

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

Order Date: 8/22/2016	Folio Number: 4941 11 AC 0040
Internal Tax Deed Number: 36512	Parent Tract No:
Records Through: 8/15/2016	
Updated Through: 1/26/2017	

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

Legal Description: Unit 104, Building 7, of Bermuda Club Three, a Condominium, according to the Declaration of Condominium dated December 19, 1973, as recorded in Official Records Book 5568, Page 664, of the Public Records of Broward County, Florida, together with all of its appurtenances according to the Declaration.

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

Applicant : RMC TL 2013, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE FOR RMC TL 2013

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

INSTRUMENT # 112857936	CREDO LLC
TRUSTEE'S DEED	6090 NW 64 AVENUE 104 TAMARAC , FLORIDA 33319

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
 CREDO LLC
 19 WEST FLAGER ST #912
 MIAMI FL 33130

NAME AND ADDRESS OF ESCROW AGENT: NONE
 NAME AND ADDRESS OF TAX PAYING AGENT: NONE
 APPLICATION FOR HOMESTEAD: NONE

GROSS ASSESSMENT; \$37,190.00
 NOTE: 2016 TAXES ARE DUE IN THE AMOUNT OF \$1,267.86

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	5223	\$1,271.50	ATCF II FLORIDA-A LLC
MTAG, AS CUSTODIAN FOR ATCF II FLORIDA-A LLC				
I	2014	5765	\$1,097.30	FLORIDA CORAL LIEN INVESTMENTS
LLC CAPONE, NA CL TRL ASSIGNEE OF FL CORAL LIEN INV'				
I	2013	5984	\$988.20	FLORIDA CORAL LIEN INVESTMENTS
LLC CAPONE, NA CL TRL ASSIGNEE OF FL CORAL LIEN INV'				
I	2012	6062	\$821.36	RMC TL 2013, LLC CAPITAL ONE, N.A., AS
COLLATERAL ASSIGNEE FOR RMC TL 2013				

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: *A. Black*
 Authorized Signature



Site Address	6090 NW 64 AVENUE #104, TAMARAC	ID #	4941 11 AC 0040
Property Owner	CREDO LLC	Millage	3112
Mailing Address	19 WEST FLAGER ST #912 MIAMI FL 33130	Use	04

Abbreviated Legal Description	BERMUDA CLUB THREE CONDO UNIT 104 BLDG 7
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The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$3,720	\$33,470	\$37,190	\$37,190	
2016	\$3,720	\$33,470	\$37,190	\$37,190	\$1,293.73
2015	\$3,490	\$31,380	\$34,870	\$33,970	\$1,159.69

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$37,190	\$37,190	\$37,190	\$37,190
Portability	0	0	0	0
Assessed/SOH	\$37,190	\$37,190	\$37,190	\$37,190
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$37,190	\$37,190	\$37,190	\$37,190

Sales History			
Date	Type	Price	Book/Page or CIN
9/17/2013	TD*-D	\$120,200	112857936
7/18/2011	QCD-T	\$100	48045 / 74
3/16/2005	WD	\$65,000	39283 / 530
5/1/1991	QCD	\$100	18472 / 874
1/1/1974	WD	\$21,300	

Land Calculations		
Price	Factor	Type
	Adj. Bldg. S.F.	880
	Units/Beds/Baths	1/2/2

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
31						TM		
R								
1						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 36512

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 MARCH 2017, 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	CREDO LLC 6090 NW 64 AVENUE 104 TAMARAC, FL 33319	CREDO LLC 19 WEST FLAGLER ST #912 MIAMI, FL 33130
BERMUDA CLUB THREE ASSOCIATION, INC. 6299 N.W. 57TH STREET TAMARAC, FL 33319	BERMUDA CLUB THREE ASSOCIATION, INC. C/O FAUST, STANLEY 6299 N.W. 57TH STREET MANAGEMENT OFFICE TAMARAC, FL 33310	ATCF II FLORIDA-A LLC MTAG, AS CUSTODIAN FOR ATCF II FLORIDA-A LLC P.O. BOX 54972 NEW ORLEANS, LA 70154
CREDO, LLC C/O SPIEGELMAN, GUY ESQ 19 WEST FLAGLER ST 912 MIAMI, FL 33130	CREDO, LLC CASA BONITA M 6 CARMINO A VERA CRUZ PANAMA CITY, PA PA	

