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: 4941 25 AF 0270

Internal Tax Deed Number:37081 Parent Tract No: NONE

Records Through: 11-29-2016

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

Condominium Parcel (Apartment) 328-B of Building C-3, of LAUDERDALE OAKS CONDOMINIUM 1, according to the Condominium Enabling Declaration thereof, recorded in Official Records Book 3812, at Page 1, of the public records of Broward County, Florida.

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

Applicant: HURLEY, SUSAN M

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:

TITLE HOLDER & ADDRESS AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

O.R. BOOK 43212 PAGE 1181

GUERRIER, MATHIEU R 3061 NW 47 TERRACE #328B,

QUIT CLAIM DEED LAUDERDALE LAKES, FLORIDA 33313

MORTGAGEE AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY,

FLORIDA

LIEN HOLDER AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, **FLORIDA**

NONE

NONE

NAME AND ADDRESS OF RECORD ON CURRENT TAX ROLL

GUERRIER.MATHIEU R 3981 NW 46 AVE LAUDERDALE LAKES FL 33319-4778

NAME AND ADDRESS OF ESCROW AGENT: NONE

NAME AND ADDRESS OF TAX PAYING AGENT: NONE

APPLICATION FOR HOMESTEAD: NONE

GROSS ASSESSMENT:\$26,810.00

NOTE: 2016 TAXES ARE DUE IN THE AMOUNT OF \$920.49

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

<u>TYPE</u>	<u>TAX</u>	CERTIFICATE	FACE AMOUNT	CERTIFICATE(S) HOLDER
1	2015	6821	\$1,086.48	BLACK CUB, LLC
SB MUNI CUST	FOR			
1	2014	7408	\$1,070.49	WOODS COVE IV LLC
I	2013	7530	\$1,149.36	U.S. BANK AS CUST FOR
MAGNOLIA TO	C 14 NSA, LL0	3		
1	2012	7691	\$1,019.44	HURLEY, SUSAN M

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	3061 NW 47 TERRACE #328B, LAUDERDALE LAKES	ID#	4941 25 AF 0270
Property Owner	GUERRIER,MATHIEU R	Millage	2012
Mailing Address	3981 NW 46 AVE LAUDERDALE LAKES FL 33319-4778	Use	04

Abbreviated
Legal Description

LAUDERDALE OAKS CONDO 1 UNIT 328B BLDG C3

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).

	reduction	ioi costs oi sale ali	d other adjustments red	dired by Occ. 133	.011(0).			
Click	here to see 20		erty Assessment Values I Taxable Values to be re		v. 1, 2016 tax bill.			
Year	Land	Building	Just / Market Assessed / Value SOH Value		Tax			
2017	\$2,680	\$24,130	\$26,810	\$26,810				
2016	\$2,680	\$24,130	\$26,810	\$26,810	\$948.96			
2015	\$2,770	\$24,910	\$27,680	\$27,680	\$988.88			
	2017 Exemptions and Taxable Values by Taxing Authority							
		County	School Board	Municipal	Independent			
Just Value)	\$26,810	\$26,810	\$26,810	\$26,810			
Portability	,	0	0	0	0			
Assessed	I/SOH	\$26,810	\$26,810	\$26,810	\$26,810			
Homestea	ıd	0	0	0	0			
Add. Hom	estead	0	0	0	0			
Wid/Vet/Di	is	0	0	0	0			
Senior		0	0	0	0			
Exempt Ty	/pe	0	0	0	0			
Taxable		\$26,810	\$26,810	\$26,810	\$26,810			

Sales History						
Date	Type	Price	Book/Page or CIN			
12/1/2006	QCD	\$100	43212 / 1181			
12/1/1991	WD	\$19,800	19132 / 279			
11/1/1988	WD	\$22,000				
4/1/1969	WD	\$14,000				

Land Calculations					
Price	Factor	Type			
Adj. E	662				
Units/B	1/1/1.5				

	Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	
20									
R									
1									

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #37081

STATE OF FLORIDA COUNTY OF BROWARD

CITY OF LAUDERDALE LAKES

THIS IS TO CERTIFY that I, County Administrator in and for Brow and 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:

GUERRIER, MATHIEU R

3061 NW 47 TERRACE #328B, 4300 NW 36 ST 3981 NW 46 AVE LAUDERDALE LAKES, FL 33319 LAUDERDALE LAKES, FL 33313 LAUDERDALE LAKES, FL 33319-4778 LAUDERDALE OAKS CONDOMINIUM I, INC. LAUDERDALE OAKS **BLACK CUB. LLC** CONDOMINIUM I, INC. **SB MUNI CUST FOR 2901 NW, 47TH TERRACE** C/O SILVA, WALTER M PO BOX 37756 LAUDERDALE LAKES, FL 33313 **BALTIMORE, MD 21297-3756** 2901 NW, 47TH TERR., APT. #247 **LAUDERDALE LAKES, FL 33313**

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

GUERRIER, MATHIEU R

PLANTATION, FL 33324

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIV

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.

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 37081

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: 494125-AF-0270

Certificate Number: 7691
Date of Issuance: 06/01/2013

Certificate Holder: HURLEY, SUSAN M

Description of Property: LAUDERDALE OAKS CONDO 1

UNIT 328B BLDG C3

A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDIMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3812, PAGE 1, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD

COUNTY, FL.

Name in which assessed: GUERRIER,MATHIEU R
Legal Titleholders: GUERRIER,MATHIEU R

3981 NW 46 AVE

LAUDERDALE LAKES, FL 33319-4778

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

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: 7139.71

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

37081 NOTICE OF APPLICATION FOR TAX DEED CERTIFICATE NUMBER: 7691

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.

nd subscribed before n to a A.D. 2017

(SEAL)

GUERLINE WILLIAMS personally known to me

SCHERRIE A THOMAS Notary Public - State of Florida Commission # FF 981132 My Comm. Expires Aug 1, 2020 Bonded through National Notary Assn. Board of
County Commissioners,
Broward County, Florida
Finance and Administrative
Services Department
RECORDS, TAXES, & TREASURY
NOTICE OF APPLICATION
FOR TAX DEED NUMBER 37081
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

number and year of issuance, the description of the property, and the name in which it was ass as follows:

Property ID: 494125-AF-0270
Certificate Number: 7691
Date of Issuance: 06/01/2013
ertificate Holder:
HURLEY, SUSAN M escription of Property: LAUDERDALE OAKS CONDO 1 UNIT 328B BLDG C3 A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDIMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3812, PAGE 1, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD COUNTY, FL. Name in which assessed: GUERRIER, MATHIEU R Legal Titleholders: GUERRIER, MATHIEU R

3981 NW 46 AVE LAUDERDALE LAKES, FL 33319-4778
All of said property being in the County of Broward, State of Florida. 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.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: 7139.71
401-314
3/16-23-30 4/6 17-17/0000195693B

2

BROWARD COUNTY SHERIFF'S OFFICE P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33010

RETURN OF SERVICE

1	5776 "SERVE A.S.A.	P. RETURN TO TA	X NOTICE TR	AY	17-010300	
-	BROWARD COUNTY, FL vs. G	UERRIER, MATHIE	UR	DEFENDANT	TD 37081	SE
1	TAX SALE NOTICE	13.	COUNTY	BROWARD COURT	4/19/2017 HEARING D	
,			2004 NIM		HEARING D	AIE
	BUERRIER, MATHIEU R.	SERVE		46 AVENUE DALE LAKES, FL 33319		Recieved
					d this process on	3/9/17
	4.4070		5 5 5		Date 3/6/2017	ONJANO
	14279	ENDE DELINO TA	VECTION			
	BROWARD COUNTY REV		X SECTION	Served		
	FT LAUDERDALE , FL 33			Not, Served – see	comments	
	DEDECCALEDED SUDA				at 0916	
	9884 Attorney		a fine a laure to	Date		ime
G		, in Br	oward County, Flori	da, by serving the within named pers	on a true copy of the v	vrit, with the date r
	vice endorsed thereon by me, and a copy o					
7	INDIVIDUAL SERVICE					
	TTUTE SERVICE: At the defendant's usual place of abode on	"any person residing therein	n who is 15 years of	age or older", to wit:		
_						
		, in accordance with l				
	То	, the defendant's spou	se, at	A CONTRACT OF THE PARTY OF THE	in accordance with	F.S. 48.031(2)(a)
	То	, the person in charge	of the defendant's be	usiness in accordance with F.S. 48.0	31(2)(b), after two or n	nore attempts to
	serve the defendant have been made at the	place of business				
ORI	PORATE SERVICE:					
7	-	halding the fallowin	a maritim of said on	poration	in the absence of an	v ennerior officer i
_	accordance with F.S. 48.081	, notding the tollowin	g position of said cor	poración	in the absence of an	y superior outcer i
7	То	an employee of defe	endant corporation in	accordance with F.S. 48 081(3)		
	То					
	PARTNERSHIP SERVICE: To		, partner, or	00	, designated employ	ee or person in cha
	of partnership, in accordance with F.S. 48.	061(1)				
	POSTED RESIDENTIAL: By attaching residing therein 15 years of age or older of	a true copy to a conspicuou ould be found at the defenda	is place on the prope ant's usual place of a	rty described in the complaint or sur bode in accordance with F.S. 48.183	nmons. Neither the ten	ant nor a person
	18t artempt date/time:			2 nd attempt date/time:		
						1
	POSTED COMMERCIAL: By attachin	ng a true copy to a conspicuo	ous place on the prop			
	1 ^{8E} attempt date/time:			2 nd attempt date/time:		
4	OTHER RETURNS: See comments					
().(12)	NTS: Posted on do	or,				
INIE	115.					
1 C2	n now check the status of	vour writ		SCOTT J. ISRAEI	SHERIFF	
	ting the Broward Sheriff's			BROWARD COUNT		
	te at www.sheriff.org and			DROWARD COUNT	I, ILORIDA	
	icon "Service Inquiry"	- Samuel				
LIE	ion buttee inquity		В	CAMP / TAPE		D.S.
				Maldon no	13	Billion
			ODIOINIAI			

ORIGINAL

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

PROPERTY ID #494125-AF-0270 (TD #37081)

WARNING

RECEIVED SHERIFF 2017 MAR -6 AM 9: 52

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NO ROWARD 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\$4,938.48 Or
- * Amount due if paid by April 18, 2017\$4,998.23
- *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

GUERRIER, MATHIEU R 3981 NW 46 AVE LAUDERDALE LAKES, FL 33319-4778

NOTE: THIS IS <u>NOT</u> THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION THIS IS THE ADDRESS OF THE OWNER!

BROWARD COUNTY SHERIFF'S OFFICE P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

RETURN OF SERVICE

	9199 **SERVE A.S.A.I	P. RETURN TO TA	X NOTICE TR	AY**	17-010306
To part	BROWARD COUNTY, FL vs. GI	JERRIER, MATHIE	UR	DEFENDA	TD 37081
	TAX SALE NOTICE TYPE OF WRIT		COUNTY	/BROWARD	4/19/2017 HEARING DATE
	GUERRIER, MATHIEU R	SERVE	3061 NW	47 TERRACE #328-B	
			LAUDER	DALE LAKES, FL 3331	3 eived this process on O O O
				- Auto-	3/8/2017 3-1770
	14279				Date Durilly
	BROWARD COUNTY REV 115 S. ANDREWS AVENU		X SECTION	Served	
	FT LAUDERDALE , FL 333			□ Not Served – s	see comments
	PERECCALEDER SURV			3/13/2007	- 1 0852
	9884			Date	Time
_(GUERRIER, MATHIEU R	, in Br	oward County, Flori	da, by serving the within named p	person a true copy of the writ, with the date as
e of se	ervice endorsed thereon by me, and a copy of	the complaint, petition, or	initial pleading, by the	ne following method:	
	INDIVIDUAL SERVICE				
SUBS	TITUTE SERVICE:				
	At the defendant's usual place of abode on	"any person residing therein	n who is 15 years of	age or older", to wit:	
		, in accordance with I	F.S. 48.031(1)(a)		
	То	, the defendant's spou	se, at		in accordance with F.S. 48.031(2)(a)
	То	, the person in charge	of the defendant's b	usiness in accordance with F.S. 4	8.031(2)(b), after two or more attempts to
	serve the defendant have been made at the	place of business			Sissiful And California and Californ
COR	PORATE SERVICE:				
	То	, holding the following	position of said cor	poration	in the absence of any superior officer is
	accordance with F.S. 48.081		S P		
	То	an employee of defe	ndant corporation in	accordance with F.S. 48.081(3)	
	То	, as resident agent of	said corporation in a	ccordance with F.S. 48.091	
	PARTNERSHIP SERVICE: To of partnership, in accordance with F.S. 48.0		, partner, or t	0	, designated employee or person in char
	POSTED RESIDENTIAL: By attaching	a true copy to a conspicuou	s place on the proper	rty described in the complaint or	summons. Neither the tenant nor a person
	residing therein 15 years of age or older co				
	1 st attempt date/time:			2 nd attempt date/time:	
	POSTED COMMERCIAL: By attaching	g a true copy to a conspicuo	us place on the prop	erty in accordance with F.S. 48.1	83
	1st attempt date/time:			2nd attempt date/time:	
ct				2 Minister Canada Miles	
4	OTHER RETURNS: See comments				
中					2 nd attempt date/time: cuous place on the property in accordance with F.S. 48.11 2 nd attempt date/time:
NTS: 3/13/	2017 0827	POSTED A	T front	Door	
-					
u ca	an now check the status of y	our writ		SCOTT J. ISRAI	EL, SHERIFF
	iting the Broward Sheriff's			BROWARD COUN	
	ite at www.sheriff.org and c	licking			
the	e icon "Service Inquiry"			OP,	t 14221
			BY	Jan Penendi	7 14732 D.S.
			ORIGINAL	Penget	01

ORIGINAL

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

PROPERTY ID #494125-AF-0270 (TD #37081)

WARNING

RECEIVED SHERIFF 2017 MAR -6 AM 9: 52

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED WARD COUNTY, FLORIDA

BROWARD COUNTY SHERIFF'S DEPT ATTN: CIVIL DIVISION FT LAUDERDALE, FL 33312

NOTE

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MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by March 31, 2017\$4,938.48
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- *AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

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PLEASE SERVE THIS ADDRESS OR LOCATION

GUERRIER, MATHIEU R 3061 NW 47 TERRACE #328B LAUDERDALE LAKES, FL 33313

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

CFN # 106645697, OR BK 43212 Page 1181, Page 1 of 2, Recorded 12/05/2006 at 09:13 AM, Broward County Commission, Doc. D \$0.70 Deputy Clerk 2160

Prepared by and return to:
Diana C. Ross-Shaw
Paralegal
Stevens & Goldwyn, P.A.
3800 South Ocean Drive #222
Hollywood, FL 33019

File Number: Mellet to Guerr

Will Call No.:

NO TITLE WORK PERFORMED

[Space Above This Line For Recording Data]_

Quit Claim Deed

This Quit Claim Deed made this 1st day of December, 2006 between Mary A. Mellet, a single woman whose post office address is 3/15 Oakland Shows fair # E103 Oakland Shows frainter, and Mathieu R. Guerrier, a man whose post office address is 3981 NW 46 Ave, \underset \underset

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Broward County**, **Florida** to-wit:

Condominium Parcel (Apartment) 328-B of Building C-3, of LAUDERDALE OAKS CONDOMINIUM 1, according to the Condominium Enabling Declaration thereof, recorded in Official Records Book 3812, at Page 1, of the public records of Broward County, Florida.

Parcel Identification Number: 4941 25 AF 0270

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

Witness Name:

Witness Name:

Mary A. Mellett (Seal)
Mary A. Mellet

DoubleTimes

CFN	#	106645697,	OR	ВK	43212	PG	1182.	Page	2	of	2

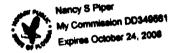
State of Florida County of Broward

The foregoing instrument was acknowledged before me this 1st day of December, 2006 by Mary A. Mellet, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Printed Name:

My Commission Expires:



Quit Claim Deed - Page 2

DoubleTime•

FROM THE COUNTY ADMINISTRATOR, BROW ARD COUNTY, FORT LAUDERDALE, FLORIDA

DATE: March 1, 2017

PROPERTY ID #494125-AF-0270 (TD #37081)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3061 NW 47 TERRACE #328B, LAUDERDALE LAKES, FL 33313 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. <u>IF YOU DO NOT OWN OR HAVE LEGAL</u> INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; <u>PERSONAL</u> <u>OR BUSINESS CHECKS ARE NOT ACCEPTED.</u>

AMOUNT NECESSARY TO REDEEM: (See amount below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by March 31, 2017\$4,938.48 Or
- * Amount due if paid by April 18, 2017......\$4,998.23

*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.

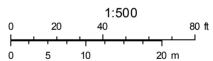
TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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

Property Id: 494125AF0270



December 6, 2016



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COMPLETE THIS SECTION ON DELIVERY SENDER: COMPLETE THIS SECTION A. Signatur Complete items 1, 2, and 3. ☐ Agent Print your name and address on the reverse ☐ Addressee so that we can return the card to you. C. Pate of Delivery B. Beceived by (Printed Name) Attach this card to the back of the mailpiece, or on the front if space permits. D. Is delivery address different from item 1? If YES, enter delivery address below: 1. Article Addressed to: ☐ No TD 37081 APRIL 2017 WARNING CITY OF LAUDERDALE LAKES 4300 NW 36 ST LAUDERDALE LAKES, FL 33319 □ Priority Mail Express® □ Registered Mail™ □ Registered Mail Restricted Delivery □ Return Receipt for Merchandise □ Signature Confirmation™ □ Signature Confirmation Restricted Delivery Service Type 3. Service Type Adult Signature Adult Signature Restricted Delivery Certified Mail® Certified Mail Restricted Delivery Collect on Delivery Mail Mail Restricted Delivery Mail Restricted Delivery (over \$500) 9590 9402 1508 5362 7960 37 2. Article Number (Transfer from service Is 2014 STSO 0005 3370 9375 PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION COMPLETE THIS SECTION ON DELIVERY A. Signature Complete items 1, 2, and 3. X Welth Addressee B. Received by (Printed Name) | C. Date of Delivery ☐ Agent ■ 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. D. Is delivery address different from item 1? Yes If YES, enter delivery address below: No 1. Article Addressed to: TD 37081 APRIL 2017 WARNING LAUDERDALE OAKS CONDOMINIUM I, INC. 2901 NW, 47TH TERRACE LAUDERDALE LAKES, FL 33313 Priority Mail Express® Registered Mail™ Registered Mail Restricted Delivery Return Receipt for Merchandise Signature Confirmation™ Restricted Delivery 3. Service Type Adult Signature Adult Signature Restricted Delivery Certified Mail® Certified Mail Restricted Delivery 9590 9402 1508 5362 7954 81 Certified Mail Hestricted Delivery Delivery Delivery Restricted Delivery Mail Insured Mail Restricted Delivery (over \$500) 7014 2120 0002 3310 9050 PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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COMPLETE THIS SECTION ON DELIVERY SENDER: COMPLETE THIS SECTION A. Signature ■ Complete items 1, 2, and 3. X Welly Lucia Addressee B. Received by (Printed Name) | C. Date of Delivery 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. D. Is delivery address different from item 1? Yes If YES, enter delivery address below: 1. Article Addressed to: TD 37081 APRIL 2017 WARNING LAUDERDALE OAKS CONDOMINIUM I, INC. C/O SILVA, WALTER M 2901 NW, 47TH TERR., APT. #247 LAUDERDALE LAKES, FL 33313 3. Service Type Adult Signature Adult Signature Restricted Delivery Certified Mail® Certified Mail® Certified Mail Restricted Delivery Collect on Delivery and Delivery Restricted Delivery Mail Restricted Delivery Priority Mail Express® Registered Mail™ Registered Mail Restricted Delivery Return Receipt for Merchandise Signature Confirmation™ Restricted Delivery 9590 9402 1508 5362 7960 44 2. Article Number (Transfer from service label) 7014 2120 0002 3310 8305 Mail Restricted Delivery (over \$500) PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY SENDER: COMPLETE THIS SECTION ■ Complete items 1, 2, and 3. ☐ Agent Print your name and address on the reverse so that we can return the card to you. ☐ Addressee B. Received by (Printed/Name) C. Date of Delivery Attach this card to the back of the mailpiece, or on the front if space permits. D. Is delivery address different from item 1? If YES, enter delivery address below: 1. Article Addressed to: TD 37081 APRIL 2017 WARNING GUERRIER, MATHIEU R 3061 NW 47 TERRACE #328B, LAUDERDALE LAKES, FL 33313 3. Service Type Adult Signature Adult Signature Restricted Delivery Certified Mail® Certified Mail® 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™ Restricted Delivery 9590 9402 1508 5362 7954 98 7014 2120 0002 3310 9043 PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt