

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

Order Date:	08/03/2015	Folio Number:	494103-13-0090
Internal Tax Deed Number:	35827	Parent Tract No:	NONE
Records Through	07/30/2015		
Updated Through	6/8/2016		

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

Lot 9, Block 1 of P.R.D. according to the Plat thereof, as recorded in Plat Book 79, Page 5 of the Public Records of Broward County, Florida.

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

Applicant: CAPITAL ONE, NA AS COLLATERAL ASSIGNEE FOR HMF FL D, 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 47811, Page 657	TARPON IV LLC
Tax Deed	7318-7320 NW 76 DRIVE 1-2 TAMARAC, FLORIDA 33321

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

3 Liens	City of Tamarac
	Code Enforcement
	7525 NW 88th Ave
	Tamarac, FL 33321

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: \$113,030.00

NOTE: Tax Deed YEAR: 2014 TAX DEED APPLICATION # 35827 FACE AMOUNT:\$4,396.53 APPLICANT:
CAPITAL ONE, NA AS COLLATERAL ASSIGNEE FOR HMF FL D, LLC

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>
I	2015	4693	\$4639.07	JASON HURLEY
I	2013	5355	\$4118.67	U.S. BANK AS CUST FOR MAGNOLIA TC 14 NSA, LLC
I	2012	5431	\$3520.86	CAPITAL ONE, NA AS COLLATERAL ASSIGNEE FOR HMF FL D, 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: *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 35827

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: 494103-13-0090
Certificate Number: 5431
Date of Issuance: 06/01/2013
Certificate Holder: CAPITAL ONE, NA AS COLLATERAL ASSIGNEE FOR HMF FL D, LLC
Description of Property: P R D SUBDIVISION 76-5 B
LOT 9 BLK 1

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

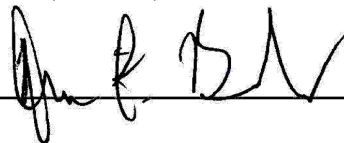
All of said property being in the County of Broward, State of Florida.

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

Dated this 15th day of September, 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: 09/15/2016, 09/22/2016, 09/29/2016 & 10/06/2016
Minimum Bid: 21653.42

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 35827

**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 TAMARAC C/O FINANCIAL SERVICES 7525 NW 88 AVE TAMARAC, FL 33321	TARPON IV LLC 7318 NW 76 DR 1-2 TAMARAC FL 33321-4805	TARPON IV LLC 18305 BISCAYNE BLVD #400 AVENTURA FL 33160
MAGDALENA FRAGA TR FRAGA,MAGDALENA TRSTEE 7328 NW 76 DR 1-2 TAMARAC FL 33021	NAZIR & NOORJEHAN KHAN REV TR KHAN,NAZIR & NOORJEHAN TRSTEEES 7310 NW 76 DR 1-2 TAMARAC FL 33321-5153	HURLEY, JASON 3500 S.W. 121 AVENUE DAVIE, FL 33330-1629
CITY OF TAMARAC CODE ENFORCEMENT 7525 NW 88TH AVE TAMARAC, FL 33321		

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 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.

SEAL

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

By _____
Deputy **Rebecca Leder**

401-316 Revised 05/13

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

DATE: September 1, 2016

PROPERTY ID # 494103-13-0090 (TD # 35827)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7318 NW 76 DR 1-2 TAMARAC FL 333214805 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 September 30, 2016\$ 16,577.69**

Or

*** Amount due if paid by October 18, 2016\$ 16,776.15**

***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

Assignment #

SERVE ASAP RTN TO TAX NOTICE TRAY

Service Sheet #

16-041476

BROWARD COUNTY, FL vs. TARPON IV LLC

TD 35827

TAX SALE NOTICE

VS. **COUNTY/BROWARD**

DEFENDANT **10/19/2016**

CASE

TYPE OF WRIT
TARPON IV LLC

COURT

HEARING DATE

SERVE

**7318 NW 76 DR 1-2
TAMARAC, FL 33321**

Received this process on

9/7/2016

Date

9-9-16

D615HRS

17849354

14279

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

REBECCA LEDER, SUPV.

17448

Attorney

☒ Served

☐ Not Served - see comments

9-9-16

Date

at **1000HRS.**

Time

TARPON IV 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 notice on front 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:

#8354 D.S.
Nelson Foice

ORIGINAL

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID # 494103-13-0090 (TD # 35827)

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 September 30, 2016\$ 16,577.69**

Or

*** Amount due if paid by October 18, 2016\$ 16,776.15**

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

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

**TARPON IV LLC
7318 NW 76 DR 1-2
TAMARAC FL 333214805**

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

Tax Deed File No. 23652

DR-506
R.01/95

Property

Identification No. 494103-13-0090

Tax Deed

State of Florida

County of Broward

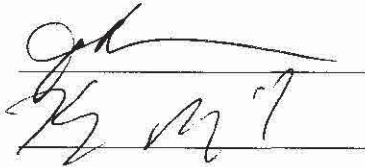
The following Tax Sale Certificate Numbered **22154** issued on **6/01/2007** was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required 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 **23rd** day of **FEBRUARY 2011**, 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 **23rd** day of **FEBRUARY, 2011** in the County of Broward, State of Florida, in consideration of the sum of **(\$)FIFTY-EIGHT THOUSAND, THREE HUNDRED FIFTY-FIVE DOLLARS and 99/100 (\$58,355.99)** 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:

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


P R D SUBDIVISION 76-5 B LOT 9 BLK 1

Witness:



State of Florida

County of Broward

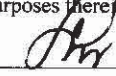


Michael Snedeker (Seal)
Clerk of Circuit Court of Broward County
Deputy County Administrator

Broward County, Florida

On this **23rd** day of **FEBRUARY, 2011**, before me **Linda Walker** 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.



NOTARY PUBLIC-STATE OF FLORIDA
Linda Walker
Commission # EE021194
Expires: SEP 24, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

3

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

NOTICE OF APPLICATION FOR TAX DEED NUMBER 23652

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: 494103-13-0090
 Certificate Number: 22154
 Date of Issuance: 06/01/2007
 Certificate Holder: TARPON IV LLC
 P R D SUBDIVISION 76-5 B
 Description of Property: LOT 9 BLK 1

Name in which assessed: CARPINETERO, ROSE DEL D H/E
 Legal Titleholders: CARPINETERO, ROSE DEL D H/E
 CARPINETERO, GEORGE
 7318 NW-76 DR
 TAMARAC, FL 33321-4805

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 23rd day of February, 2011 at 10:00 AM at:

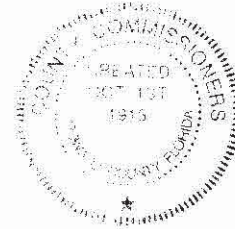
The Governmental Center
 115 S. Andrews Avenue, Room 302
 Fort Lauderdale, Florida

Dated this 20th day of January, 2011.

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 2009 & 2010

Publish: DAILY BUSINESS REVIEW
 Issues: 01/20/2011, 01/27/2011, 02/03/2011 & 02/10/2011
 Minimum Bid: 58355.99

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

CERTIFICATE OF MAILING NOTICES

Tax Deed No 23652 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 21st day of JANUARY, 2011, 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:

CARPINTERO, GEORGE
7318 NW 76 DRIVE
TAMARAC, FLORIDA 33321

BENEFICIAL FLORIDA INC.
4951 COCONUT CREEK PARKWAY
COCONUT CREEK, FLORIDA

CITY OF TAMARAC
CITY HALL
7525 NW 88 Ave
Tamarac, FL 33321

MOODY, JONES, MONTEFUSCO & KRAUSE, P.A.
1333 S. UNIVERSITY DR., #201
PLANTATION FL 33324

CARPINTERO, ROSE DEL D H/E
7318 NW 76 DRIVE
TAMARAC, FLORIDA 33321

ROSE DEL DUCA CARPINTERO
7318-7320 NW 76TH DR
TAMARAC, FL 33321

TAX LIENS SECURITIZATION TR TAX LIEN ASSET-BACKED
THRU PASS-THRU CERTS SERIES 2010-1
% WELLS FARGO BANK NA
9062 OLD ANNAPOLIS RD
COLUMBIA, MD 21045-1951

Internal Revenue Service
Attn: Kathleen Fisher
P.O. Box 17167—Stop 5720
Ft. Lauderdale, FL 33318

FORD MOTOR CREDIT COMPANY
1335 S. CLEARVIEW AVENUE
MESA, AZ 85208

INVESTMENTS 2234, LLC
P. O. BOX 403357
ATLANTA, GA 30384

GEORGE CARPENTRO
7318-7320 NW 76TH DR
TAMARAC, FL 33321

STATE OF FLORIDA DEPT OF REVENUE
3111 N UNIVERSITY DR STE 501
POMPANO BCH, FL 33065

Broward County Code Enforcement,
Permitting Licensing & Protection Division
Attn: Diane Johnson
GCE-1 North University Dr
Plantation, FL 33324

BROWARD COUNTY COMMUNITY
CODE COMPLIANCE PERMITTING LICENSING
& PROTECTION DIVISION
GCE - 1 NORTH UNIVERSITY DR
PLANTATION, FL 33324

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: JEAN MANESS
2555 W. Copans Rd., Pompano Beach, FL

Public Works Dept.; Real Property Attn: Dale C. Wilson
Governmental Center, Rm. 326,
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 21st day of JANUARY, 2011, in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

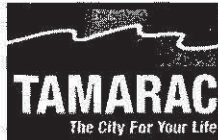


Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By 
Deputy Michael Snedeker

401-316 Revised 11/10

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



BEFORE THE SPECIAL MAGISTRATE
IN AND FOR THE
CITY OF TAMARAC
BROWARD COUNTY, FLORIDA
ENFORCEMENT ORDER

CLAIM OF LIEN

THE CITY OF TAMARAC
VS.
TARPON IV LLC

CASE NO: 11-10104396
LOCATION: 7318 NW 76 DR

I hereby certify that this document is a true
and correct copy of Claim of Lien
Case No: 11-10104396
the original of which is on file in City Hall.
WITNESS MY HAND AND OFFICIAL SEAL
OF THE CITY OF TAMARAC, FLORIDA
This 2nd day of February 20 12



On 11-2-2011 the Special Magistrate found you in violation:

The Special Magistrate assessed \$75.00 Administrative Costs. At that time, you were given until 11-14-2011 to comply. The Special Magistrate was notified on 2-1-2012, that you had not complied within the time specified.

At the Special Magistrate Hearing on 11-2-2011 the Code Compliance Officer testified under oath that the required corrective action had not been taken by the compliance date. It is hereby Ordered that a fine of \$100.00 per day be imposed against the property more particular described below

SPECIAL MAGISTRATE ORDERED: To assess a fine in the amount of \$100.00 per day from 11-14-2011 through 12-20-2011 in addition to \$100.00 for abating the nuisance existing on the property and \$75.00 administrative fee.

IT IS THE RESPONSIBILITY OF THE RESPONDENT TO ADVISE THE CODE COMPLIANCE DIVISION WITHIN 24 HOURS AFTER COMPLETION, THAT THE VIOLATION HAS BEEN CORRECTED.

A certified copy of this order imposing a fine shall be recorded in the Public Records of Broward County, Florida and thereafter shall constitute a lien against the following property upon which violation exists:

FOLIO: 494103130090
STREET ADDRESS: 7318 NW 76 DR
LEGAL DESCRIPTION:

Upon which violation exists.
Dated at Tamarac, Broward County, Florida on: 2-1-2012.

Attest: [Signature]
SPECIAL MAGISTRATE CLERK

BY

[Signature]
SPECIAL MAGISTRATE

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY VERIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY QUALIFIED TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED; SPECIAL MAGISTRATE AND THE SPECIAL MAGISTRATE CLERK, RESPECTIVELY OF THE CITY OF TAMARAC, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME. WITNESS BY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID ON February 1, 2012.

[Signature]
TYPE OR PRINT NAME OF NOTARY PUBLIC

DID NOT TAKE AN OATH ☒
PERSONALLY KNOWN TO ME ☒

NOTARY PUBLIC SEAL



(2)

VIOLATION DETAIL

PAGE 1

CASE NUMBER 11-10104396
PROPERTY ADDRESS 7318 NW 76 DR

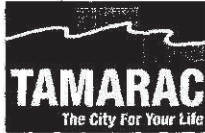
VIOLATION: 11-7 (B) -- QUANTITY: 1
DESCRIPTION: LANDSCAPE MAINTENANCE DATE: 8/22/11
LOCATION:

NARRATIVE :
PLEASE CUT GRASS ON ENTIRE PROPERTY TO MINIMUM OF 4" IN
HEIGHT , TRIMM ALL BUSHES IN A NEAT APPEARANCE

ORDINANCE DESCRIPTION :
TAMARAC CODE OF ORDINANCE, SECTION 11-7 (B)
LANDSCAPE MAINTENANCE

THIS IS NOT AN
OFFICIAL COPY

2



BEFORE THE SPECIAL MAGISTRATE
IN AND FOR THE
CITY OF TAMARAC
BROWARD COUNTY, FLORIDA
ENFORCEMENT ORDER

CLAIM OF LIEN

THE CITY OF TAMARAC
VS.
TARPON IV LLC

CASE NO: 12-10105873
LOCATION: 7318 & 7320 NW 76 DR

On 8-1-2012 the Special Magistrate found you in violation:

The Special Magistrate assessed \$75.00 Administrative Costs. At that time, you were given until 8-13-2012 to comply. At the Special Magistrate Hearing on 9-19-2012, the Code Compliance Officer testified under oath that the required corrective action had not been taken by the compliance date. It is hereby ordered that a fine of \$2,125.00 be imposed against the property more particular described below.

IT IS THE RESPONSIBILITY OF THE RESPONDENT TO ADVISE THE CODE COMPLIANCE DIVISION WITHIN 24 HOURS AFTER COMPLETION, THAT THE VIOLATION HAS BEEN CORRECTED.

A certified copy of this order imposing a fine shall be recorded in the Public Records of Broward County, Florida and thereafter shall constitute a lien against the following property upon which violation exists:

FOLIO: 494103130090
STREET ADDRESS: 7318 & 7320 NW 76 DR
LEGAL DESCRIPTION: P R D SUBDIVISION 76-5 B LOT 9 BLK 1

Upon which violation exists.
Dated at Tamarac, Broward County, Florida on 9-19-2012.

Attest: [Signature]
SPECIAL MAGISTRATE CLERK

BY [Signature]
SPECIAL MAGISTRATE

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY VERIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY QUALIFIED TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED; SPECIAL MAGISTRATE AND THE SPECIAL MAGISTRATE CLERK, RESPECTIVELY OF THE CITY OF TAMARAC, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, WITNESS BY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID ON September 25, 2012.

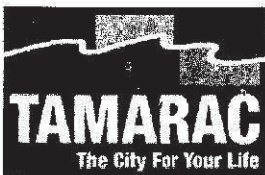
DID NOT TAKE AN OATH ☒
PERSONALLY KNOWN TO ME ☒

[Signature]
TYPE OR PRINT NAME OF NOTARY PUBLIC
NOTARY PUBLIC SEAL



I hereby certify that this document is a true
and correct copy of Claim of Lien
Case no 12-10105873
the original of which is on file in City Hall.
WITNESS MY HAND AND OFFICIAL SEAL
OF THE CITY OF TAMARAC, FLORIDA.
This 2nd day of October 20 12.
[Signature]
City Clerk

1



BEFORE THE SPECIAL MAGISTRATE
IN AND FOR
THE CITY OF TAMARAC
BROWARD COUNTY, FLORIDA
ENFORCEMENT ORDER

PUBLIC NUISANCE
CLAIM OF LIEN

THE CITY OF TAMARAC
VS.
TARPON IV LLC

CASE NO: 13-10103500
LOCATED: 7318 & 7320 NW 76 DR

The Public Nuisance was corrected by the City Contractor and the amount due is \$250.00, in addition to a 10% annual interest fee, as per municipal code section 9-84, such rate will continue to accrue until the lien has been paid. On 6-10-2013 you had not complied within the specified time in the Public Nuisance Notice of Violation the City remedied the violation.

A certified copy of this Claim of Lien, which shall include administrative costs plus recording expenses, and shall be recorded in the Public Records of Broward County, Florida and thereafter; shall constitute a lien against the following property:

FOLIO: 494103130090
STREET ADDRESS: 7318 & 7320 NW 76 DR
LEGAL DESCRIPTION:

Dated: July 3, 2013.

ATTEST:

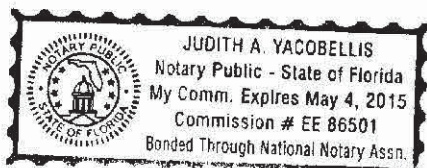
[Signature]
CODE COMPLIANCE
OFFICE SPECIALIST

[Signature]
J. MARK WOODS
CODE ENFORCEMENT MANAGER

STATE OF FLORIDA)
COUNTY OF BROWARD)

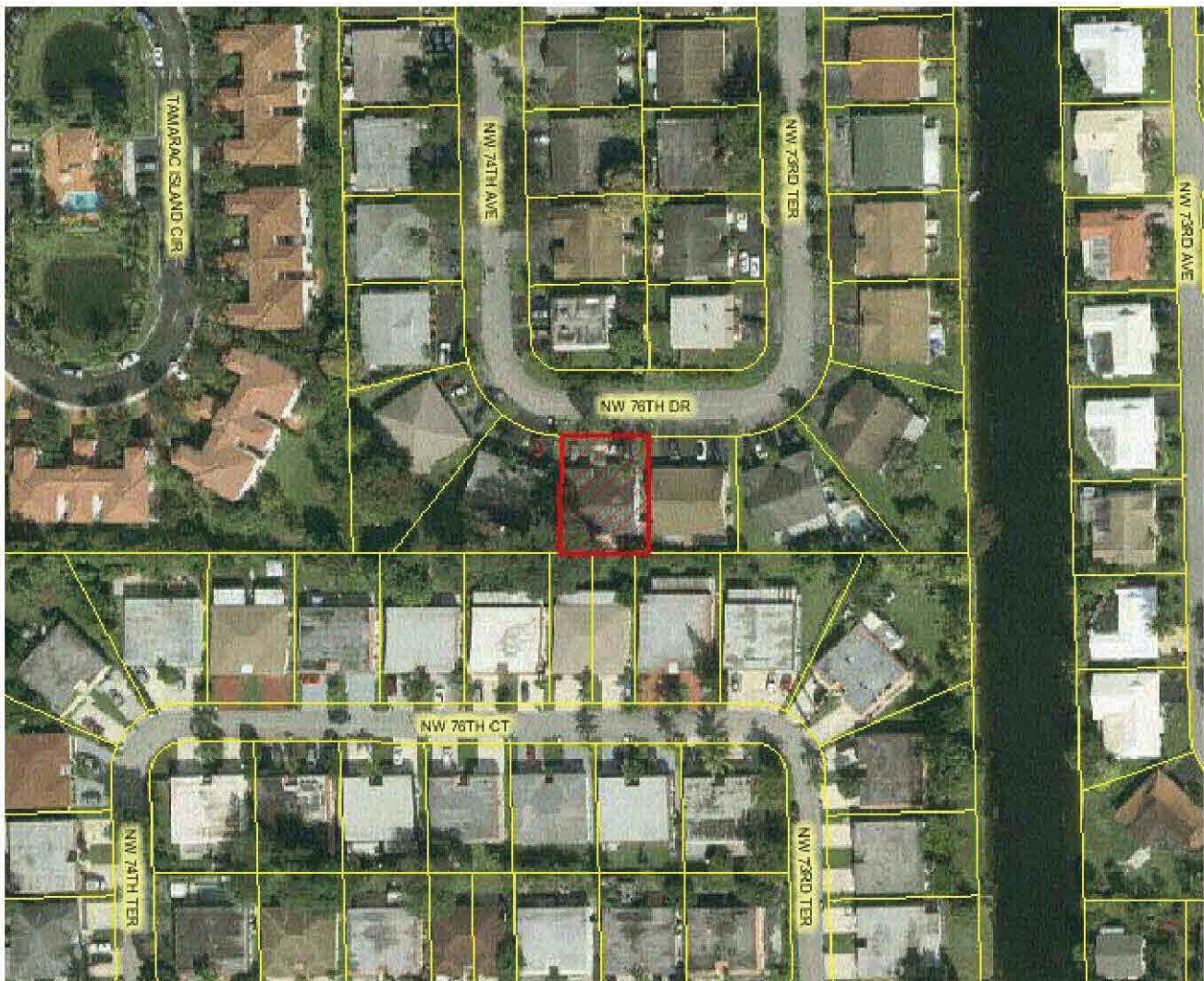
I HEREBY VERIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY QUALIFIED TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED, CODE COMPLIANCE MANAGER AND THE SPECIAL MAGISTRATE CLERK, REPECTIVELY OF THE CITY OF TAMARAC, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME. WITNESS BY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID ON July 3, 2013.

Judith Yacobellis
TYPE OR PRINT NAME OF NOTARY PUBLIC
NOTARY PUBLIC SEAL



PERSONALLY KNOWN TO ME ☒
DID NOT TAKE AN OATH ☒

I hereby certify that this document is a true
and correct copy of *Public Nuisance Claim*
of *Lien - Case No. 13-10103500*
the original of which is on file in City Hall;
WITNESS MY HAND AND OFFICIAL SEAL
OF THE CITY OF TAMARAC, FLORIDA,
This *7th* day of *January*, 20 *14*.
[Signature]
Assistant City Clerk



7015 3010 0001 7558 8265

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Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postmark
Here

TD 35827 OCT 2016 WARNING
TARPON IV LLC
18305 BISCAYNE BLVD #400
AVENTURA FL 33160

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

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TD 35827 OCT 2016 WARNING
MAGDALENA FRAGA TR
FRAGA, MAGDALENA TRSTEE
7328 NW 76 DR 1-2
TAMARAC FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7015 3010 0001 7558 8258

7015 3010 0001 7558 8241

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| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postmark
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Postage

\$

Total

\$

Sent

Street

City, State, ZIP+4®

**TD 35827 OCT 2016 WARNING
TARPON IV LLC
7318 NW 76 DR 1-2
TAMARAC FL 33321-4805**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7015 3010 0001 7558 8173

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|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

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TD 35827 OCT 2016 WARNING
NAZIR & NOORJEHAN KHAN REV TR
KHAN, NAZIR & NOORJEHAN TRSTEES
7310 NW 76 DR 1-2
TAMARAC FL 33321-5153

7015 3010 0001 7558 8272

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- | | | |
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| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postmark
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Total

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City, State, ZIP+4[®]

**TD 35827 OCT 2016 WARNING
HURLEY, JASON
3500 S.W. 121 AVENUE
DAVIE, FL 33330-1629**

7015 3010 0001 7558 8289

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Add	\$

Postmark
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Postage

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Total

\$

Sent

Street

TD 35827 OCT 2016 WARNING
CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88 AVE
TAMARAC, FL 33321

City, State, ZIP+4[®]

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

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Total \$

\$

Sent

Street

City, State, ZIP+4[®]

**TD 35827 OCT 2016 WARNING
CITY OF TAMARAC
CODE ENFORCEMENT
7525 NW 88TH AVE
TAMARAC, FL 33321**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7015 3010 0001 7558 8296

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.

TD 35827 OCT 2016 WARNING
TARPON IV LLC
18305 BISCAYNE BLVD #400
AVENTURA FL 33160



9590 9402 1346 5285 4231 42

2. Article Number *Transfer from previous label*
7015 3010 0001 7558 8265

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature X		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name)		C. Date of Delivery
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No		



3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> 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 35827 OCT 2016 WARNING
MAGDALENA FRAGA TR
FRAGA, MAGDALENA TRSTEE
7328 NW 76 DR 1-2
TAMARAC FL 33021



9590 9402 1346 5285 4231 73

7015 3010 0001 7558 8258

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) *Frankie Bridges* C. Date of Delivery *July 2016*
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> 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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
[Signature] ☐ Addressee

B. Received by (Printed Name) ☐ Addressee
Theresa M. Hartley ☐ Addressee

C. Date of Delivery
7/19/15

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

TD 35827 OCT 2016 WARNING
 CITY OF TAMARAC
 CODE ENFORCEMENT
 7525 NW 88TH AVE
 TAMARAC, FL 33321



9590 9402 1346 5285 4235 24

2. Air 7015 3010 0001 7558 8296

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery

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

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.

Article Addressed to:

TD 35827 OCT 2016 WARNING
CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88 AVE
TAMARAC, FL 33321



9590 9402 1346 5285 4231 35

2. Article Number 70J5 30J0 0001 7558 8289

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☒ Agent
- B. Received by (Printed Name) *[Signature]* ☐ Addressee
- C. Date of Delivery *10/19*
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

Domestic Return Receipt