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY SHERIFF'S DEPT
ATTN: CIVIL DIVISION
FT. LAUDERDALE, FL 33315

BROWARD COUNTY CODE ENFORCEMENT
PERMITTING LICENSING & PROTECTION DIVISION
GCW-1 NORTH UNIVERSITY DR
PLANTATION, FL 33324

BROWARD COUNTY WATER & WASTEWATER
2555 W. COPANS RD
POMPANO BEACH, FL 33069

BROWARD COUNTY PUBLIC WORKS DEPT
REAL PROPERTY SECTION
115 S ANDREWS AVE, ROOM 326
FORT LAUDERDALE FL 33301

BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION
PLANNING & DEVELOPMENT MANAGEMENT DIVISION
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPT
ONE NORTH UNIVERSITY DRIVE, MAILBOX 102
PLANTATION, FL 33324

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIV
RIGHT OF WAY SECTION
ONE N. UNIVERSITY DR., STE 300-B
PLANTATION, FL 33324

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 MARCH 2017 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 **Tomie Coates**

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

NOTICE OF APPLICATION FOR TAX DEED NUMBER 36512

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: 494111-AC-0040
Certificate Number: 6062
Date of Issuance: 06/01/2013
Certificate Holder: RMC TL 2013, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE FOR RMC TL 2013
Description of Property: BERMUDA CLUB THREE CONDO
UNIT 104 BLDG 7
A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5568, PAGE 664, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD COUNTY, FL.
Name in which assessed: CREDO LLC
Legal Titleholders: CREDO LLC
19 WEST FLAGER ST #912
MIAMI, FL 33130

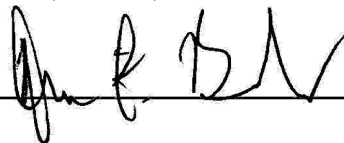
All of said property being in the County of Broward, State of Florida.

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 April, 2017. 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 March, 2017.

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: 03/16/2017, 03/23/2017, 03/30/2017 & 04/06/2017
Minimum Bid: 7842.44

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 GUERLINE 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

36512
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 6062

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

03/16/2017 03/23/2017 03/30/2017 04/06/2017

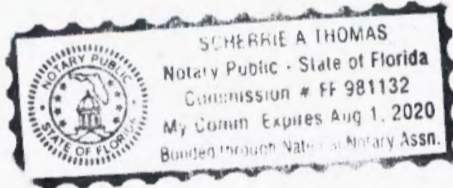
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and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

[Signature]

Sworn to and subscribed before me this
6 day of APRIL, A.D. 2017

[Signature]

(SEAL)
GUERLINE 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 36512**

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: 494111-AC-0040
Certificate Number: 6062
Date of Issuance: 06/01/2013

Certificate Holder:
RMC TL 2013, LLC CAPITAL ONE,
N.A., AS COLLATERAL ASSIGNEE
FOR RMC TL 2013

Description of Property:
BERMUDA CLUB THREE CONDO
UNIT 104 BLDG 7
A CONDOMINIUM, ACCORDING
TO THE DECLARATION OF
CONDOMINIUM THEREOF, AS
RECORDED IN OFFICIAL RECORDS
BOOK 5568, PAGE 664, AND ALL
EXHIBITS AND AMENDMENTS
THEREOF, PUBLIC RECORDS
OF BROWARD COUNTY, FL.

