

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

Order Date: 1-9-2017

Folio Number: 5042 18 17 1150

Internal Tax Deed Number: 37386

Parent Tract No:

Records Through: 1-10-2017

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

**Lot 34, Block X, FAIRFAX BROLLIAR ADDITION
SECTION 3, according to the Plat thereof,
recorded in Plat Book 37, Page 28, of the
Public Records of Broward County, Florida.**

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

Applicant : MAGNOLIA TC 14 NSA, LLC

Application has been made for Tax Deed on the above referenced property. Pursuant to chapter 197.502 and 197.522 of the Florida Statutes, below are the names and addresses of the persons you are required to notify prior to the sale of the property:

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

O.R. BOOK 15670 PAGE 733

TOSKI, BRUCE

WARRANTY DEED

2361 SW 36 TERRACE,

FORT LAUDERDALE, FLORIDA 33312

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

O.R. BOOK 45716 PAGE 226

CITY OF FORT LAUDERDALE, FLORIDA

ORDER IMPOSING

100 NORTH ANDREWS AVENUE

A FINE

FORT LAUDERDALE, FLORIDA 33301

O.R. BOOK 48503 PAGE 1795

CLAIM OF LIEN

NAME AND ADDRESS OF RECORD ON CURRENT TAX ROLL

TOSKI, BRUCE

2361 SW 36 TER

FORT LAUDERDALE FL 33312-4291

NOTICE: NOTICE OF DEFAULT RECORDED IN INSTRUMENT # 112748819**NOTICE:** NOTICE OF DEFAULT RECORDED IN O.R. BOOK 48960 PAGE 1597.**NAME AND ADDRESS OF ESCROW AGENT:** NONE**NAME AND ADDRESS OF TAX PAYING AGENT:** NONE**APPLICATION FOR HOMESTEAD:** NONE**GROSS ASSESSMENT;** \$164,470.00

NOTE: 2016 TAXES ARE DUE IN THE AMOUNT OF \$3,220.86

NOTE: Tax Deed Year 2015 Tax Deed Application # 37386- Face Amount \$3,005.90 - Applicant :

MAGNOLIA TC 14 NSA, LLC

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

<u>TYPE</u>	<u>TAX</u>	<u>CERTIFICATE</u>	<u>FACE AMOUNT</u>	<u>CERTIFICATE HOLDER</u>
I	2014	16575	\$1,008.04	MGD-F, LLC
MTAG AS CUSTODIAN FOR MGD-F, LLC				
I	2013	17187	\$995.18	MAGNOLIA TC 14 NSA, LLC

This Report is not a Legal Opinion of Title and should not be construed as dealing with the Quality of Title used as a Certified Abstract of Title, Title Insurance Commitment or Title Insurance Policy. Under Florida Statutes Chapter 197. Furthermore no Liability is assumed by PPMS, Inc for any liens and or judgments not filed in the Official Records of Broward County, Florida. PPMS, Inc. should only be liable for the amount of loss suffered by the Broward County Revenue Collection Division, as a result of legal matters filed against them, where such loss is determined to be from PPMS, Inc's errors and omissions in performing its contractual responsibilities to the Broward County Revenue Collection Division, or for any refilling of fees that are required to bring subject property to sale.

BY: *A. Black*

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 37386

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3RD day of APRIL 2017, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 100 N ANDREWS AVE 7TH FLOOR FT LAUDERDALE, FL 33301	TOSKI,BRUCE 2361 SW 36 TER FORT LAUDERDALE, FL 33312-4291	CITY OF FORT LAUDERDALE CODE ENFORCEMENT DIVISION 700 NW 19TH AVENUE FORT LAUDERDALE, FL 33311
SBY FINANCE TRS LLC 3300 FERNBROOK LN N # 210 PLYMOUTH, MN 55447	CHAPMAN,LAUREL A 2381 SW 36 TER FORT LAUDERDALE, FL 33312-4291	

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 3RD day of APRIL 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 37386

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: 504218-17-1150
Certificate Number: 17187
Date of Issuance: 06/01/2014
Certificate Holder: MAGNOLIA TC 14 NSA, LLC
Description of Property: FAIRFAX BROLLIAR ADD SEC 3
37-28 B
LOT 34 BLK X

Name in which assessed: TOSKI, BRUCE
Legal Titleholders: TOSKI, BRUCE
2361 SW 36 TER
FORT LAUDERDALE, FL 33312-4291

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 17th day of May, 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 13th day of April, 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: 04/13/2017, 04/20/2017, 04/27/2017 & 05/04/2017
Minimum Bid: 10219.08

Assignment: 10647 Please Route To Supervisor Service Sheet # 17-015734

BROWARD COUNTY, FL vs. TOSKI, BRUCE TD 37386

TAX SALE NOTICE VS. COUNTY/BROWARD DEFENDANT 5/17/2017

TYPE OF WRIT TOSKI, BRUCE COURT 2361 SW 36 TERRACE HEARING DATE

FOR LAUDERDALE, FL 33312
****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
REBECCA LEDER, SUPV.

Received this process on 4/5/2017 4/7/17
Date 1300 1810650
 Served
 Not Served - see comments
4/13/17 at 1158 Hrs
Date Time

On TOSKI, BRUCE, 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: 4/13/17 - 1158 hrs - 10650 - Notice posted on the door at above listed residence.

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: Smith 10650 D.S.

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID # 504218-17-1150 (TD # 37386)

RECEIVED SHERIFF

WARNING 2017 APR -5 AM 9:50

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE
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 April 28, 2017\$ 6,713.38

Or

* Amount due if paid by May 16, 2017\$ 6,794.91

*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 May 17, 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

**TOSKI, BRUCE
2361 SW 36 TER
FORT LAUDERDALE, FL 33312-4291**

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

WARRANTY DEED
STATUTORY
F. S. 689.02

This Indenture,

WIC TTY-COUNTY

MARSHALL C. WATSON
2400 E. Commercial Blvd.
Suite 321
Ft. Laud., FL 33308

88312649

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Made this 4th day of August, A. D. 1988

BETWEEN
LAWRENCE H. HAYES AND DOROTHY A. HAYES, husband and wife
of the County of Broward, in the State of Florida, parties of the first part, and
BRUCE TOSKI, a single man
of the County of Broward, in the State of Florida, whose post office address is
2361 S.W. 36th Terrace, Ft. Lauderdale, FL 33312

party of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of
TEN AND NO/100 (\$10.00) Dollars,
to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said party of the second part, his heirs
and assigns forever, the following described land, situate, and being in the County of Broward
State of Florida, to-wit:

Lot 34, Block X, FAIRFAX BROLLIAR ADDITION
SECTION 3, according to the Plat thereof,
recorded in Plat Book 37, Page 28, of the
Public Records of Broward County, Florida.

SUBJECT TO restrictions, reservations, easements
and limitations of record and taxes and assessments
for the year 1988 and all subsequent years thereafter
which are not yet due and payable.

THIS CONVEYANCE is subject to that certain mortgage in favor of Florida Southern
Mortgage Corp., dated 8/18/80, filed in O.R. Book 9070, Page 296, in the original sum
of \$53,850.00, which was assigned as follows: to First Federal Savings & Loan Assc. of
Broward County, by instrument filed 8/18/80, in O.R. Book 9070, Page 299, and then to
Bowest Corporation by instrument filed 1/12/82 in O.R. Book 9977, Page 658, all of the
Public Records of Broward County, Florida, which the Grantee herein assumes and agrees
to pay as it matures.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the
same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said parties of the first part have herunto set their
hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Lawrence H. Hayes LS
LAWRENCE H. HAYES
Dorothy A. Hayes LS
DOROTHY A. HAYES
LS
LS

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY

STATE OF FLORIDA,
COUNTY OF BROWARD

L. A. HESTER
COUNTY ADMINISTRATOR

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

LAWRENCE H. AND DOROTHY A. HAYES

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of
August A. D. 1988

(SEAL)

This Instrument prepared by:
Address

MARSHALL C. WATSON, NOTARY PUBLIC
2400 E. Commercial Blvd. My commission expires :
Suite 321
Ft. Laud., FL 33308

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: MAY 12, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

423.50
Stamp Tax as required by law.
Baltimore (Anthem) cover

Aug 5 2 35 PM '88

BK 15670PG 733

200 4 25 88

ORDER IMPOSING A FINE

SPECIAL MAGISTRATE
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved for Recording Information

CITY OF FORT LAUDERDALE
Petitioner,

CASE NO. CE08021707

v.

TOSKI, BRUCE
Respondent(s)

That pursuant to Section 162.09 of the Florida Statutes, the City of Fort Lauderdale Special Magistrate, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

Folio: 0218171150

Legal: FAIRFAX BROLLIAR ADD SEC 3 37-28 B LOT 34 BLK X

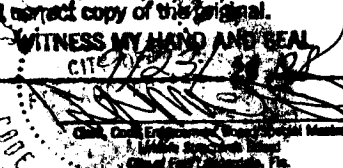
More commonly known as: 2361 SW 36 TER

2. That the Special Magistrate did issue on the 15th day of May 2008, a Final Order in the above captioned case commanding the above name respondents(s) to bring the violations specified in said Final Order into compliance on or before the 19th day of June 2008, or pay a fine in the amount of \$25.00 per day for the violation of ordinance 18-27(a), \$25.00 per day for the violation of ordinance 47-34.1.A.1. and \$100.00 per day for the violation of ordinance 9-281(b) for each day of non-compliance thereafter.
3. That the respondent(s) did not comply with the Final Order on or before the date specified therein as evidenced by the Inspector filing an executed Affidavit of Non-Compliance with the Special Magistrate
4. It is the order of the Special Magistrate that the fine specified in said Final Order is hereby confirmed and ratified, and shall accrue at the per diem specified until such time as the above named Respondent(s) shall comply with said Final Order, plus the recovery of reasonable attorney's fees in any foreclosure of the lien.
5. The City shall record a certified copy of this Order in the Public Records of Broward County. Once recorded, this Order shall constitute a lien on the subject property as well as on any other real or personal property owned by the Respondent.

I certify this document to be a true and correct copy of the original.

WITNESS MY HAND AND SEAL

on 09/30/08



CODE ENFORCEMENT

City of Fort Lauderdale, Florida

Case No: CE08021707
Property: 2361 SW 36 TER

LIEN AND FORECLOSURE NOTICE:

Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

DONE AND ORDERED this 18th day of September, 2008.


Special Magistrate

ATTEST:



Clerk, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared H. Mark Purdy, Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.

WITNESS my hand and official seal in the County and State as aforesaid this 23 day of September 2008.

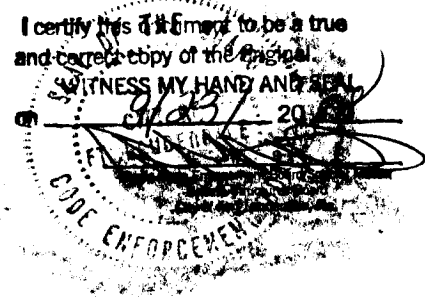
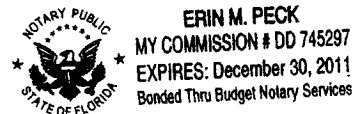
This instrument prepared by:
City Attorney's Office
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301


NOTARY PUBLIC, State of Florida

Print Name

My Commission Expires

Return to:
Erin M. Peck
Code Enforcement Division
City of Fort Lauderdale
700 Northwest 19th Avenue
Fort Lauderdale, Florida 33311
(954) 828-5327



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CLAIM OF LIEN

STATE OF FLORIDA:

THIS INSTRUMENT PREPARED BY
TREASURY DIVISION

COUNTY OF BROWARD:

CITY OF FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301

ACCOUNT: 2047141

FOLIO #: 0218171150

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED
*** LYNDA C. FLYNN *** , WHO BEING DULY SWORN, SAYS THAT SHE IS THE TREASURER OF
THE LIENOR HEREIN, THE CITY OF FORT LAUDERDALE WHOSE ADDRESS IS 100 NORTH
ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA, 33301 AND THAT IN PURSUANCE OF A
CONTRACT WITH NAME: TOSKI BRUCE

ADDRESS: 2361 SW 36TH TER

LIENOR FURNISHED MUNICIPAL UTILITY SERVICES ON THE FOLLOWING DESCRIBED REAL
PROPERTY IN BROWARD COUNTY, FLORIDA :

PROPERTY DESCRIPTION: 37-28 B LOT 34 BLK X

PROPERTY SUBDIVISION : FAIRFAX BROLLIAR ADD SEC 3

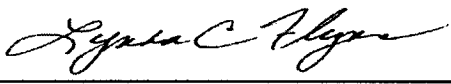
OWNED BY :
TOSKI BRUCE
2361 SW 36 TER
FT LAUDERDALE FL 33312-4291

THERE REMAINS UNPAID \$436.38 PLUS COSTS AND
ADDITIONAL CHARGES AS SPECIFIED BY APPLICABLE
ORDINANCES AND FURNISHED THE FIRST OF THE SAME
ON 08/15/1988, AND THE LAST OF THE SAME ON
06/21/2011, IN WHICH AMOUNT THE CITY OF FORT
LAUDERDALE CLAIMS A LIEN UPON SAID PROPERTY.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



ARNETTE L. TORRENCE

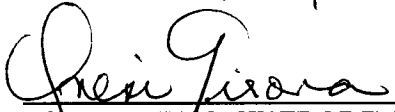


LYNDA C. FLYNN
CITY OF FORT LAUDERDALE

SWORN TO AND SUBSCRIBED BEFORE ME THE

31 DAY OF January 2012

RETURN TO TREASURY DIVISION
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301



NOTARY PUBLIC, STATE OF FLORIDA



①

Civil Court of Record for the People of Broward

Bruce Toski

In re. Folio ID # 5042 18 17 1150

vs.

Bertha Henry (as chief administrator for BROWARD COUNTY)

Notice of Default

On 12-09-2014 the undersigned, Bruce Toski, tendered a UNCITRAL international promissory note payment via certified mail (received on 12-15-2014) to Bertha Henry. There was no response subsequent to this tender of payment, thus, pursuant to (FCC 3-603) any obligation has been discharged and there is no controversy. Accordingly, Bertha Henry and BROWARD COUNTY are estopped from any further action to auction off the property stated in Folio ID # 5042 18 17 1150.

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, For Value Received, appeared specially - under protest and duress - to abate taxes alleged due by BROWARD, that the undersigned tendered a payment in a peaceful fashion, and that the failure of BROWARD to respond to said Tender of Payment constitutes Full and Final Discharge of any obligation or tax asserted by BROWARD.

BROWARD is hereby commanded to submit a signed and notarized document confirming Accord and Satisfaction in regards to alleged taxes due for the undersigned's private property. Broward is hereby commanded to removed the undersigned's private land and property from the database maintained by Lori Parrish.

Notice to Principal is Notice to Agent / Notice to Agent is Notice to Principal. To all public servants, including but not limited to Federal, State, or Local corporate government(s): I accept your oath of office as your firm and binding contract between you and me, one of the People, whereby you have promised to serve, protect, and defend me, guarantee all of my inalienable rights, and defend the Constitution for the united States of America.

But for the Grace of God, go I. Take Judicial Notice.
Time is of the Essence. All Rights Reserved.

s/ *Bruce of the family Toski*

Bruce of the family Toski
c/o 2361 S.W. 36th Terrace
Fort Lauderdale, Florida
| near 33312 |

Broward County)
State of Florida)

The foregoing instrument was acknowledged before me this 12th day of January, 2015 by Bruce Toski, who is personally known to me, and who did take an oath.

Laurie A. Chapman
Laurie A. Chapman - Notary Public



NOTICE of DEFAULT

TO the People of the united States of America and the Recorder for Broward County:

Take judicial notice that the following public officers / servants who have a lawful duty to Bruce Toski, and having failed in their obligations to respond to various Notices, are now in Dishonor and Default:

- Stacey Ross - Judge : Default \$3,100.00 + (bond)
- Pam Bondi - Florida Attorney General : Default \$3,100.00 + (bond)
- Al Lamberti - Sheriff Broward County : Default \$4,000,000.00 + trespass
- Howard C. Forman - Clerk Court Broward County : Default \$3,100.00 + (bond)
- Harry Stewart - Lead Attorney for the City of Fort Lauderdale : Default \$1,200,000.00 +
- Ginger Wald - Assistant Attorney for the City of Fort Lauderdale : Default \$1,200,000.00 +

The aforementioned public servants have refused to respond to the documents listed below. Under the well established common law doctrine of laches (Silence is Acquiescence) the servants have defaulted by their dishonor. All matters of fact and law alleged by Bruce Toski are now deemed true and incontrovertible by the law of the land.

- March 2nd, 2010 Declaration of status by Bruce Toski
- April 9th, 2010 Letter to Judge Ross
- April 16th, 2010 Motion to Dismiss
- May 25th, 2010 Notice of Abatement to Attorney General Bill McCollum (and proof of service)
- July 14th, 2010 Motion to Dismiss to Attorney General Bill McCollum
- August 20th, 2010 Notice of Default to Judge Ross
- September 29th, 2010 Writ of Mandamus (fax) to Chief Judge Tobin
- October 1, 2010 Motion to Disqualify Judge Ross ... to Chief Judge Tobin
- December 17th, 2011 Constructive Notice to Judge Ross
- January 25th, 2012 4th Constructive Notice to Judge Ross
- February 27th, 2012 Notice of Default / Quo Warranto to Howard Forman
- May 16th, 2012 Notice of Default / Quo Warranto to Chief Judge Weinstein
- May 29th, 2012 Response to Judge Weinstein
- June 2nd, 2012 Notice of Trespass to Sheriff Al Lamberti
- June 15th, 2012 Demand for Payment to BSO insurance company
- July 2nd, 2012 Notice Trespass to Howard Forman
- July 13th, 2012 Final Notice of Default

Time is of the essence,

Bruce Toski

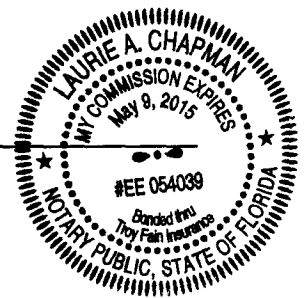
[All Rights Reserved]

The foregoing instrument was acknowledged before me this 27th day of July, 2012 by Bruce Toski who is personally known to me and who did take an oath.

/s/ *Laurie A. Chapman*

Laurie A. Chapman - NOTARY PUBLIC - STATE OF FLORIDA - #DD 637334
My commission expires May 9th, 2015

Mailed with ck 807, via U.S.P.S. to the Recorder for Broward County on July 28th, 2012



3

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

DATE: April 3, 2017

PROPERTY ID # 504218-17-1150 (TD # 37386)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2361 SW 36 TER, FORT LAUDERDALE, FL 33312-4291 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 April 28, 2017.....\$ 6,713.38

Or

* Amount due if paid by May 16, 2017\$ 6,794.91

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

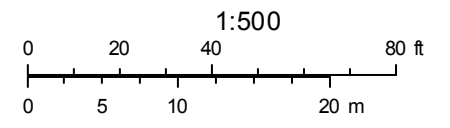
THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON May 17, 2017 UNLESS THE BACK TAXES ARE PAID.

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



January 11, 2017



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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

TD 37386 MAY 2017 WARNING

**CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FT LAUDERDALE, FL 33301**

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

See Reverse for Instructions

7016 1370 0001 0387 9766

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

7016 1370 0001 0387 9773

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

Postmark
Here

Postage	\$ _____
Total Postage and Fees	\$ _____

TD 37386 MAY 2017 WARNING

**TOSKI, BRUCE
2361 SW 36 TER
FORT LAUDERDALE, FL 33312-4291**

Sent To	_____
Street and Apt. No.	_____
City, State, ZIP+4	_____

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

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

OFFICIAL USE

7016 1370 0001 0387 9780

Certified Mail Fee
\$ _____

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

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

Postmark
Here

Postage
\$ _____

Total Postage \$ _____

TD 37386 MAY 2017 WARNING

Sent To
Street and Apt.
City, State, ZIP

**CITY OF FORT LAUDERDALE
CODE ENFORCEMENT DIVISION
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311**

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

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

OFFICIAL USE

7016 1370 0001 0387 9797

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

Postmark
Here

Postage
\$
Total Postage at
\$

TD 37386 MAY 2017 WARNING

Sent To
Street and Apt. #
City, State, ZIP+

**SBY FINANCE TRS LLC
3300 FERNBROOK LN N # 210
PLYMOUTH, MN 55447**

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

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

OFFICIAL USE

7016 1370 0001 0387 9803

Certified Mail Fee
\$ _____

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

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

Postmark
Here

Postage
\$ _____

Total Postage
\$ _____

TD 37386 MAY 2017 WARNING

Sent To
Street and Apt
City, State, Zip

CHAPMAN, LAUREL A
2381 SW 36 TER
FORT LAUDERDALE, FL 33312-4291

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 37386 MAY 2017 WARNING

**CITY OF FORT LAUDERDALE
 ATTN: CITY ATTORNEY OFFICE
 100 N ANDREWS AVE 7TH FLOOR
 FT LAUDERDALE, FL 33301**



9590 9402 1508 5362 8263 38

7016 1370 0001 0387 9766

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

4/13

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

**City of Fort Lauderdale
 Mailroom/Receiving
 100 N Andrews Ave
 Ft Lauderdale FL 33301**

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

(over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 37386 MAY 2017 WARNING

**SBY FINANCE TRS LLC
3300 FERNBROOK LN N # 210
PLYMOUTH, MN 55447**



9590 9402 1508 5362 8263 07

7016 1370 0001 0387 9797

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/15/17

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 37386 MAY 2017 WARNING

**CHAPMAN, LAUREL A
2381 SW 36 TER
FORT LAUDERDALE, FL 33312-4291**



9590 9402 1508 5362 8262 91

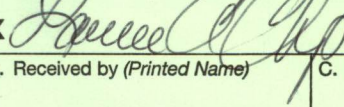
2. Article Number

7016 1370 0001 0387 9803

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 Restricted Delivery (over \$500) | |

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 37386 MAY 2017 WARNING

**CITY OF FORT LAUDERDALE
 CODE ENFORCEMENT DIVISION
 700 NW 19TH AVENUE
 FORT LAUDERDALE, FL 33311**



9590 9402 1508 5362 8263 14

7016 1370 0001 0387 9780

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Charles Lind*

- Agent
- Addressee

B. Received by (Printed Name)

CHARLES LIND

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery