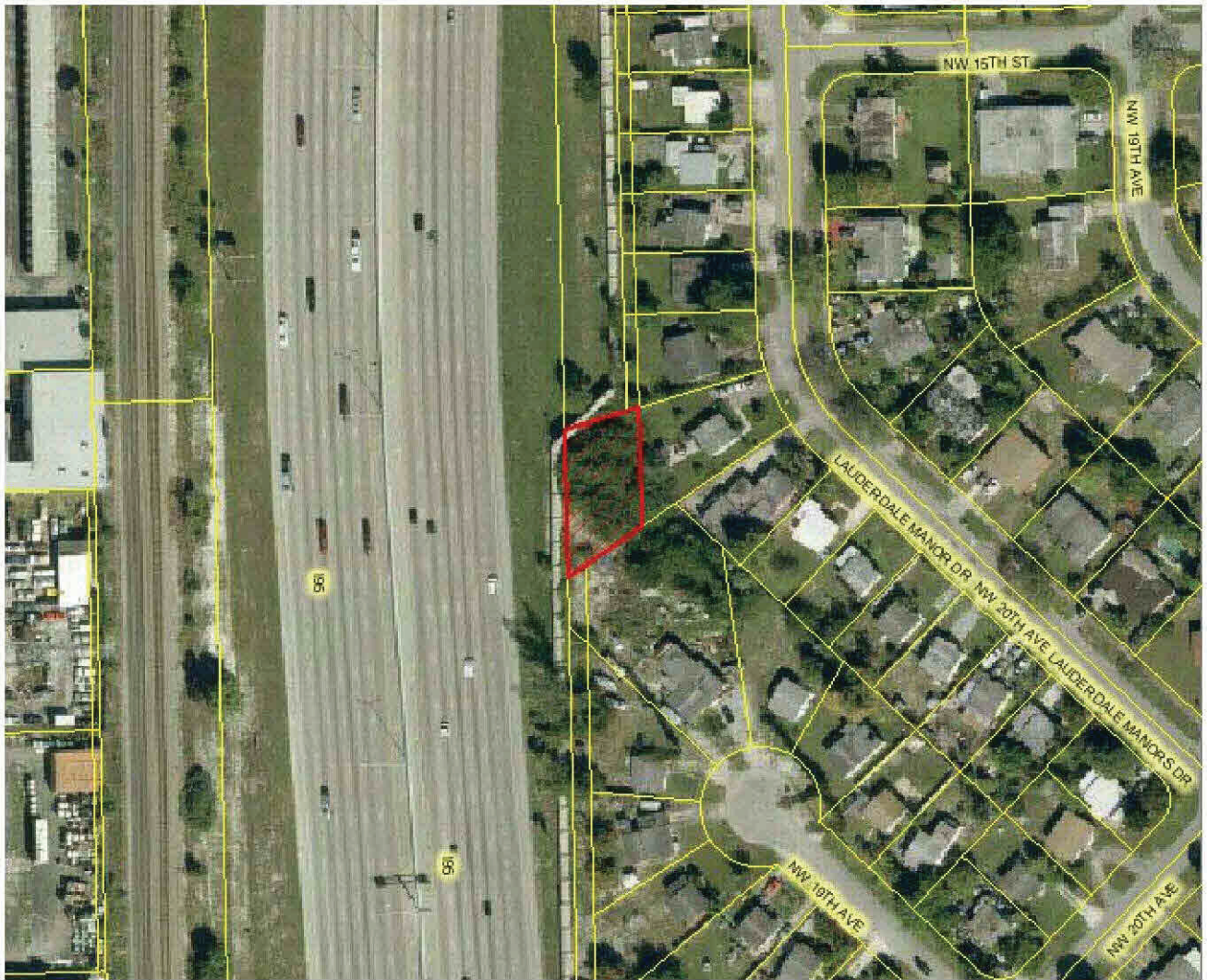
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 19th day of NOVEMBER, 2010, in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL



Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By 
Deputy Michael Snedeker



7010 1060 0001 0528 6083
E909 8250 1000 0901 0102

U.S. Postal Service TM
CERTIFIED MAIL TM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		

Sent To
Street, Apt. No.,
or PO Box No.
City, State, ZIP

TD 35101 AUGUST 2016 WARNING

**TARPON IV LLC
18305 Biscayne Blvd #400
Aventura, FL 33160**

PS Form 3800, August 2008

See Reverse for Instructions

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 35101 AUGUST 2016 WARNING

**TARPON IV LLC
 18305 Biscayne Blvd #400
 Aventura, FL 33160**



9590 9402 1349 5285 4726 97

2 7010 1060 0001 0528 6083

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

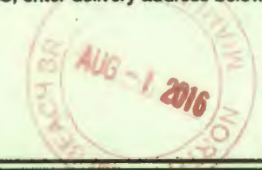
- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

8/1

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



3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

(over \$500)