



**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)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 02/26/2018

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 02/25/2018

**CERTIFICATE #** 2014-20042

**ACCOUNT #** 514125090720

**ALTERNATE KEY #** 652020

**TAX DEED APPLICATION #** 40119

**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:

Lot 22, in Block 42, of MIAMI GARDENS ESTATES, SECTION SIX, according to the Plat thereof, recorded in Plat Book 34, at Page 42 of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 121 HARVARD ROAD, WEST PARK FL 33023-6167

### OWNER OF RECORD ON CURRENT TAX ROLL:

JOANN ROHM, EST

121 HARVARD ROAD

WEST PARK, FL 33023-6167 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF JOANN ROHM, DECEASED

OR: 7023, Page: 444

119 HARVARD ROAD

WEST HOLLYWOOD, FL 33023 (Per Deed)

(Property Appraiser indicates that Joann Rohm is deceased. However, no Death Certificate or Probate action found of record in Broward County.)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

VINOD C GUPTA

C/O BANCO POPULAR NA

17962 FOXBOROUGH LANE

BOCA RATON, FL 33496 (Per Tax Deed Applicant)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5141 25 09 0720

**CURRENT ASSESSED VALUE:** \$137,500

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

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

Divorce Judgment

OR: 45944, Page: 828

**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.**

***Kim Pickett***

Title Examiner



<b>Site Address</b>	121 HARVARD ROAD, WEST PARK FL 33023-6167	<b>ID #</b>	5141 25 09 0720
<b>Property Owner</b>	ROHM,JOANN EST	<b>Millage</b>	3513
<b>Mailing Address</b>	121 HARVARD ROAD WEST PARK FL 33023-6167	<b>Use</b>	01

<b>Abbreviated Legal Description</b>	MIAMI GARDENS ESTATES SEC 6 34-42 B LOT 22 BLK 42
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The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$46,410	\$91,090	\$137,500	\$119,700	
2017	\$46,410	\$91,090	\$137,500	\$108,820	\$3,411.57
2016	\$20,630	\$82,890	\$103,520	\$98,930	\$3,012.40

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$137,500	\$137,500	\$137,500	\$137,500
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$119,700	\$137,500	\$119,700	\$119,700
<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>	\$119,700	\$137,500	\$119,700	\$119,700

Sales History			
Date	Type	Price	Book/Page or CIN
5/1/1977	WD	\$25,000	7023 / 444
7/1/1971	WD	\$20,000	

Land Calculations		
Price	Factor	Type
\$4.50	10,314	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		1328
<b>Units/Beds/Baths</b>		1/3/2
<b>Eff./Act. Year Built: 1956/1955</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
35	8							
R	1							
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 40119

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1<sup>ST</sup> day of June 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:

CITY OF WEST PARK 1965 S STATE RD 7 WEST PARK, FL 33023	ROHM,JOANN EST 121 HARVARD ROAD WEST PARK FL 33023-6167	*CASTANEDA,SOL GONZALEZ H/E CASTANEDA,KATHARINE 123 HARVARD RD WEST PARK FL 33023-6167
VINOD C GUPTA C/O BANCO POPULAR NA 17962 FOXBOROUGH LANE BOCA RATON, FL 33496	ESTATE OF JOANN ROHM 119 HARVARD ROAD WEST HOLLYWOOD, FL 33023	*ROHM,CHARLES LEON 119 HARVARD RD WEST PARK FL 33023-6167
FEDERAL NATIONAL MORTGAGE ASSOCIATION 3900 WISCONSIN AVE., NW WASHINGTON, DC 20016-2892		*TOMAS,FRANCISCO & MARCIA R 120 CLIFTON RD WEST PARK FL 330236166

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 1<sup>st</sup> day of June 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 **Juliette M Aikman**

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 40119

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: 514125-09-0720  
Certificate Number: 20042  
Date of Issuance: 06/01/2015  
Certificate Holder: GUPTA VINOD C C/O BANCO POPULAR NA  
Description of Property: MIAMI GARDENS ESTATES SEC 6  
34-42 B  
LOT 22 BLK 42

Name in which assessed: ROHM,JOANN EST  
Legal Titleholders: ROHM,JOANN EST  
121 HARVARD ROAD  
WEST PARK, FL 33023-6167

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 18th day of July, 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 14th day of June, 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: 06/14/2018, 06/21/2018, 06/28/2018 & 07/05/2018  
Minimum Bid: 13605.20

# 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

40119  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 20042

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

06/14/2018 06/21/2018 06/28/2018 07/05/2018

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  
5 day of JULY, 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 40119

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:

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Certificate Number: 20042  
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Certificate Holder:  
GUPTA VINOD C C/O BANCO  
POPULAR NA  
Description of Property:  
MIAMI GARDENS ESTATES SEC 6  
34-42 B  
LOT 22 BLK 42  
Name in which assessed:  
ROHM, JOANN EST  
Legal Titleholders:  
ROHM, JOANN EST  
121 HARVARD ROAD  
WEST PARK, FL 33023-6167

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 18th day of July, 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.deedauction.net](http://broward.deedauction.net)

\*Pre-registration is required to bid.  
Dated this 14th day of June, 2018.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND  
TREASURY DIVISION

(Seal)

By: Dana F. Buker  
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 13605.20  
401-314  
6/14-21-28 7/5 18-14/0000317967B



Assignment: 8165 Service Sheet # 18-025475  
\*SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY\*  
BROWARD COUNTY, FL vs. ROHM, JOANN EST TD 40119  
PLAINTIFF VS. DEFENDANT CASE  
TAX SALE NOTICE COUNTY/BROWARD HEARING DATE  
TYPE OF WRIT COURT 7/18/2018  
ROHM, JOANN EST SERVE 121 HARVARD RD  
WEST PARK, FL 33023

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

Received this process on  
Date 6/6/2018 6/8/18  
8:00 am DLG  
 Served  
 Not Served - see comments  
6/8/18 at 3:15 pm  
Date Time

On ROHM, JOANN EST, 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](http://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 # 514125-09-0720 (TD #40119)

RECEIVED SHERIFF  
2018 JUN -6 AM 9:11  
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 June 29, 2018 .....\$9,853.66
- Or
- \* Amount due if paid by July 17, 2018 .....\$9,971.94

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON July 18, 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**

ROHM,JOANN EST  
121 HARVARD RD  
WEST PARK, FL 33023-6167

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

23  
401

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT IN AND FOR BROWARD COUNTY, FLORIDA

CASE NO. 08-13759(44)

Joann C. Rohm

Petitioner,

and

Charles L. Rohm

Respondent.

COPY/VIEW KUUM  
2008 DEC 23 PM 2:01  
RECEIVED  
CLERK, COUNTY COURT  
BROWARD COUNTY

FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE

THIS CAUSE came before the court for final hearing and based upon the evidence and being fully advised in the premises, the court finds and orders as follows:

1. The petitioner has resided in Florida for at least 6 months prior to the date of filing of the petition.
2. The court has jurisdiction over the parties, the children and the subject matter of these proceedings.
3. The marriage is irretrievably broken and is hereby dissolved.
4. There were no children born during the marriage who are still minors and the wife is not now pregnant.
5. The parties entered into a marital settlement agreement marked as Exhibit 1 and incorporated herein by reference. The agreement is adopted by the court and the parties are ordered to comply with the terms thereof.

~~6. The wife's former name of \_\_\_\_\_ is hereby restored.~~ LAV

7.  Husband  Wife filed a financial affidavit.  
 Husband  Wife has not complied with Family Rule 12.285 and the court deems same to be a waiver of any post judgment relief concerning non disclosure.
8. The court retains jurisdiction of these proceedings.

DONE AND ORDERED at Fort Lauderdale, Broward County, Florida this 23<sup>rd</sup> day of Dec., 2008.

Linda Vitale  
LINDA VITALE, Circuit Judge

Copies furnished:  
Husband  in court  by mail  other  
Wife  in court  by mail  other

# This Indenture,

77- 99580

75.00  
7.70

Made this 11<sup>th</sup> day of May . A. D. 1977, **Between**  
JACK KONTNER, a widower and now unmarried

of the County of Broward . in the State of Florida . party of the first part, and

JOANN ROHM  
of the County of Broward . in the State of Florida . whose post office address is

119 Harvard Road , West Hollywood, Florida 33023  
part 1es of the second part.

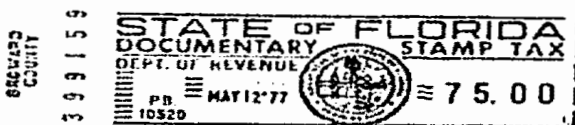
**Witnesseth,** That the said part y of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration ~~to him~~ Dollars. to him in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, has granted, conveyed, and sold to the said part y of the second part, her heirs and assigns forever, the following described land, situate, and being in the County of Broward State of Florida . to-wit:

Lot 22, in Block 42, of MIAMI GARDENS ESTATES, SECTION SIX, according to the Plat thereof, recorded in Plat Book 34, at Page 42 of the Public Records of Broward County, Florida.

SUBJECT TO: Taxes for the year 1977 and subsequent years.

SUBJECT TO: A first mortgage now held by the Federal National Mortgage Association.

SUBJECT TO: Conditions, restrictions, easements and limitations of record.



And the said part y 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 part y of the first part has herunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]* *[Signature]*  
JACK KONTNER LS  
*[Signature]* LS

STATE OF FLORIDA,  
COUNTY OF DADE }

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 JACK KONTNER, a widower and now unmarried

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

WITNESS my hand and official seal in the County and State last aforesaid this  
May A. D. 19 77.

*[Signature]*  
Notary Public

This Instrument prepared by: Irving Steinhardt  
Address 9999 N.E. 2nd Avenue  
Miami, Florida 33138

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
L. A. HESTER  
COUNTY ADMINISTRATOR

177 MAY 12 AM 11:38

OFF. REC. 7023 PAGE 444

*[Handwritten mark]*

DATE: June 1st, 2018  
PROPERTY ID # 514125-09-0720 (TD # 40119)

# WARNING

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

ESTATE OF JOANN ROHM, DECEASED  
119 HARVARD ROAD  
WEST HOLLYWOOD, FL 33023

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 121 HARVARD ROAD, WEST PARK FL 33023-6167 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER 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 OTHER 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 NOTICE.

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

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Estimated Amount due if paid by June 29, 2018 .....\$9,859.66
- Or
- \* Estimated Amount due if paid by July 17, 2018 .....\$9,977.94

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 18, 2018 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, 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: June 1st, 2018  
PROPERTY ID # 514125-09-0720 (TD # 40119)

# WARNING

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

VINOD C GUPTA C/O BANCO POPULAR NA  
17962 FOXBOROUGH LANE  
BOCA RATON, FL 33496

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TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, 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: June 1st, 2018  
PROPERTY ID # 514125-09-0720 (TD # 40119)

# WARNING

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

CASTANEDA,SOL GONZALEZ H/E CASTANEDA,KATHARINE

123 HARVARD RD  
WEST PARK, FL 33023-6167

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 121 HARVARD ROAD, WEST PARK FL 33023-6167 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER 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 OTHER 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 NOTICE.

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

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Estimated Amount due if paid by June 29, 2018 .....\$9,859.66
- Or
- \* Estimated Amount due if paid by July 17, 2018 .....\$9,977.94

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 18, 2018 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

DATE: June 1st, 2018  
PROPERTY ID # 514125-09-0720 (TD # 40119)

# WARNING

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

CITY OF WEST PARK  
1965 S STATE RD 7  
WEST PARK, FL 33023

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 121 HARVARD ROAD, WEST PARK FL 33023-6167 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)



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

DATE: June 1st, 2018  
PROPERTY ID # 514125-09-0720 (TD # 40119)

# WARNING

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
3900 WISCONSIN AVE., NW  
WASHINGTON, DC 20016-2892

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 121 HARVARD ROAD, WEST PARK FL 33023-6167 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

DATE: June 1st, 2018  
PROPERTY ID # 514125-09-0720 (TD # 40119)

# WARNING

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

ROHM, CHARLES LEON  
119 HARVARD RD  
HOLLYWOOD, FL 33023-6167

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 121 HARVARD ROAD, WEST PARK FL 33023-6167 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: June 1st, 2018  
PROPERTY ID # 514125-09-0720 (TD # 40119)

# WARNING

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

ROHM,JOANN EST  
121 HARVARD ROAD  
WEST PARK, FL 33023-6167

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 121 HARVARD ROAD, WEST PARK FL 33023-6167 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: June 1st, 2018  
PROPERTY ID # 514125-09-0720 (TD # 40119)

# WARNING

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

TOMAS, FRANCISCO & MARCIA R  
120 CLIFTON ROAD  
WEST PARK, FL 33023-6166

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 121 HARVARD ROAD, WEST PARK FL 33023-6167 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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- Or
- \* Estimated Amount due if paid by July 17, 2018 .....\$9,977.94

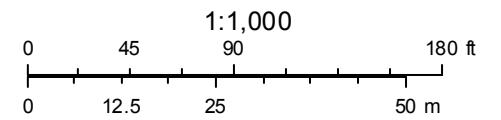
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)



April 30, 2018



7017 2620 0000 2941 2236

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

For delivery information, visit our website at [www.usps.com](http://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 \$ _____
Postage

Postmark  
Here

TD 40119 JULY 2018 WARNING  
\*TOMAS,FRANCISCO & MARCIA R  
120 CLIFTON RD  
WEST PARK FL 330236166

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

For delivery information, visit our website at [www.usps.com](http://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

TD 40119 JULY 2018 WARNING  
\*CASTANEDA,SOL GONZALEZ H/E  
CASTANEDA,KATHARINE  
123 HARVARD RD  
WEST PARK FL 33023-6167

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

See Reverse for Instructions

7017 2620 0000 2941 2229

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

7017 2620 0000 2941 2212

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

**TD 40119 JULY 2018 WARNING**  
**\*ROHM,CHARLES LEON**  
**119 HARVARD RD**  
**WEST PARK FL 33023-6167**




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

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee

\$

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

- Return Receipt (hardcopy) \$ \_\_\_\_\_
- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

**TD 40119 JULY 2018 WARNING**  
**FEDERAL NATIONAL MORTGAGE ASSOCIATION**  
**3900 WISCONSIN AVE., NW**  
**WASHINGTON, DC 20016-2892**

7017 2620 0000 2941 2205

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

For delivery information, visit our website at [www.usps.com](http://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

**TD 40119 JULY 2018 WARNING**  
**VINOD C GUPTA**  
**C/O BANCO POPULAR NA**  
**17962 FOXBOROUGH LANE**  
**BOCA RATON, FL 33496**

7017 2620 0000 2941 2199

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

For delivery information, visit our website at [www.usps.com](http://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	\$ _____
Postage	

Postmark  
Here

**TD 40119 JULY 2018 WARNING**  
**ESTATE OF JOANN ROHM**  
**119 HARVARD ROAD**  
**WEST HOLLYWOOD, FL 33023**

7017 2620 0000 2941 2182

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

**OFFICIAL USE**

7017 2620 0000 2941 2175

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	\$ _____
Postage	

Postmark  
Here

**TD 40119 JULY 2018 WARNING**  
**ROHM,JOANN EST**  
**121 HARVARD ROAD**  
**WEST PARK FL 33023-6167**

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

For delivery information, visit our website at [www.usps.com](http://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

**TD 40119 JULY 2018 WARNING**  
**CITY OF WEST PARK**  
**1965 S STATE RD 7**  
**WEST PARK, FL 33023**

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

See Reverse for Instructions

7017 2620 0000 2942 2962 9972 1462 0000

**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 40119 JULY 2018 WARNING  
 CITY OF WEST PARK  
 1965 S STATE RD 7  
 WEST PARK, FL 33023



9590 9402 3578 7305 4093 66

2. Article Number (Transfer from service label)

7017 2620 0000 2941 2168

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

- Agent
- Addressee

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

**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 40119 JULY 2018 WARNING  
**FEDERAL NATIONAL MORTGAGE ASSOCIATION**  
 3900 WISCONSIN AVE., NW  
 WASHINGTON, DC 20016-2892



9590 9402 3578 7305 4093 28

7017 2620 0000 2941 2205

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Micah Mins*  Agent  
 Addressee

B. Received by (Printed Name)

*Micah Mins*

C. Date of Delivery

*6-11-18*

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"/> Collection Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collection 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**

- 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 40119 JULY 2018 WARNING  
 VINOD C GUPTA  
 C/O BANCO POPULAR NA  
 17962 FOXBOROUGH LANE  
 BOCA RATON, FL 33496



9590 9402 3578 7305 4093 35

2. Article Number

7017 2620 0000 2941 2199

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Par*

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

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 40119 JULY 2018 WARNING  
 \*TOMAS, FRANCISCO & MARCIA R  
 120 CLIFTON RD  
 WEST PARK FL 330236166



9590 9402 3578 7305 4092 98

2. Article Number (Transfer from sender's label)

7017 2620 0000 2941 2236

A. Signature

X

*Francisco Tomas*

- Agent
- Addressee

B. Received by (Printed Name)

FRANCISCO TOMAS

C. Date of Delivery

6-6-18

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

3. Service Type

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