Name in which assessed:
CREDO LLC

Legal Titleholders:
CREDO LLC
19 WEST FLAGLER ST #912
MIAMI, FL 33130

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 April, 2017. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

SEE ATTACHED

broward.deeduction.net
*Pre-registration is required to bid.
Dated this 16th day of March, 2017.
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 suc-
cessful bidder is responsible to pay
any outstanding taxes.
Minimum Bid: 7842.44
401-314
3/16-23-30 4/6 17-03/0000195613B

Assignment: 8354 Service Sheet # 17-010280
****SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY****

BROWARD COUNTY, FL vs. CREDO LLC VS. COUNTY/BROWARD TD 36512
PLAINTIFF VS. DEFENDANT CASE
TAX SALE NOTICE TYPE OF WRIT COURT 4/19/2017 HEARING DATE

CREDO LLC SERVE 6090 NW 64 AVENUE #104
TAMARAC, FL 33319

Received this process on 3-8-17 06:15 HRS
Date 3/6/2017 TR #8354

14279
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301
REBECCA LEDER, SUPV.
Attorney
9884

Served
 Not Served - see comments
3-8-17 at 1325 HRS.
Date Time

On CREDO LLC, 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: No Ans. 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: MH #8354
Nelson Foice.

ORIGINAL

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID #494111-AC-0040 (TD #36512)

RECEIVED SHERIFF
2017 MAR -6 AM 9:48
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 March 31, 2017\$5,092.24

Or

* Amount due if paid by April 18, 2017.....\$5,151.89

*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 APRIL 19, 2017 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

**CREDO LLC
6090 NW 64 AVENUE 104
TAMARAC, FL 33319**

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



Miami-Dade Police Department

Court Services Bureau

Juan J. Perez
Director / Metropolitan Sheriff



BROWARD COUNTY TAX COLLECTOR
vs.
CREDO LLC

Case Number
TD-36512

RETURN OF SERVICE

TAX NOTICE

3/21/17 8:08 am	Served - Posted Tax Notice	SERVED	CREDO LLC
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03/14/2017 Came this day into hand of the Sheriff

03/21/2017 08:08 AM - SERVED THE TAX NOTICE UPON CREDO LLC BY POSTING A COPY AT 19 W FLAGLER ST, #912, MIAMI, FL 33128 PER FLA. STAT. 197.522(2)(A). SERVICE AFFECTED BY: CSS1 MARLENE BARREIRO #6988, DEPUTY SHERIFF OF MIAMI-DADE COUNTY, FL.

M. Barreiro
MARLENE BARREIRO, CSS1, #6988

BROWARD COUNTY TAX COLLECTOR
115 S ANDREWS AVE # A100
FT LAUDERDALE, FL 33301

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID #494111-AC-0040 (TD #36512)

FILED
DATE 3/21/17
TIME 8:08
BY m. barrett
PAGE # 0985
OFFICE OF THE
METROPOLITAN
COUNTY CLERK
FORT LAUDERDALE, FLORIDA

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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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.

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- * Amount due if paid by March 31, 2017\$5,092.24
- Or
- * Amount due if paid by April 18, 2017.....\$5,151.89

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THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON APRIL 19, 2017 UNLESS THE BACK TAXES ARE PAID.

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

PLEASE SERVE THIS ADDRESS OR LOCATION

**CREDO LLC
19 WEST FLAGLER ST #912
MIAMI, FL 33130**

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

5021 ON THE
16407 SERVED
BELOW SERVED
SERVED ON 08

This Instrument was Prepared By,
Record and Return To:

Nicole M. Grimal, Esq.
Ehrenstein Charbonneau Calderin
501 Brickell Key Drive #301
Miami, Florida 33132

Grantee's Tax Identification _____

TRUSTEE'S DEED

THIS TRUSTEE'S DEED is executed by MARIA YIP ("Grantor"), as Chapter 7 Trustee of the bankruptcy estate of Dushan Koller and Maria Koller (the "Debtors"), in the case styled *In re: Dushan Koller and Maria Koller*, Case No.: 12-35874-AJC, pending before the United States Bankruptcy Court, Southern District of Florida, Miami Division, and CREDO, LLC ("Grantee"), and is delivered to the Grantee.

Grantor, for and in consideration of the sum of SEVEN THOUSAND FIVE HUNDRED & NO/100 DOLLARS (\$7,500.00) and other good and valuable consideration, paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells, and conveys to Grantee and Grantee's successors and assigns forever, all of the Estate's right, title, and interest, if any, subject to all liens, claims, encumbrances, and interests in those certain parcels of land:

- a. **6070 N.W. 64 Avenue, Apt. #311-6, Tamarac, FL 33319.**
Legal Description: Unit 311, Building 6, of Bermuda Club Three, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5489, Page 247, of the Public Records of Broward County, Florida, together with all of its appurtenances according to the Declaration.
- b. **6090 N.W. 64 Avenue, Apt. #104-7, Tamarac, FL 33319.**
Legal Description: Unit 104, Building 7, of Bermuda Club Three, a Condominium, according to the Declaration of Condominium dated December 19, 1973, as recorded in Official Records Book 5568, Page 664, of the Public Records of Broward County, Florida, together with all of its appurtenances according to the Declaration.
- c. **6090 N.W. 64 Avenue, Apt. #305-7, Tamarac, FL 33319.**
Legal Description: Unit 305, Building 7, of Bermuda Club Three, a Condominium, according to the Declaration of Condominium dated December 19, 1973, as recorded in Official Records Book 5568, Page 664, of the Public Records of Broward County, Florida, together with all of its appurtenances according to the Declaration.

Collectively, the "Properties".

Together with (i) all improvements, buildings, and fixtures located thereon or therein on the Properties; (ii) all and singular rights, along with all benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or pertaining thereto, if any; and (iii) all right title, and interest of Grantor, if any, in and too all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such Properties.

THIS CONVEYANCE IS MADE WITHOUT RECOURSE AND WITH NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH RESPECT TO THE CONDITION OF THE PROPERTIES, INCLUDING ENVIRONMENTAL MATTERS. GRANTEE IS ACQUIRING THE PROPERTIES IN ITS "AS-IS/WHERE IS" SHAPE AND CONDITION, WITH ANY AND ALL FAULTS, IF ANY, AND BASED SOLELY ON GRANTEE'S OWN INSPECTION, INVESTIGATION AND EVALUATION OF THE PROPERTIES, WITHOUT REPRESENTATION OR WARRANTY, WHETHER EXPRESS OR IMPLIED; AND NEITHER GRANTOR NOR ANY AGENT, REPRESENTATIVE OR CONTRACTOR OF GRANTOR HAS MADE ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE PROPERTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OR REPRESENTATIONS AS TO HABITABILITY, MERCHANTABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE, OR THE COMPLIANCE OF THE PROPERTIES WITH APPLICABLE LAWS. FURTHER, GRANTEE HEREBY RELEASES GRANTOR FROM ALL CLAIMS, LOSSES, DAMAGES, LIABILITIES, COSTS AND EXPENSES THAT GRANTEE HAS OR MAY HAVE ARISING FROM OR RELATED TO ANY MATTER OR THING RELATED TO THE PHYSICAL CONDITION OF THE PROPERTIES, ANY CONSTRUCTION DEFECTS, ANY ERRORS OR OMISSIONS IN THE DESIGN OR CONSTRUCTION OF THE PROPERTIES AND ANY GOVERNMENTAL CONDITIONS, AT, IN OR UNDER THE PROPERTIES.

These Properties are being conveyed pursuant to that certain *Order Authorizing Trustee to Sell Estate's Interest in Real Property Via Private Sale Pursuant to 11 U.S.C. Section 363(B), Fed. R. Bankr. P. 6004(F) and Local Rule 6004-1(D [ECF #76]*, entered by the United States Bankruptcy Court, Southern District of Florida on September 5, 2013, in the bankruptcy case styled *In re Dushan Koller and Maria Koller*, Case No.: 12-35874-AJC.

(Signature page to follow)

Grantor has duly executed this instrument as of September 17, 2013.
Signed, sealed and delivered in the presence of:

Maria Yip, Trustee
MARIA YIP, NOT INDIVIDUALLY BUT SOLELY
AS CHAPTER 7 TRUSTEE FOR THE DEBTORS

Nicole Escudero
Signature of Witness 1

Nicole Escudero
Print Name of Witness 1

Carlos H. Canasi
Signature of Witness 2

Carlos H. Canasi
Print Name of Witness 2

STATE OF FLORIDA)
COUNTY OF MIAMI - DADE)

The foregoing instrument was acknowledged before me on September 17, 2013, by Maria Yip, not individually but solely as Chapter 7 Trustee for Debtors, who is personally known to me.

Luis J. Sotolongo
Name: Luis J. Sotolongo
Notary Public, State of Florida
Commission No. FF 001099
My Commission Expires: 3/21/2017

(Seal)



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

DATE: March 1, 2017

PROPERTY ID #494111-AC-0040 (TD #36512)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6090 NW 64 AVENUE 104 TAMARAC, FL 33319 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 March 31, 2017\$5,092.24**

Or

*** Amount due if paid by April 18, 2017.....\$5,151.89**

***AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.**

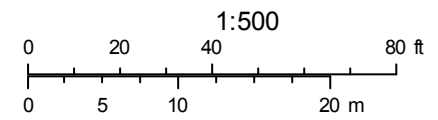
THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON APRIL 19, 2017 UNLESS THE BACK TAXES ARE PAID.

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**



August 24, 2016



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

7014 2120 0002 3310 4833

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

Total Postage

**TD 36512 APRIL 2017 WARNING
ATCF II FLORIDA-A LLC
MTAG, AS CUSTODIAN FOR
ATCF II FLORIDA-A LLC
P.O. BOX 54972
NEW ORLEANS, LA 70154**

Sent To

Street & Apt. No.
or PO Box No.

City, State, ZIP+

PS Form 3800, July 2014

See Reverse for Instructions

7014 2120 0002 3312 0406

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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 8

Sent To _____
 Street & Apt. No.,
 or PO Box No.
 City, State, ZIP+4

TD 36512 APRIL 2017 WARNING
CREDO, LLC
C/O SPIEGELMAN, GUY ESQ
19 WEST FLAGLER ST 912
MIAMI, FL 33130

PS Form 3806, Registered Mail Receipt

Weight and dimensions of contents (if not already known) must be indicated on this form. Weights must be in pounds and ounces. Dimensions must be in inches.

WGT: _____

HT: _____

THK: _____

OFFICIAL USE

Registered No. _____ Date Stamp _____

1A

Registered No. _____ Date Stamp _____

To Be Completed By Post Office	Postage \$ _____	Extra Services & Fees (continued)
	Extra Services & Fees	<input type="checkbox"/> Signature Confirmation \$ _____
	<input type="checkbox"/> Registered Mail \$ _____	<input type="checkbox"/> Signature Confirmation Restricted Delivery \$ _____
	<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	Total Postage & Fees \$ _____
<input type="checkbox"/> Return Receipt (electronic) \$ _____		
<input type="checkbox"/> Restricted Delivery \$ _____		
Customer Must Declare Full Value \$ _____	Received by _____	Domestic Insurance up to \$50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed	FROM _____
	TO _____
<p>TD 36512 APRIL 2017 WARNING</p> <p>CREDO, LLC</p> <p>CASA BONITA</p> <p>M 6 CARMINO A VERA CRUZ</p> <p>PANAMA CITY, PA PA</p>	

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

7014 2120 0002 3310 4840

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

Total Postage &

**TD 36512 APRIL 2017 WARNING
BERMUDA CLUB THREE
ASSOCIATION, INC.
C/O FAUST, STANLEY
6299 N.W. 57TH STREET
MANAGEMENT OFFICE
TAMARAC, FL 33310**

Sent To

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

PS Form 3800, July 2014

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

7014 2120 0002 3310 4635

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

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

TD 36512 APRIL 2017 WARNING
CREDO LLC
19 WEST FLAGER ST #912
MIAMI, FL 33130

PS Form 3800, J

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

7014 2120 0002 3310 4857

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+4

**TD 36512 APRIL 2017 WARNING
BERMUDA CLUB THREE
ASSOCIATION, INC.
6299 N.W. 57TH STREET
TAMARAC, FL 33319**

PS Form 3800, July 2014

See Reverse for Instructions

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

7014 2120 0002 3310 4642

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

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

**TD 36512 APRIL 2017 WARNING
CREDO LLC
6090 NW 64 AVENUE 104
TAMARAC, FL 33319**

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

7014 2120 0002 3310 4864

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

Total Postage & Fees

**TD 36512 APRIL 2017 WARNING
CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88 AVE
TAMARAC, FL 33321**

Sent To

Street & Apt. No.
or PO Box No.

City, State, ZIP+

PS Form 3800, July 2014

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 36512 APRIL 2017 WARNING
 CREDO LLC
 6090 NW 64 AVENUE 104
 TAMARAC, FL 33319**



9590 9402 1508 5362 7967 78

2. Article Number (Transfer from service label)

7014 2120 0002 3310 4642

PS Form 3811, July 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? 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
- Mail Restricted Delivery (00)
- 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 36512 APRIL 2017 WARNING
 CREDO LLC
 19 WEST FLAGLER ST #912
 MIAMI, FL 33130



9590 9402 1508 5362 7967 85

2. Article Number (Transfer from service label)

7014 2120 0002 3310 4635

PS Form 3811, July 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

3/10/17

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
- First-Class Mail®
- First-Class Mail Restricted Delivery (500)
- 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 36512 APRIL 2017 WARNING
 CREDO, LLC
 C/O SPIEGELMAN, GUY ESQ
 19 WEST FLAGLER ST 912
 MIAMI, FL 33130



9590 9402 1508 5362 7950 23

7014 2120 0002 3312 0406

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Arias*

- Agent
- Addressee

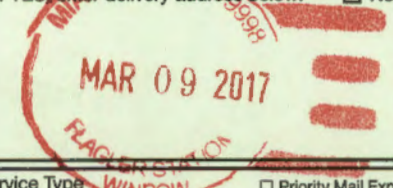
B. Received by (Printed Name)

V. Arias

C. Date of Delivery

3/9/17

D. Is delivery address different from item 1? 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
- Mail
- Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

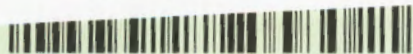
Domestic Return Receipt

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 36512 APRIL 2017 WARNING
 BERMUDA CLUB THREE
 ASSOCIATION, INC.
 6299 N.W. 57TH STREET
 TAMARAC, FL 33319



9590 9402 1508 5362 7966 62

7014 2120 0002 3310 4857

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/10

D. Is delivery address different from item 1? 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
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

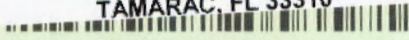
Delivery Restricted Delivery
all
all Restricted Delivery
(over \$500)

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 36512 APRIL 2017 WARNING
 BERMUDA CLUB THREE
 ASSOCIATION, INC.
 C/O FAUST, STANLEY
 6299 N.W. 57TH STREET
 MANAGEMENT OFFICE
 TAMARAC, FL 33310



9590 9402 1508 5362 7966 79

7014 2120 0002 3310 4840

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/18

D. Is delivery address different from item 1? 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 (over \$500)
- 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. Article Addressed to:

**TD 36512 APRIL 2017 WARNING
 ATCF II FLORIDA-A LLC
 MTAG, AS CUSTODIAN FOR
 ATCF II FLORIDA-A LLC
 P.O. BOX 54972
 NEW ORLEANS, LA 70154**



9590 9402 1508 5362 7966 86

7014 2120 0002 3310 4833

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

Mail
 Mail Restricted Delivery
 (over \$500)

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 36512 APRIL 2017 WARNING
CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88 AVE
TAMARAC, FL 33321**



9590 9402 1508 5362 7966 55

7014 2120 0002 3310 4864

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Sharon Krug*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? 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
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt