



**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222  
Phone: (412) 391-5555 Fax: (412) 391-7608  
E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**

**[www.GrantStreet.com](http://www.GrantStreet.com)**

## UPDATE REPORT

**UPDATE ORDER DATE:** 01/12/2018

**REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO** 01/11/2018

**CERTIFICATE #** 2010-27494

**ACCOUNT #** 514221190580

**ALTERNATE KEY #** 785153

**TAX DEED APPLICATION #** 37200

**COUNTY, STATE:** BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

**LEGAL DESCRIPTION:**

E 10' of E 1/2 of Lot 8, Blk 3, West Harlem, Plat Book 21 page 26, Public Records of Broward County, Florida

\*\* The legal description above reflects the oldest deed of record cited in the original report but differs from the Property Appraiser's records. The Property Appraiser legal description also changed from "W 1/2 of E 1/2 of Lot 8, Block 3" for the 2008 tax year to "E 1/2 of E 1/2 of Lot 8, Block 3" in subsequent tax years.

**PROPERTY ADDRESS:** NW 5 STREET, HALLANDALE BEACH FL 33009

**OWNER OF RECORD ON CURRENT TAX ROLL:**

TAX CERTIFICATE REDEMPTIONS INC

925 41ST ST #307

MIAMI BEACH, FL 33140 (Matches Property Appraiser records.)

**APPARENT TITLE HOLDER & ADDRESS OF RECORD:**

7TH CALVARY CORP

O/O BRIAN SPARKS

2701 SOUTH BAYSHORE DR

MIAMI, FL 33133 (Per Tax Deed)

7TH CAVALRY CORP.

PO BOX 1545

BOCA RATON, FL 33429 (Per Sunbiz)

(7th Cavalry Corp a/k/a 7th Calvary Corp.)

JOEL ISRAEL, PRES, REGISTERED AGENT

O/B/O 7TH CAVALRY CORP.

120 SE 5TH AVE. 218

BOCA RATON, FL 33432 (Per Sunbiz)

TAX CERTIFICATE REDEMPTIONS, INC.

PO BOX 403006

MIAMI BEACH, FL 33140 (Per Deed)

JOEL ISRAEL, REGISTERED AGENT  
O/B/O TAX CERTIFICATE REDEMPTIONS INC.  
120 SE 5TH AVE. 218  
BOCA RATON, FL 33432 (Per Sunbiz)

(The legal description in Deed 46450-365 incorrectly states the W1/2 instead of the E1/2, although it references the correct tax identification number for this property. The apparent prior owner is therefore being included as an apparent title holder.)

*NOTE: Images and attachments from previous search not included in update.*

**MORTGAGE HOLDER OF RECORD:**

No new documents found.

**LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:**

No new documents found.

**UPDATE REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5142 21 19 0580

**CURRENT ASSESSED VALUE:** \$4,240

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:**

**OUTSTANDING CERTIFICATES:**

1. 2017-18579

**OPEN BANKRUPTCY FILINGS FOUND?** No

**OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:**

No new documents found.

\*\*Update search found no new recorded documents.

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 10/30/2017

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 10/29/2017

**CERTIFICATE #** 2010-27494

**ACCOUNT #** 514221190580

**ALTERNATE KEY #** 785153

**TAX DEED APPLICATION #** 37200

**COUNTY, STATE:** BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

### LEGAL DESCRIPTION:

E 10' of E 1/2 of Lot 8, Blk 3, West Harlem, Plat Book 21 page 26, Public Records of Broward County, Florida

\*\* The legal description above reflects the oldest deed of record cited in this report but differs from the Property Appraiser's records. The Property Appraiser legal description also changed from "W 1/2 of E 1/2 of Lot 8, Block 3" for the 2008 tax year to "E 1/2 of E 1/2 of Lot 8, Block 3" in subsequent tax years.

**PROPERTY ADDRESS:** NW 5 STREET, HALLANDALE BEACH FL 33009

### OWNER OF RECORD ON CURRENT TAX ROLL:

TAX CERTIFICATE REDEMPTIONS INC

925 41ST ST #307

MIAMI BEACH, FL 33140 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

7TH CALVARY CORP

OR: 46418, Page: 151

O/O BRIAN SPARKS

2701 SOUTH BAYSHORE DR

MIAMI, FL 33133 (Per Tax Deed)

7TH CAVALRY CORP.

PO BOX 1545

BOCA RATON, FL 33429 (Per Sunbiz)

(7<sup>th</sup> Cavalry Corp a/k/a 7<sup>th</sup> Calvary Corp.)

JOEL ISRAEL, PRES, REGISTERED AGENT

O/B/O 7TH CAVALRY CORP.

120 SE 5TH AVE.

218

BOCA RATON, FL 33432 (Per Sunbiz)

TAX CERTIFICATE REDEMPTIONS, INC.

OR: 46450, Page: 365

PO BOX 403006

MIAMI BEACH, FL 33140 (Per Deed)

JOEL ISRAEL, REGISTERED AGENT  
O/B/O TAX CERTIFICATE REDEMPTIONS INC.  
120 SE 5TH AVE. 218  
BOCA RATON, FL 33432 (Per Sunbiz)

(The legal description in Deed 46450-365 incorrectly states the W1/2 instead of the E1/2, although it references the correct tax identification number for this property. The apparent prior owner is therefore being included as an apparent title holder.)

**MORTGAGE HOLDER OF RECORD:**

None found.

**LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:**

SONIA SANCHEZ  
320 NW 45TH ST  
MIAMI, FL 33127 (Tax Deed Applicant)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5142 21 19 0580

**CURRENT ASSESSED VALUE:** \$3,980

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:**

1. 2017-18579

**OPEN BANKRUPTCY FILINGS FOUND?** No

**OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:**

Quit Claim Deed

OR: 22908, Page: 294

Quit Claim Deed

OR: 26618, Page: 797

**This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.**

**Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.**

*Christina Young*

Title Examiner





<b>Site Address</b>	NW 5 STREET, HALLANDALE BEACH FL 33009	<b>ID #</b>	5142 21 19 0580
<b>Property Owner</b>	TAX CERTIFICATE REDEMPTIONS INC	<b>Millage</b>	2513
<b>Mailing Address</b>	925 41ST ST #307 MIAMI BEACH FL 33140	<b>Use</b>	00

<b>Abbreviated Legal Description</b>	WEST HARLEM 21-26 B LOT 8 E1/2 OF E1/2 BLK 3
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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)**.

<b>Property Assessment Values</b>					
<a href="#">Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.</a>					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$4,240		\$4,240	\$4,210	
2017	\$4,240		\$4,240	\$3,830	\$75.40
2016	\$3,980		\$3,980	\$3,490	\$71.03

<b>2018 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$4,240	\$4,240	\$4,240	\$4,240
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$4,210	\$4,240	\$4,210	\$4,210
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$4,210	\$4,240	\$4,210	\$4,210

<b>Sales History</b>			
Date	Type	Price	Book/Page or CIN
8/6/2009	QCD-T	\$100	46450 / 365
7/22/2009	TXD-D	\$1,400	46418 / 151
5/15/1997	QCD	\$100	26618 / 797
12/6/1994	QC*		22908 / 294
11/1/1991	TXD		18950 / 148

<b>Land Calculations</b>		
Price	Factor	Type
\$4.00	1,060	SF
<b>Adj. Bldg. S.F.</b>		

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
25								
L								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #37200

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 February 2018, 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:

TAX CERTIFICATE  
REDEMPTIONS INC  
120 SE 5 AVE #218  
BOCA RATON, FL 33432

CITY OF HALLANDALE BEACH  
ATTN CITY ATTORNEY  
400 S FEDERAL HIGHWAY 2ND  
FLR  
HALLANDALE BEACH, FL  
33009

7TH CALVARY CORP O/O BRIAN  
SPARKS  
2701 SOUTH BAYSHORE DR  
MIAMI, FL 33133

7TH CAVALRY CORP.  
PO BOX 1545  
BOCA RATON, FL 33429

JOEL ISRAEL, PRES.  
REGISTERED AGENT O/B/O 7TH  
CAVALRY CORP.  
120 SE 5TH AVE. 218  
BOCA RATON, FL 33432

TAX CERTIFICATE  
REDEMPTIONS, INC.  
PO BOX 403006  
MIAMI BEACH, FL 33140

JOEL ISRAEL, REGISTERED  
AGENT O/B/O TAX  
CERTIFICATE REDEMPTIONS  
INC.  
120 SE 5TH AVE. 218  
BOCA RATON, FL 33432

CITY OF HALLANDALE BEACH  
ATTN CRA DEPT  
400 S FEDERAL HWY  
HALLANDALE BEACH, FL  
33309

SONIA SANCHEZ  
320 NW 45TH ST  
MIAMI, FL 33127

TAX CERTIFICATE  
REDEMPTIONS INC  
925 41ST ST #307  
MIAMI BEACH, FL 33140

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

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

BROWARD COUNTY CODE & ZONING  
ENFORCEMENT SECTION PLANNING &  
REDEVELOPEMENT DIV. ENVIRONMENTAL  
PROTECTION & GROWTH MGMT DEPT  
GCW – 1 NORTH UNIVERSITY DR  
MAILBOX 302  
PLANTATION, FL 33324

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

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

PUBLIC WORKS DEPT REAL PROPERTY  
GOVERNMENTAL CENTER, RM 326,  
115 S. ANDREWS AVE  
FT. LAUDERDALE, FL 33301

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

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(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 February 2018 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 **Julie Aikman**

# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 37200

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: 514221-19-0580  
Certificate Number: 27494  
Date of Issuance: 05/17/2011  
Certificate Holder: SONIA SANCHEZ  
Description of Property: WEST HARLEM 21-26 B  
LOT 8 E1/2 OF E1/2 BLK 3

Name in which assessed: TAX CERTIFICATE REDEMPTIONS INC  
Legal Titleholders: TAX CERTIFICATE REDEMPTIONS INC  
925 41ST ST #307  
MIAMI BEACH, FL 33140

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 21st day of March, 2018. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net  
*\*Pre-registration is required to bid.*

Dated this 15th day of February, 2018.

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: 02/15/2018, 02/22/2018, 03/01/2018 & 03/08/2018  
Minimum Bid: 2647.67

# 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

37200  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 27494

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

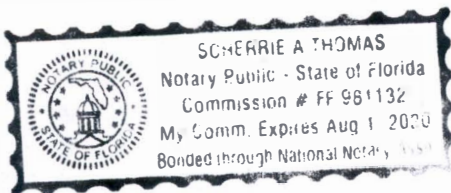
02/15/2018 02/22/2018 03/01/2018 03/08/2018

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this  
8 day of MARCH, A.D. 2018

(SEAL)

GUERLINE WILLIAMS personally known to me



### Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 37200

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: 514221-19-0580  
Certificate Number: 27494  
Date of Issuance: 05/17/2011

Certificate Holder:  
SONIA SANCHEZ

Description of Property:  
WEST HARLEM 21-26 B  
LOT 8 E 1/2 OF E 1/2 BLK 3

Name in which assessed:  
TAX CERTIFICATE REDEMPTIONS  
INC

Legal Titleholders:  
TAX CERTIFICATE REDEMPTIONS  
INC  
120 SE 5TH AVE #218  
BOCA RATON FL 33432

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 21st day of March, 2018. 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](http://broward.deedauktion.net)

\*Pre-registration is required to bid.

Dated this 15th day of February, 2018.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND  
TREASURY DIVISION

(Seal)

By: Daria 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: 2647.67  
401-314  
2/15-22-3/1-8 18-102/0000290826B

Assignment: 8165 Please Route To Supervisor Service Sheet # 18-007234

BROWARD COUNTY, FL vs. TAX CERTIFICATE REDEMPTIONS INC TD 37200

PLAINTIFF TAX SALE NOTICE VS. COUNTY/BROWARD DEFENDANT 3/21/2018 CASE

TYPE OF WRIT TAX CERTIFICATE REDEMPTIONS INC COURT HEARING DATE

SERVE NW 5 STREET (EMPTY LOT) HALLANDALE BEACH, FL

\*SERVE A S.A.P. - RETURN TO TAX NOTICE TRAY\*

14279  
BROWARD COUNTY REVENUE-DELINQ TAX SECTION  
115 S. ANDREWS AVENUE, ROOM A-100  
FT LAUDERDALE, FL 33301  
JULIE AIKMAN, SUPV.

Received this process on 2/13/2018 2/16/18  
Date 2/16/18 at 828 AM Time

9884 Attorney  
TAX CERTIFICATE REDEMPTIONS INC

On \_\_\_\_\_, in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

INDIVIDUAL SERVICE

**SUBSTITUTE SERVICE:**

- At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit: \_\_\_\_\_, in accordance with F.S. 48.031(1)(a)
- To \_\_\_\_\_, the defendant's spouse, at \_\_\_\_\_ in accordance with F.S. 48.031(2)(a)
- To \_\_\_\_\_, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

**CORPORATE SERVICE:**

- To \_\_\_\_\_, holding the following position of said corporation \_\_\_\_\_ in the absence of any superior officer in accordance with F.S. 48.081
- To \_\_\_\_\_, an employee of defendant corporation in accordance with F.S. 48.081(3)
- To \_\_\_\_\_, as resident agent of said corporation in accordance with F.S. 48.091

**PARTNERSHIP SERVICE:** To \_\_\_\_\_, partner, or to \_\_\_\_\_, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

**POSTED RESIDENTIAL:** By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183  
1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_

**POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183  
1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_

**OTHER RETURNS:** See comments

COMMENTS: posted

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: *[Signature]* D.S.

ORIGINAL



BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 514221-19-0580 (TD #37200)

RECEIVED SHERIFF  
2018 FEB 13 AM 9:04  
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 MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED 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 amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by February 28, 2018 .....\$2,921.82

Or

\* Amount due if paid by March 20, 2018 .....\$2,955.88

\*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 March 21, 2018 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

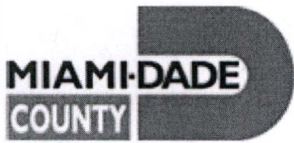
TAX CERTIFICATE REDEMPTIONS INC

(EMPTY LOT)

NW 5 STREET

HALLANDALE BEACH

**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 DEED SECTION  
vs.  
TAX CERTIFACTE REDEMPTIONS INC

**Case Number**  
TD#37200

**RETURN OF SERVICE**

TAX NOTICE

2/28/18 5:30 pm Served - Other	SERVED	TAX CERTIFACTE REDEMPTIONS INC
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02/26/2018 Came this day into hand of the Sheriff

02/28/2018 05:30 PM - SERVED THE TAX NOTICE TO TAX CERTIFACTE REDEMPTIONS INC AT 925 41 ST, 307, MIAMI BCH, FL 33140. NO SUCH UNIT 307 - POSTED AT MAILBOXES.

*David Schille*  
DAVID SCHILLE, CSS1, #8333

**TAX COLLECTOR BROWARD COUNTY  
115 S. ANDREWS AVENUE  
ROOM #A-100  
FORT LAUDERDALE, FL 33301**

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 514221-19-0580 (TD # 37200)

**SERVED**  
DATE 2-28-18  
TIME 5:30pm  
SHERIFF OF DADE COUNTY  
DADE COUNTY FLORIDA  
BY [Signature] D.S. 533

# WARNING

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

MIAMI-DADE POLICE DEPT COURT SERVICES BUREAU  
ATTN: TERESA HARRIS, OVERTOWN TRANSIT VILLAGE SOUTH  
601 NW 1 COURT, 9<sup>TH</sup> FLOOR  
MAIMI FL 33136

## ORIGINAL DOCUMENT

### 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 MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

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THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON March 21, 2018 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

TAX CERTIFICATE REDEMPTIONS INC  
925 41ST ST #307  
MIAMI BEACH, FL 33140

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





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
TAX CERTIFICATE REDEMPTIONS INC.

### Filing Information

<b>Document Number</b>	N09000003994
<b>FEI/EIN Number</b>	61-1596756
<b>Date Filed</b>	04/23/2009
<b>Effective Date</b>	04/21/2009
<b>State</b>	FL
<b>Status</b>	INACTIVE
<b>Last Event</b>	ADMIN DISSOLUTION FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/23/2011
<b>Event Effective Date</b>	NONE

### Principal Address

120 SE 5TH AVE.  
218  
BOCA RATON, FL 33432

### Mailing Address

120 SE 5TH AVE.  
218  
BOCA RATON, FL 33432

### Registered Agent Name & Address

ISRAEL, JOEL  
120 SE 5TH AVE.  
218  
BOCA RATON, FL 33432

### Officer/Director Detail

#### **Name & Address**

Title P

ISRAEL, JOEL  
120 SE 5TH AVE. #218  
BOCA RATON, FL 33432

Title VP

GOER, STACEY  
120 SE 5TH AVE. #218  
BOCA RATON, FL 33432

Title VP

ISRAEL, SETH  
120 SE 5TH AVE. #218  
BOCA RATON, FL 33432

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2010	03/02/2010

**Document Images**

<a href="#">03/02/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2009 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Profit Corporation  
7TH CAVALRY CORP.

### Filing Information

<b>Document Number</b>	P99000088855
<b>FEI/EIN Number</b>	65-0953276
<b>Date Filed</b>	10/11/1999
<b>State</b>	FL
<b>Status</b>	INACTIVE
<b>Last Event</b>	ADMIN DISSOLUTION FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/27/2013
<b>Event Effective Date</b>	NONE

### Principal Address

120 SE 5TH AVE.  
218  
BOCA RATON, FL 33432

Changed: 03/02/2010

### Mailing Address

PO BOX 1545  
BOCA RATON, FL 33429

Changed: 03/02/2010

### Registered Agent Name & Address

ISRAEL, JOEL PRES  
120 SE 5TH AVE.  
218  
BOCA RATON, FL 33432

Name Changed: 03/02/2010

Address Changed: 03/02/2010

### Officer/Director Detail

#### **Name & Address**

Title PSTD

ISRAEL, JOEL L  
 PO BOX 1545  
 BOCA RATON, FL 33429

Title SD

GOER, STACEY  
 120 SE 5TH AVE. APT 218  
 BOCA RATON, FL 33432

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2010	03/02/2010
2011	10/07/2011
2012	04/12/2012

#### **Document Images**

<a href="#">04/12/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/07/2011 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/02/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/08/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/01/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/15/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/25/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/08/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/10/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/26/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/22/1999 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">11/01/1999 -- Name Change</a>	<a href="#">View image in PDF format</a>
<a href="#">10/11/1999 -- Domestic Profit</a>	<a href="#">View image in PDF format</a>

This Instrument Prepared by:

\$ 0.70  
DOCU. STAMPS--DEED

Richard Kane, Esq.  
City of Hallandale  
400 S. Federal Highway  
Hallandale, FL 33009

RECVD. BROWARD CNTY  
B. JACK OSTERHOLT

COUNTY ADMIN.

**QUIT-CLAIM DEED**

This Quit-Claim Deed, Executed this MAY 15 1997, by City of Hallandale, Grantor, to Preslyn Bain and Lillian Bain, Grantees whose post office address is 731 NW 5 Court, Hallandale, FL 33009, second party:

Witnesseth, That the said Grantor, for and in consideration of the sum of \$10.00, to it in hand paid by the grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantees, their heirs and assigns forever, the following described land, situate in Broward County, Florida:

Folio No: 1221-19-0580  
E 10' of E 1/2 of Lot 8, Blk 3, West Harlem, Plat Book 21,  
page 26, Public Records of Broward County, Florida

To have and to hold, all the estate, right title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behoof of the said Grantees forever.

In Witness Whereof, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

City of Hallandale, Florida  
400 S. Federal Highway  
Hallandale, Florida 33009

*Richard Kane*

Richard Kane

by: *Dorothy Ross*  
Dorothy Ross, Mayor

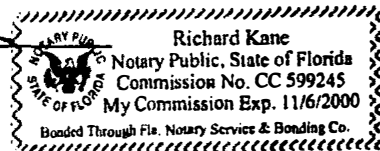
*Ann Ellison*

Ann Ellison

STATE OF FLORIDA )  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this MAY 15 1997, by Dorothy Ross, as Mayor of the City of Hallandale, a Florida municipal corporation, on behalf of the Corporation. She is personally known to me.

*Richard Kane*



RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR

*DAE*

BK 26618 PG 0797

QUIT CLAIM DEED

(Pursuant to F.S. 125.38)

THIS DEED, made this 6<sup>th</sup> day of December, 1994, by BROWARD COUNTY, a political subdivision of the State of Florida, 115 S. Andrews Avenue, Ft. Lauderdale, FL 33301, and the CITY OF HALLANDALE, a municipal corporation, authorized and existing under the laws of the State of Florida, whose post office address is: 308 S. Dixie Highway, Hallandale, Florida 33009.

That BROWARD COUNTY for and in consideration of the sum of TEN DOLLARS & 00/100 (\$10.00) to it in hand paid by the CITY OF HALLANDALE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the CITY OF HALLANDALE, the following described lands, lying and being in Broward County, Florida, to-wit:

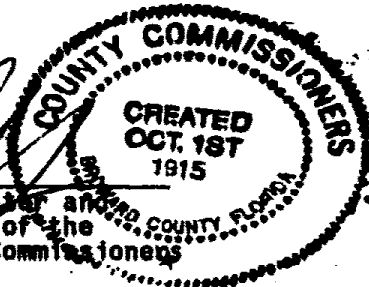
Tax Folio Numbers and Legal Descriptions are attached hereto and made a part hereof as Exhibit "A".

**SUBJECT TO ALL EXISTING PUBLIC PURPOSE UTILITY & GOVERNMENT EASEMENTS AND RIGHT OF WAYS.**

IN WITNESS WHEREOF, BROWARD COUNTY, has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice-Chair of said Board, the day and year aforesaid.

ATTEST:

*[Handwritten Signature]*



County Administrator and  
Ex-Officio Clerk of the  
Board of County Commissioners

BROWARD COUNTY, FLORIDA  
By Its Board of County Commissioners

*[Handwritten Signature]*  
Chair

This Instrument Prepared by:  
Rafael Suarez-Rivas, Ass't. County Attny.  
Office of the Broward County Attorney  
115 S. Andrews Avenue, Room 423  
Ft. Lauderdale, FL. 33301

Approved by BEC 12/6/94  
Submitted By Real Property  
RETURN TO DOCUMENT CONTROL



BR22908PC0294

*[Handwritten initials]*

City of Hallandale

11/4/94

EXHIBIT "A"

Tax Folio #'s & Legal Descriptions:

- |    |  |     |   |
|----|--|-----|---|
| 1. | 1228 41 033<br>Lakeside Estates No 2 55-1 B<br>Lake Less E 20 of Lake abutting<br>Lot 15           | 6.  | 1221 19 058<br>West Harlem 21-26 B<br>Lot 8 E 1/2 Blk 3   |
| 2. | 1228 33 009<br>E 15 of N 1/5 of E 1/2 of NW 1/4<br>of SE 1/4 of SE 1/4 A/K/A Lot 6 E 15<br>Carroll | 7.  | 1222 03 016<br>Sub of SE 1/4 22-51-42<br>8-58D W 25 of N 106.57 of<br>S 379.71 of S 1/2 of Lot<br>11, Less W 6.5 M/L<br>therefrom for R/W |
| 3. | 1221 29 0421<br>Meekins Add No 1 Amendment 26-50 B<br>Lot 10, 24 Blk 7                             | 8.  | 1228 33 130<br>28-51-42<br>E 25 of S 100.40 of SW 1/4<br>of SW 1/4 of SE 1/4  |
| 4. | 1221 28 0012<br>Meekins Add No 1 26-5 B<br>TR A N 40 of S 625, & W<br>40 of S 625                  | 9.  | 1221 08 006<br>Maddox Heights 5-24 B<br>Lot 8   |
| 5. | 1228 41 0331<br>Lakeside Estates 2 55-1 B<br>E 20 of Lake Abut Lot 15                              | 10. | 1221 02 0231<br>Belmar 2-22 B<br>Pt Lot 6 lying N of<br>County Rd Blk 83  |

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR

BK 22908PG0295

0. (enclose self-addressed stamped envelope)

QUIT CLAIM DEED

RAMCO FORM NO. 6

Instrument Prepared by: JOEL ISRAEL  
PO BOX 403006  
MIAMI BEACH, FL 33140

Appraiser's Parcel Identification (Folio Number(s)): (22) 19 0580

Contract Paper & Printing Co., Inc., 1987

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 7<sup>TH</sup> day of AUGUST, 2009 by first party, to TAX CERTIFICATE REDEMPTIONS, INC. whose post office address is PO BOX 403006 MIAMI BEACH, FL 33140 second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 50.00 hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the second party forever, all the right, title, interest, claim and demand, which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of BROWARD, State of FLORIDA, to-wit:

WEST HARLEM 25-26 B LOT 8 W 1/2 OF E 1/2 BLK 3

To Have and to Hold, The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to First Grantor) [Signature]  
Printed Name BRIAN STARKS

Witness Signature (as to First Grantor) [Signature]  
Printed Name CHRISTOPHER L. CARPENTER

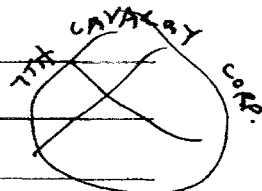
Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Grantor Signature [Signature]  
Printed Name JOEL ISRAEL  
Post Office Address PO BOX 403006 MIAMI BEACH, FL 33140



Co-Grantor Signature (if any)

Printed Name

Post Office Address

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

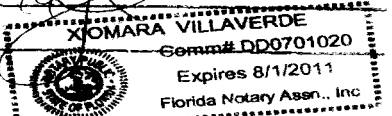
I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take Acknowledgments, personally appeared

JOEL ISRAEL known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that HE executed the same, and an oath was not taken. (Check one:  Said person is personally known to me.  Said person(s) provided the following type of identification:

NOTARY RUBBER STAMP SEAL

Witness my hand and official seal in the County and State last aforesaid this 6<sup>TH</sup> day of AUGUST, A.D. 2009

Notary Signature [Signature]  
Printed Notary Signature Xiomara Villaverde





Tax Deed File No 19710

DR-506  
R.01/95

Property Identification No. 5142 21 19 0580

# Tax Deed

State of Florida

## County of Broward

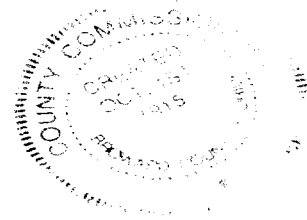
The following Tax Sale Certificate Numbered 7035 issued on Feburary 20, 2006 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 22<sup>nd</sup> day of JULY, 2009 offered for sale as required by law for cash to the highest bidder and was sold to 7<sup>th</sup> CALVARY CORP % BRIAN SPARKS

whose address is: 2701 south Bayshore Dr Miami, FL 33133, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this 22<sup>nd</sup> day of JULY, 2009 in the County of Broward, State of Florida, in consideration of the sum of (\$1363.54) Thirteen Hundred Sixty-Three 54/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

WEST HARLEM 21-26 B LOT 8 E1/2 OF E1/2 BLK 3

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



Witness:

[Signature]  
[Signature]  
State of Florida

[Signature] (Seal)  
Bertha Henry, County Administrator  
By Polly Cacurak, Deputy  
Broward County, Florida

## County of Broward

On this 22<sup>ND</sup> day of JULY, 2009, before me Michael Snedeker personally appeared Bertha Henry, County Administrator, by POLLY CACURAK, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

NOTARY PUBLIC-STATE OF FLORIDA  
Michael J. Snedeker  
Commission # DD792197  
Expires: MAY 27, 2012  
BONDED THRU ATLANTIC BONDING CO., INC.

[Signature]  
[Signature]

(3)

Board of County Commissioners, Broward County, Florida  
Finance and Administrative Services Department  
**REVENUE COLLECTION DIVISION**  
**NOTICE OF APPLICATION FOR TAX DEED NO. 19710**

NOTICE is hereby given that 7<sup>TH</sup> CALVALRY CORP % BRIAN SPARKS  
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:

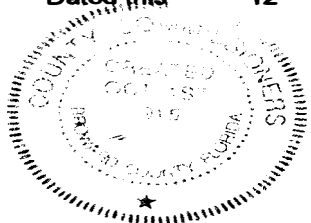
Certificate No 7035 Year of Issuance 02/20/2006

Description of Property: PROP ID# 1221 19 058  
WEST HARLEM 21-26 B LOT 8 E1/2 OF E1/2 BLK 3

Name in which assessed: PRESLYN BAIN &  
LILLIAN BAIN

Legal Titleholders: PRESLYN BAIN  
A/K/A PRESTON BAIN &  
LILIAN BAIN

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 22<sup>ND</sup> day of July 2009 at  
The Governmental Center, 115 S. Andrews Avenue, Room 302, Fort Lauderdale, Florida at 10:00 A.M.  
Dated this 12<sup>TH</sup> day of JUNE 2009.



Bertha Henry  
County Administrator  
REVENUE COLLECTION DIVISION

By: Polly Cacurak  
Deputy  
Polly Cacurak

Publish: DAILY BUSINESS REVIEW  
Issues: 6/18, 6/25, 7/2, & 7/9/2009

401-314

**OPENING BID** ..... **\$1363.54** .....

Subject to Real Estate Taxes for Tax Years 2007 & 2008  
(The successful bidder is responsible to pay these outstanding taxes)

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

Board of County Commissioners, Broward County, Florida  
Revenue Collection Division

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed No.24120**

STATE OF FLORIDA

**SS.**

COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 27<sup>th</sup> day of March, 2008, 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:

PRESLYN BAIN  
731 NW 5 CT  
HALLANDALE BEACH, FL 33009

LILLIAN BAIN  
731 NW 5 CT  
HALLANDALE BEACH, FL 33009

CALVIN EVERETT  
731 NW 5 CT  
HALLANDALE BEACH FL 33009

STEPHANIE EVERETT  
731 NW 5 CT  
HALLANDALE BEACH, FL 33009

MINNIE L JORDAN  
5510 SW 21ST ST  
HOLLYWOOD, FL 33023

FRANK B ROYAL  
5510 SW 21ST ST  
HOLLYWOOD, FL 33023

MINNIE L JORDAN  
725 NW 5 COURT  
HALLANDALE, FLORIDA 33009

FRANK B ROYAL  
725 NW 5 COURT  
HALLANDALE, FLORIDA 33009

MATTIE ROYAL  
725 NW 5 COURT  
HALLANDALE, FLORIDA 33009

CAVALRY SPV I LLC  
7 SKYLINE DR  
HAWTHORNE, NY 10532

CITY OF HALLANDALE BEACH  
CITY HALL  
400 S. FEDERAL HIGHWAY  
HALLANDALE BEACH, FL 33009

Broward County Highway Construction and Engineering Division;  
Right of Way Section, Attn: Richard Tornese, P.E.  
One N. University Dr., Ste 300-B  
Plantation, FL 33324-2038

(INTER-OFFICE)

Broward County Water & Wastewater, Attn: Len Neff  
2555 W. Copans Rd., Pompano Beach, FL 33069

(INTER-OFFICE)

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

(INTER-OFFICE)

Public Works Dept.; Real Property  
Governmental Center, Rm. 326, Attn: Dale C. Wilson  
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

(INTER-OFFICE)

Broward County Office of Urban Planning and Redevelopment; Planning Services Division  
Governmental Center, Rm. 329K, Attn: Donald A. Stone  
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

(INTER-OFFICE)

**I certify that notice was provided pursuant to Florida Statutes, Section 197.02(4)**

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 27<sup>th</sup> day of March, 2008, 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**  
INTERIM COUNTY ADMINISTRATOR  
Finance and Administrative Services Department  
Revenue Collection Division

By Polly Cacurak  
Deputy

**Polly Cacurak**

DATE: February 1st, 2018  
PROPERTY ID # 514221-19-0580 (TD # 37200)

# WARNING

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

TAX CERTIFICATE REDEMPTIONS INC  
925 41ST ST #307  
MIAMI BEACH, FL 33140

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 5 STREET, HALLANDALE BEACH FL 33009 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 MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED 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 amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Amount due if paid by February 28, 2018 .....\$2,921.82
- Or
- \* Amount due if paid by March 20, 2018 .....\$2,955.88

\*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 March 21, 2018 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](http://www.broward.org/recordstaxestreasury)

DATE: February 1st, 2018  
PROPERTY ID # 514221-19-0580 (TD # 37200)

# WARNING

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

TAX CERTIFICATE REDEMPTIONS INC  
120 SE 5 AVE #218  
BOCA RATON, FL 33432

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[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

DATE: February 1st, 2018  
PROPERTY ID # 514221-19-0580 (TD # 37200)

# WARNING

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

CITY OF HALLANDALE BEACH  
ATTN CITY ATTORNEY  
400 S FEDERAL HIGHWAY 2ND FLR  
HALLANDALE BEACH, FL 33009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 5 STREET, HALLANDALE BEACH FL 33009 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 MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED 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 amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by February 28, 2018 .....\$2,921.82

Or

\* Amount due if paid by March 20, 2018 .....\$2,955.88

\*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 March 21, 2018 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](http://www.broward.org/recordstaxestreasury)

DATE: February 1st, 2018  
PROPERTY ID # 514221-19-0580 (TD # 37200)

# WARNING

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

7TH CALVARY CORP O/O BRIAN SPARKS  
2701 SOUTH BAYSHORE DR  
MIAMI, FL 33133

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 5 STREET, HALLANDALE BEACH FL 33009 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.

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DATE: February 1st, 2018  
PROPERTY ID # 514221-19-0580 (TD # 37200)

# WARNING

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

7TH CAVALRY CORP.  
PO BOX 1545  
BOCA RATON, FL 33429

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 5 STREET, HALLANDALE BEACH FL 33009 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.

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**DATE: February 1st, 2018**  
**PROPERTY ID # 514221-19-0580 (TD # 37200)**

# WARNING

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

JOEL ISRAEL, PRES, REGISTERED AGENT  
O/B/O 7TH CAVALRY CORP.  
120 SE 5TH AVE. 218  
BOCA RATON, FL 33432

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 5 STREET, HALLANDALE BEACH FL 33009 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.

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 1st, 2018  
PROPERTY ID # 514221-19-0580 (TD # 37200)

# WARNING

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

TAX CERTIFICATE REDEMPTIONS, INC.  
PO BOX 403006  
MIAMI BEACH, FL 33140

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 5 STREET, HALLANDALE BEACH FL 33009 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.

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DATE: February 1st, 2018  
PROPERTY ID # 514221-19-0580 (TD # 37200)

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O/B/O TAX CERTIFICATE REDEMPTIONS INC.  
120 SE 5TH AVE. 218  
BOCA RATON, FL 33432

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DATE: February 1st, 2018  
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CITY OF HALLANDALE BEACH  
ATTN CRA DEPT  
400 S FEDERAL HWY  
HALLANDALE BEACH, FL 33309

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DATE: February 1st, 2018  
PROPERTY ID # 514221-19-0580 (TD # 37200)

# WARNING

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SONIA SANCHEZ  
320 NW 45TH ST  
MIAMI, FL 33127

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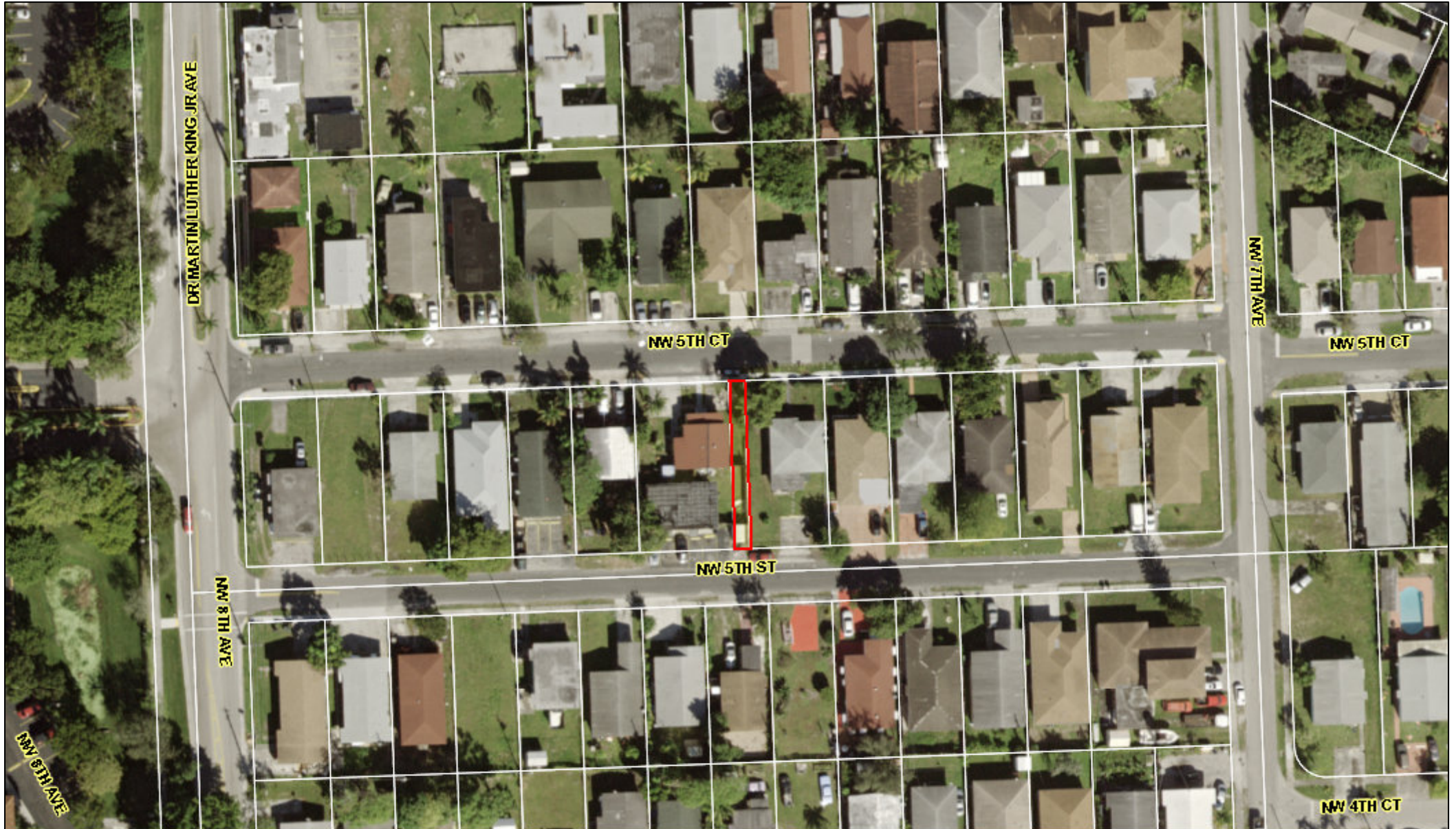
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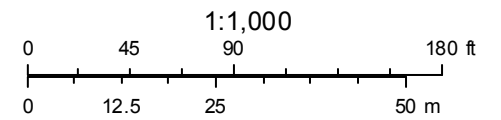
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[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)





March 15, 2018



7009 0960 0001 2035 8619

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**TD 37200 MARCH 2018 WARNING**  
**TAX CERTIFICATE REDEMPTIONS INC**  
120 SE 5 AVE #218  
BOCA RATON, FL 33432

Sent To  
Street,  
or PO Box  
City, St

7009 0960 0001 2035 8626

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**TD 37200 MARCH 2018 WARNING**  
 CITY OF HALLANDALE BEACH  
 ATTN CITY ATTORNEY  
 400 S FEDERAL HIGHWAY 2ND FLR  
 HALLANDALE BEACH, FL 33009

Sent 1  
 Street  
 or PO  
 City, S



7009 0960 0001 2035 8633

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Total **TD 37200 MARCH 2018 WARNING**

Sent to	7TH CALVARY CORP O/O BRIAN SPARKS
Street or PO	2701 SOUTH BAYSHORE DR
City, State, ZIP	MIAMI, FL 33133

7009 0960 0001 2035 8640

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Restricted Delivery Fee (Endorsement Required)	
Total	

Postmark  
Here

Sent To  
Street,  
or PO B  
City, Sta

**TD 37200 MARCH 2018 WARNING**  
7TH CAVALRY CORP.  
PO BOX 1545  
BOCA RATON, FL 33429

7009 0960 0001 2035 8657

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Restricted Delivery Fee (Endorsement Required)	

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Total

**TD 37200 MARCH 2018 WARNING**

Sent To

JOEL ISRAEL, PRES, REGISTERED AGENT  
O/B/O 7TH CAVALRY CORP.  
120 SE 5TH AVE. 218  
BOCA RATON, FL 33432

Street,  
or PO Box

City, St.

7009 0960 0002 2035 8664

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark  
Here

Total f **TD 37200 MARCH 2018 WARNING**

Sent To	TAX CERTIFICATE REDEMPTIONS, INC.
Street, or PO B	PO BOX 403006
City, St	MIAMI BEACH, FL 33140

7009 0960 0001 2035 8671

U.S. Postal Service <sup>TM</sup>  
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**OFFICIAL USE**

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

Total \$

Sent To

Street, A  
or PO Box  
City, State

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JOEL ISRAEL, REGISTERED AGENT O/B/O  
TAX CERTIFICATE REDEMPTIONS INC.  
120 SE 5TH AVE. 218  
BOCA RATON, FL 33432

7009 0960 0001 2035 8688

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	

Postmark  
Here

**TD 37200 MARCH 2018 WARNING**  
 CITY OF HALLANDALE BEACH  
 ATTN CRA DEPT  
 400 S FEDERAL HWY  
 HALLANDALE BEACH, FL 33309

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark  
Here

Total | **TD 37200 MARCH 2018 WARNING**

Sent To | SONIA SANCHEZ

Street, / | 320 NW 45TH ST

or PO B |

City, Sts | MIAMI, FL 33127

7009 0960 0001 2035 8701

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark  
Here

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**TD 37200 MARCH 2018 WARNING  
TAX CERTIFICATE REDEMPTIONS INC**

925 41ST ST #307

MIAMI BEACH, FL 33140

Sent To

Street  
or PO

City, State



**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 37200 MARCH 2018 WARNING**  
 CITY OF HALLANDALE BEACH  
 ATTN CITY ATTORNEY  
 400 S FEDERAL HIGHWAY 2ND FLR  
 HALLANDALE BEACH, FL 33009



9590 9402 3021 7124 9790 78


2. Article Number (Transfer from)

7009 0960 0001 2035 8626

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

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Delivery Restricted Delivery                  | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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**TD 37200 MARCH 2018 WARNING**  
**CITY OF HALLANDALE BEACH**  
**ATTN CRA DEPT**  
**400 S FEDERAL HWY**  
**HALLANDALE BEACH, FL 33309**



9590 9402 3021 7124 9790 16

**2. Article Number (Transfer from service label)**

7009 0960 0001 2035 8688

**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