

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

Order Date: 12-6-2016	Folio Number: 5042 05 10 0040
Internal Tax Deed Number: 37066	Parent Tract No: NONE
Records Through: 11-29-2016	

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

Lot 4 and the North 12 feet of Lot 5, Block 1, of HARRIS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 21, page 40, of the Public Records of Broward County, Florida, Less the East 22.30 feet thereof.

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

Applicant: WAPN AS CUSTODIAN FOR TC 13 SUBSIDIARY, LLC WWW.BUYTHISTAXLIEN.COM

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 36808 PAGE 1193	HENRY, HUBERT
WARRANTY DEED	720 HARRIS TERRACE
	UNINCORPORATED, FLORIDA 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

HENRY, HUBERT
4691 NW 4 CT
PLANTATION FL 33317

NAME AND ADDRESS OF ESCROW AGENT: NONE

NAME AND ADDRESS OF TAX PAYING AGENT: NONE

APPLICATION FOR HOMESTEAD: NONE

GROSS ASSESSMENT: \$22,830.00

NOTE: 2016 TAXES ARE DUE IN THE AMOUNT OF \$454.82

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	14227	\$537.51	TFS CUST SAVVY FL LLC
I	2014	15561	\$579.66	IDE TECHNOLOGIES, INC
I	2013	16107	\$544.27	EQUITY RESOURCE SERVICES, LLC
I	2012	16125	\$539.96	WAPN AS CUSTODIAN FOR TC 13 SUBSIDIARY, LLC
WWW.BUYTHISTAXLIEN.COM				
I	2010	19158	\$1,557.80	INVESTAX, LLC AND OCEAN BANK
I	2009	29666	\$1,396.22	INVESTAX, LLC AND OCEAN BANK

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #37066

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:

HENRY, HUBERT 4691 NW 4 CT PLANTATION, FL 33317	GARRETT, STEVEN SCOTT 720 HARRIS TER 1-5 FT. LAUDERDALE FL 33311	JOHNSON, BOOKER T JR 2404 NW 8 ST FT. LAUDERDALE, FL 33311-6726
TFS CUST SAVVY FL LLC PO BOX 54871 NEW ORLEANS, LA 70154		

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 37066

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: 504205-10-0040
Certificate Number: 16125
Date of Issuance: 06/01/2013
Certificate Holder: WAPN AS CUSTODIAN FOR TC 13 SUBSIDIARY, LLC WWW.BUYTHISTAXLIEN.COM
Description of Property: HARRIS SUB 21-40 B
LOT 4 LESS E 22.30 &
LOT 5 N 12 LESS E 22.30 BLK 1

Name in which assessed: HENRY,HUBERT
Legal Titleholders: HENRY,HUBERT
4691 NW 4 CT
PLANTATION, FL 33317

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: 9160.35

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

37066
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 16125

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

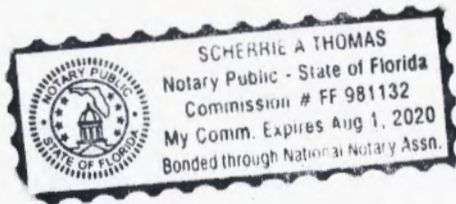
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and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

[Handwritten signature]

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

[Handwritten 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 37066**

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: 504205-10-0040
Certificate Number: 16125
Date of Issuance: 06/01/2013
Certificate Holder:
WAPN AS CUSTODIAN FOR
TC 13 SUBSIDIARY, LLC WWW.
BUYTHISTAXLIEN.COM
Description of Property:
HARRIS SUB 21-40 B
LOT 4 LESS E 22.30 &
LOT 5 N 12 LESS E 22.30 BLK 1
Name in which assessed:
HENRY, HUBERT
Legal Titleholders:
HENRY, HUBERT
4691 NW 4 CT
PLANTATION, FL 33317
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.deedauction.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 successful bidder is responsible to pay any outstanding taxes.
Minimum Bid: 9160.35
401-314
3/16-23-30 4/6 17-09/0000195648B

Assignment: 11002 Service Sheet # 17-010275
****SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY****

BROWARD COUNTY, FL vs. HENRY, HUBERT VS. TD 37066
PLAINTIFF VS. DEFENDANT CASE

TAX SALE NOTICE COUNTY/BROWARD HEARING DATE 4/19/2017
TYPE OF WRIT COURT

HENRY, HUBERT SERVE 720 HARRIS TERRACE (AN EMPTY LOT)
FORT LAUDERDALE, FL 33311

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

Received this process on
Date 3/8/2017 3:08/7:08am
2:11:00
 Served
 Not Served - see comments
Date 3/8/17 at 1:09pm
Time

On HENRY, HUBERT, 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 Tax Deed Notice

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: E. Mitchell D.S. 11002
E. Mitchell

ORIGINAL

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

PROPERTY ID #504205-10-0040 (TD #37066)

WARNING

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

RECEIVED SHERIFF
2017 MAR -6 AM 9:49
BROWARD COUNTY, FLORIDA

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\$7,932.45

Or

* Amount due if paid by April 18, 2017\$8,027.94

*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

**HENRY, HUBERT
720 HARRIS TERRACE (AN EMPTY LOT)
FT. LAUDERDALE, FL 33311**

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

Assignment: 10451 Service Sheet # 17-010276
****SERVE A.S.A.P. RETURN TO TAX NOTICE TRAY****
BROWARD COUNTY, FL vs. HENRY, HUBERT **TD 37086**
 PLAINTIFF VS. DEFENDANT CASE
TAX SALE NOTICE COUNTY/BROWARD COURT HEARING DATE
 TYPE OF WRIT 4/19/2017
HENRY, HUBERT SERVE **4691 NW 4 COURT** *1230pm*
PLANTATION, FL 33317 Received this process on
 Date **3/6/2017**

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
3/7/17 at *15:00pm*
 Date Time

On HENRY, HUBERT, 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 10451

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: *Jamie Perko 10451* D.S.
Jamie Perko 10451

ORIGINAL

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID #504205-10-0040 (TD #37066)

RECEIVED SHERIFF
2017 MAR -6 AM 9:49
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\$7,932.45

Or

* Amount due if paid by April 18, 2017\$8,027.94

*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

**HENRY, HUBERT
4691 NW 4 CT
PLANTATION, FL 33317**

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

This Document Prepared By and Return to:
Complete Title Solutions, Inc.
2740 E. Oakland Park Blvd.
#101
Ft. Lauderdale, FL 33306

Parcel ID Number:
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 12th day of January, 2004 A.D., Between American Commonwealth Investment Corp., a Florida Corporation, a corporation existing under the laws of the State of Florida of the County of Broward, State of Florida, grantor, and Hubert Henry, a married man, State of Florida, grantee, and

whose address is:

of the County of Broward, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida to wit:

PARCEL 1 a/k/a Folio #10205-10-00410 & 10205-10-00400

The East 22.30 feet of Lots 4 and 5, and the North 7.00 feet of the East 22.30 feet of Lot 6, Block 1 of HARRIS SUBDIVISION, according to the Plat thereof as recorded in Plat Book 21, page 40, of the Public Records of Broward County, Florida, Together with a 1/3 interest in the following described parcel for parking purposes.

Lot 4, and the North 12 feet of Lot 5, Block 1 of HARRIS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 21, page 40, of the Public Records of Broward County, Florida, Less the East 22.30 feet thereof.

PARCEL 2 a/k/a Folio # 10205-10-00420 & 10205-10-00400

Lot 5, less the North 12 feet thereof, and the North 7.00 feet of Lot 6, Block 1 of HARRIS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 21, page 40, of the Public Records of Broward County, Florida, less the East 22.30 feet thereof. Together with a

(Continued on Attached)

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

American Commonwealth Investment Corp., a Florida Corporation

Barbara Johnson, Pres. (Seal)
American Commonwealth Investment Corp., a Florida Corporation

P.O. Address: 2727 E. Oakland Park Blvd.
Fort Lauderdale, FL 33306

Printed Name: CHELSEA
Witness

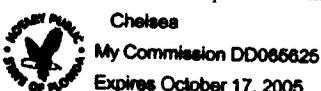
Printed Name: MICHELLE DUKE
Witness

STATE OF Florida
COUNTY OF Broward

(Corporate Seal)

The foregoing instrument was acknowledged before me this 12th day of January, 2003 by Barbara Johnson, President of American Commonwealth Investment Corp., a Florida Corporation, on behalf of the corporation

he is personally known to me or he has produced his Florida driver's license as identification.



Chelsea
Printed Name: CHELSEA
Notary Public
My Commission Expires:

Warranty Deed - Page 2

Parcel ID Number:

1/3 interest in the following described parcel for parking purposes:

Lot 4 and the North 12 feet of Lot 5, Block 1, of HARRIS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 21, page 40, of the Public Records of Broward County, Florida, Less the East 22.30 feet thereof.

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

DATE: March 1, 2017

PROPERTY ID #504205-10-0040 (TD #37066)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 720 HARRIS TERRACE (AN EMPTY LOT) FT. 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 March 31, 2017\$7,932.45

Or

* Amount due if paid by April 18, 2017.....\$8,027.94

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

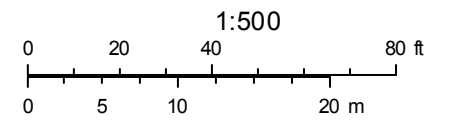
THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON April 19, 2017 UNLESS THE BACK TAXES ARE PAID.

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



December 6, 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 8664

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

Postmark
Here

Total Postage

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

**TD 37066 APRIL 2017 WARNING
GARRETT, STEVEN SCOTT
720 HARRIS TER 1-5
FT. LAUDERDALE FL 33311**

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 4802

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 37066 APRIL 2017 WARNING
JOHNSON, BOOKER T JR
2404 NW 8 ST
FT. LAUDERDALE, FL 33311-6726**

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 8671

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 37066 APRIL 2017 WARNING
TFS CUST SAVVY FL LLC
PO BOX 54871
NEW ORLEANS, LA 70154

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 4819

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 37066 APRIL 2017 WARNING
HENRY, HUBERT
4691 NW 4 CT
PLANTATION, FL 33317**

PS Form 3800, J

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 37066 APRIL 2017 WARNING
 GARRETT, STEVEN SCOTT
 720 HARRIS TER 1-5
 FT. LAUDERDALE FL 33311**



9590 9402 2241 6193 6353 23

7014 2120 0002 3310 8664

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

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 37066 APRIL 2017 WARNING
TFS CUST SAVVY FL LLC
PO BOX 54871
NEW ORLEANS, LA 70154**



9590 9402 2241 6193 6353 16

2. Article Number (Transfer from service label)

7014 2120 0002 3310 8671

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 Restricted Delivery (00)

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 37066 APRIL 2017 WARNING
 JOHNSON, BOOKER T JR
 2404 NW 8 ST
 FT. LAUDERDALE, FL 33311-6726**



9590 9402 1508 5362 7969 69

2. Article Number (Transfer from service label)

7014 2120 0002 3310 4802

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)

BOOKER JOHNSON

C. Date of Delivery

APR 17 2017

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
- Insured Mail
- 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