



**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:** 05/20/2019

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 05/19/2019

**CERTIFICATE #** 2014-3593

**ACCOUNT #** 484233044430

**ALTERNATE KEY #** 133020

**TAX DEED APPLICATION #** 43139

**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:

The West 50 feet of the East 335 feet of the North 1/5 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4, Less the South 25 feet thereof, a/k/a 786 CC

**PROPERTY ADDRESS:** NW 5 STREET, POMPANO BEACH FL 33069

### OWNER OF RECORD ON CURRENT TAX ROLL:

DEMEKO JOHNSON &

VINCE JOHNSON

3102 BAYBERRY WAY

MARGATE, FL 33063 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

VINCE JOHNSON AND DEMEKO JOHNSON

OR: 43281, Page: 831

3102 BAYBERRY WAY

MARGATE, FL 33063 (Per Deed)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

BROOKE LEXINE TAFT

18391 VIA DI SORRENTO

BOCA RATON, FL 33496 (Tax Deed Applicant)

CITY OF POMPANO BEACH

OR: 48375, Page: 1313

OFFICE OF THE SPECIAL MAGISTRATE

100 WEST ATLANTIC BOULEVARD, SUITE #420

POMPANO BEACH, FL 33060 (Per Lien)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4842 33 04 4430

**CURRENT ASSESSED VALUE:** \$15,420

**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:**

Tax Deed

OR: 22682, Page: 479

**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, POMPANO BEACH FL 33069	<b>ID #</b>	4842 33 04 4430
<b>Property Owner</b>	JOHNSON,DEMEKO & JOHNSON,VINCE	<b>Millage</b>	1512
<b>Mailing Address</b>	3102 BAYBERRY WAY MARGATE FL 33063	<b>Use</b>	00
<b>Abbr Legal Description</b>	33-48-42 W 50 OF E 335 OF N1/5 OF SE1/4 OF NW1/4 OF SW1/4 LESS S 25 FOR ST AKA 786 CC		

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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$15,420		\$15,420	\$11,300	
2017	\$10,280		\$10,280	\$10,280	\$204.92
2016	\$12,850		\$12,850	\$11,300	\$239.65

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$15,420	\$15,420	\$15,420	\$15,420
Portability	0	0	0	0
Assessed/SOH	\$11,300	\$15,420	\$11,300	\$11,300
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$11,300	\$15,420	\$11,300	\$11,300

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/11/2006	WD	\$50,000	43281 / 831	\$3.00	5,141	SF
9/29/1994	TXD	\$1,500	22682 / 479			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3B					
L			3B					
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43139

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 October 2019, 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:

VINCE JOHNSON AND DEMEKO JOHNSON 3102 BAYBERRY WAY MARGATE, FL 33063	CITY OF POMPANO BEACH, OFFICE OF THE SPECIAL MAGISTRATE 100 WEST ATLANTIC BOULEVARD, SUITE #420 POMPANO BEACH, FL 33060	CENTENNIAL BANK, AS SUCCESSOR BY MERGER TO STONEGATE BANK, AS SUCCESSOR BY MERGER TO REGENT BANK 2205 S UNIVERSITY DR. DAVIE, FL 33324	CITY OF POMPANO BEACH 100 WEST ATLANTIC BLVD POMPANO BEACH, FL 33060
CITY OF POMPANO BEACH 100 W. ATLANTIC BLVD., SUITE 467 POMPANO BEACH, FL 33060	WELLS FARGO BANK N.A. 2200 W ATLANTIC BLVD POMPANO BEACH, FL 33069	WELLS FARGO BANK N.A. C/O NADERPOUR & ASSOCIATES PA 2743 HOLLYWOOD BLVD HOLLYWOOD, FL 33020	WELLS FARGO BANK, N.A. SUBPOENA PROCESSING CHANDLER P.O. BOX 29728 PHOENIX, AR 85038
WELLS FARGO HOME MORTGAGE P.O. BOX 10335 DES MOINES, IA 50306-0335	JOHNSON,DEMEKO & JOHNSON,VINCE 3102 BAYBERRY WAY MARGATE, FL 33063		

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 October 2019 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 43139

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: 484233-04-4430  
Certificate Number: 3593  
Date of Issuance: 06/01/2015  
Certificate Holder: BROOKE LEXINE TAFT  
Description of Property: 33-48-42  
W 50 OF E 335 OF N1/5 OF SE1/4  
OF NW1/4 OF SW1/4 LESS S 25 FOR  
ST AKA 786 CC

Name in which assessed: JOHNSON,DEMEKO &JOHNSON,VINCE  
Legal Titleholders: JOHNSON,DEMEKO &  
JOHNSON,VINCE  
3102 BAYBERRY WAY  
MARGATE, FL 33063

**INSTR # 115926616**  
Recorded 07/12/19 at 04:24 PM  
Broward County Commission  
1 Page(s)  
#50

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 September, 2019. 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 August, 2019.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

By: \_\_\_\_\_

Abiodun Ajayi  
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: 08/15/2019, 08/22/2019, 08/29/2019 & 09/05/2019  
Minimum Bid: 4267.93

# Broward County, Florida

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OF NW1/4 OF SW1/4 LESS S 25 FOR  
ST AKA 786 CC  
  
Name in which assessed: JOHNSON,DEMEKO & JOHNSON,VINCE  
Legal Titleholders: JOHNSON,DEMEKO &  
JOHNSON,VINCE  
3102 BAYBERRY WAY  
MARGATE, FL 33063

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 13th day of November, 2019. 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 10th day of October, 2019.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

By: \_\_\_\_\_

Abiodun Ajayi  
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: 10/10/2019, 10/17/2019, 10/24/2019 & 10/31/2019  
Minimum Bid: 4770.23

## 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

43139

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 3593

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

10/10/2019 10/17/2019 10/24/2019 10/31/2019

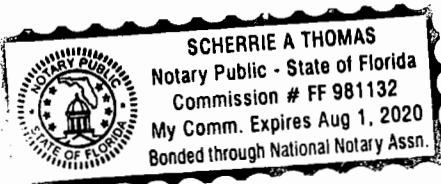
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and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

Swoon to and subscribed before me this

31 day of OCTOBER, A.D. 2019

(SEAL)

GUERLINE WILLIAMS personally known to me



### Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 43139

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Property ID: 484233-04-4430

Certificate Number: 3593

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Certificate Holder:

BROOKE LEXINE TAFT

Description of Property:

33-48-42

W 50 OF E 335 OF N1/5 OF SE1/4

OF NW1/4 OF SW1/4 LESS S.25 FOR

ST AKA 786 CC

Name in which assessed:

JOHNSON, DEMEKO & JOHNSON,  
VINCE

Legal Titleholders:

JOHNSON, DEMEKO &

JOHNSON, VINCE

3102 BAYBERRY WAY

MARGATE, FL 33063

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 13th day of November, 2019. 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 10th day of October, 2019.

Bertha Henry

County Administrator

RECORDS, TAXES, AND

TREASURY DIVISION

(Seal)

By: Abiodun Ajayi

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: 4770.23

401-314

10/10-17-24-31 19-95/0000428168B

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

**RETURN OF SERVICE**

Assignment: 14279 'SERVE ASAP - RETURN TO TAX NOTICE TRAY' Service Sheet # 19-040822  
BROWARD COUNTY, FL vs. JOHNSON, DEMERCO; ETAL TD 43135  
PLAINTIFF VS. COUNTY/BROWARD DEFENDANT 11/13/2019 CASE  
TYPE OF WRIT COURT HEARING DATE  
JOHNSON, DEMERCO AND/OR JOHNSON, VINCE NWS STREET  
SERVE POMPANO BEACH, FL 33069

14279

BROWARD COUNTY REVENUE-DELINQ TAX SECTION  
116 S. ANDREWS AVENUE, ROOM A-100  
FT LAUDERDALE, FL 33301

JULIE AIGMAN, SUPV.

9884

Attorney

Received this process on

10/9/19

Date

☒ Served

☐ Not Served - see comments

10/10/19

Date

at

0608

Time

On JOHNSON, DEMERCO AND/OR JOHNSON, VINCE, 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:

18 JCL 14966

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"

GREGORY TONY, SHERIFF  
BROWARD COUNTY, FLORIDA

BY:

*[Signature]* 14966 D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 484233-04-4430 (TD #43139)

2019 OCT -7 AM 9:02

# WARNING

BROWARD COUNTY, FLORIDA

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 October 31, 2019 .....\$4,710.42

Or

\* Amount due if paid by November 12, 2019 .....\$4,770.23

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON November 13, 2019 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**

JOHNSON,DEMEKO AND/OR  
JOHNSON,VINCE  
NW 5 ST  
POMPANO BEACH FL 33069

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

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

**RETURN OF SERVICE**

Assignment: 0032 SERVE ASAP - RETURN TO TAX NOTICE TRAY Service Sheet # 10-040023  
BROWARD COUNTY, FL vs. JOHNSON, DENEKO, ETAL TD 43136  
TAX NOTICE VS. COUNTY/BROWARD DEFENDANT 10130019 CASE  
TYPE OF WRIT COURT HEARING DATE  
JOHNSON, DENEKO & JOHNSON, VINCE 3102 BAYBERRY WAY  
SERVE MARGATE, FL 33083

14270  
BROWARD COUNTY REVENUE-DELINQ TAX SECTION  
115 S. ANDREWS AVENUE, ROOM A-100  
FT LAUDERDALE, FL 33301  
JULIE AIGMAN, SUPV.  
9884 Attorney

Received this process on 10/19/19  
Date 10/19/19 9032 0600

☒ Served  
☐ Not Served - see comments  
Date 10/19/19 at 1324 Time

On JOHNSON, DENEKO & JOHNSON, VINCE, 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

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- ☐ To \_\_\_\_\_, holding the following position of said corporation \_\_\_\_\_ in the absence of any superior officer in accordance with F.S. 48.081
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- ☐ **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: \_\_\_\_\_

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1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_

- ☒ **OTHER RETURNS:** See comments

COMMENTS: posted on door

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"

GREGORY TONY, SHERIFF  
BROWARD COUNTY, FLORIDA

BY: [Signature] D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 484233-04-4430 (TD # 43139)

2019 OCT -7 AM 9:02

BROWARD COUNTY, FLORIDA

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

## ORIGINAL DOCUMENT

### NOTE

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

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

JOHNSON, DEMEKO &  
JOHNSON, VINCE  
3102 BAYBERRY WAY  
MARGATE, FL 33063

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

DR-506  
R. 10/91

Tax Deed File No. 15801  
Property Identification No. 8233 04 443

# TAX DEED

10.50  
DOCU. STAMPS-DEED  
RECVD. BROWARD CTY  
B. JACK OSTERHOIT  
COUNTY ADMIN.

STATE OF FLORIDA

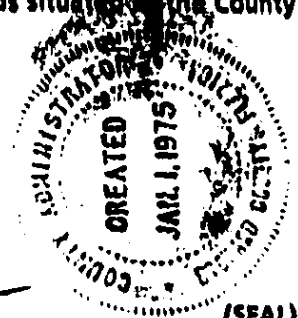
COUNTY OF BROWARD

The following Tax Sale Certificate Numbered 1964 issued on JUNE 1, 1989 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 costs 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 25th day of MAY, 19 94, offered for sale as required by law for cash to the highest bidder and was sold to having no bidders at the sale, and Revenue Collector having complied with Sec. 197.241(4) F.S. was sold from the list of "LANDS whose address is AVAILABLE FOR TAXES" to: L. O. JONES, 561 N.W. 18 STREET, POMPANO BEACH, FL 33060 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, on this 29th day of SEPTEMBER, 19 94, in the County of BROWARD, State of Florida, in consideration of the sum of (\$ 1,482.76 ) ONE THOUSAND FOUR HUNDRED EIGHTY TWO AND 76/100. . . . . Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands situated in the County and State aforesaid and described as follows:

33-48-42  
W 50 OF R 335 OF N1/5 OF SE1/4  
OF NW1/4 OF SW1/4 LESS S 25 FOR  
ST AKA 786 CC

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



*[Signature]*  
Clerk of Circuit Court or County Comptroller -  
Revenue Collection Manager  
BROWARD County, Florida.

BK22682P60479

Witness:

*[Signature]*  
*[Signature]*

STATE OF FLORIDA

COUNTY OF BROWARD

On this 29th day of SEPTEMBER, 19 94, before me H. I. Smith personally appeared J. Murray Robertson, Revenue Collection Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing 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 official seal date aforesaid.

*[Signature]*  
OFFICIAL NOTARY SEAL  
H. I. SMITH  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC207273  
MY COMMISSION EXP. JULY 10, 1996

will call

**Notice of Application for Tax Deed No. 15801**

NOTICE is hereby given that BROWARD COUNTY, BOARD OF COUNTY COMMISSIONERS  
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. 1964 Year of Issuance 6/1/89

Description of Property: PROP. ID# 8233 04 443  
33-48-42  
W 50 OF E 335 OF N1/5  
OF SE1/4 OF NW1/4 OF  
SW1/4 LESS S 25 FOR ST  
AKA 786 CC

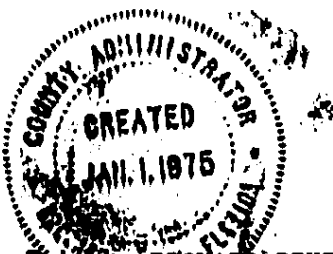
Name in which assessed: JONES, L. O

Legal Titleholder: LEE OTIS JONES

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 at the Courthouse door on the 25TH day of  
201 S.E. 6th Street  
MAY 19 94 . Fort Lauderdale, Florida at 10:00 A.M.

Dated this 15TH day of APRIL 19 94 .



Public Records REVIEW

Issues: 4/21, 4/28, 5/5 & 5/12, 1994

Form No. 401-314 (7/89)

B. Jack Osterholt  
County Administrator  
REVENUE COLLECTION DIVISION

By Helen I. Smith

Deputy

Helen I. Smith

BK22682P60480

**CERTIFICATE OF MAILING NOTICES**

Tax Deed No. 15801

STATE OF FLORIDA )  
COUNTY OF BROWARD ) ss.

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the  
29th day of April A.D. 1994, mail a copy of the Notice of Application  
for Tax Deed to the following persons:

Jones, L.O., 561 N.W. 18th St., Pompano Beach, FL 33060

Jones, Lee Otis, 301 N. W. 14th St., Apt. 55, Pompano Beach, FL 33060

North Broward Hospital District, 303 S.E. 17th St., Ft. Lauderdale, FL 33316  
Re: Default Judgment; Lee Otis Jones and Vera a/k/a Vera M. Jones

City of Pompano Beach, City Hall, 100 W. Atlantic Blvd., Pompano Beach, FL 33061

Wolfgang Kestenbaum, 2049 S. Ocean Dr., Hallandale, FL 33009

Broward County Engineering Division  
Right of Way Section, Attn: Henry Cook  
Governmental Center, Room 321  
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

(INTER-OFFICE)

Broward County Accounting, Attn: Donna Bradbrook  
Government Center, #203, Ft. Lauderdale, FL 33301

(INTER-OFFICE)

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

(INTER-OFFICE)

Broward County Utilities, Attn: Marge Christman  
2401 N. Powerline Road, Pompano Beach, FL 33069

(INTER-OFFICE)

Facilities Management  
Government Center, Room 504, Attn: Vincent Mancusi  
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

(INTER-OFFICE)

Included in the names and addresses of the persons appearing herein are those of the owner or owners and each mortgagee, if any, if the name and addresses of said persons appear on the tax roll for the year in which the taxes were last extended on the property described in the above mentioned application for Tax Deed and the name and address of the person last paying taxes upon the property under this Tax Deed Application, as shown by the Tax Collector's receipt book.

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'.

A copy of said notice was mailed by certified mail to the municipality and to other taxing districts in which the property described in this Tax Deed Application is situated.

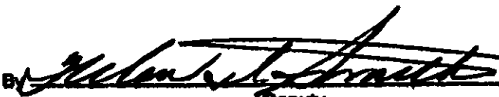
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 30th day of  
March A.D. 1994, in compliance with Section 197.256, Florida Statutes, 1973, as amended  
by Chapter 75-192, House Bill No. 74, Laws of Florida 1975.



SEAL

B. JACK OSTERHOLT  
COUNTY ADMINISTRATOR

Finance and Administrative Services Department  
Revenue Collection Division

  
Deputy  
Helen I. Smith

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

This Document Prepared By and Return to:

JEFFREY R. EISENSMITH, P.A.  
5561 N. University Drive, Suite 103  
Coral Springs, FL 33067

Parcel ID Number: 8233-04-4430

## Warranty Deed

This Indenture, Made this 11th day of December, 2006 A.D., Between  
L.O. Jones, a married man

of the County of \_\_\_\_\_, State of Florida, grantor, and  
Vince Johnson and Demeko Johnson, his wife

whose address is: 3102 Bayberry Way, Margate, FL 33063

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

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

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

The West 50 feet of the East 335 feet of the North 1/5 of the  
Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4, Less the  
South 25 feet thereof, a/k/a 786 CC

Subject to restrictions, reservations and easements of record, if  
any, provided that this shall not serve to reimpose same, and taxes  
for the year 2006 and subsequent years.

The property herein conveyed DOES NOT constitute the HOMESTEAD  
property of the Grantor. The Grantor's HOMESTEAD address is 661 NW  
18th Street, Pompano Beach, Florida.

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

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

Signed, sealed and delivered in our presence:

Printed  
Witness

JEFFREY R. EISENSMITH

Printed  
Witness

Scott Hamlin

L.O. Jones

P.O. Address: 661 NW 18th Street, Pompano Beach, FL

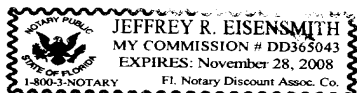
561

(Seal)

STATE OF Florida  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 11th day of December, 2006 by  
L.O. Jones, a married man

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



Printed Name:  
Notary Public  
My Commission Expires:

①

56



City of Pompano Beach  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

OFFICE OF THE SPECIAL MAGISTRATE  
100 WEST ATLANTIC BOULEVARD, SUITE #420  
POMPANO BEACH, FLORIDA 33060

CITY OF POMPAÑO BEACH, FLORIDA

Petitioner,

vs.

JOHNSON,DEMEKO & JOHNSON,VINCE

Respondent(s)

Case #:

11070099

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

TO: JOHNSON,DEMEKO & JOHNSON,VINCE

3102 BAYBERRY WAY MARGATE, FL 33063

The City of Pompano Beach Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the City of Pompano Beach Special Magistrate did issue on 9/28/2011, a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance or be subject to a fine in the amounts shown below commencing on dates shown below plus an additional fine to cover costs incurred by the City in the amount of \$100.00.

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
Chapter 96: Health and Safety...	96.26(B);(A)(3). Public Nuisance	The following are declared to be public nuisances when occurring upon any street, sidewalk, alley, or other public place or property, or upon any private property: The presence of grass and/or weeds in excess of 12 inches in height from the ground u...	10/21/2011		\$100.00

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #: 484233044430

15

**LEGAL DESCRIPTION:** 33-48-42 W 50 OF E 335 OF N1/5 OF SE1/4  
OF NW1/4 OF SW1/4 LESS S 25 FOR ST  
AKA 786 CC

**STREET ADDRESS:** 3029 NW 5 ST

3. That the Respondent(s) did not comply with the Final Order on or before the date specified therein.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Wallace, E.**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

4. A fine in the amounts shown above commencing on dates shown above is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Compliance Inspector. **Additionally, a fine of \$100.00 to cover costs incurred in the prosecution of this matter is confirmed and imposed.**

5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 37 of the City of Pompano Beach Code of Ordinances, as currently enacted or as may be amended from time to time, and **such lien shall be co-equal with the liens of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles and claims regardless of when created or recorded.** The Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida. Any such lien which accrues more than (90) days after the date it is recorded and which remains unpaid, may be referred to a collection agency which shall result in the imposition of additional collection fees.

**You may request, in writing, a hearing before the Special Magistrate to contest the finding of non-compliance and imposition of fines. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied. A written request for a hearing MUST BE MADE TO THE OFFICE OF THE SPECIAL MAGISTRATE AND RECEIVED WITHIN TWENTY (20) DAYS OF THE DATE OF THIS NOTICE. You will be notified of a hearing date and time. If no timely request is received, this Order Imposing Fine and Claim of Lien entered by the Special Magistrate will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.**

Respondents may appeal a final administrative order of the Special Magistrate for the City of Pompano Beach to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED this October 27, 2011

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE  
CITY OF POMPANO BEACH, FLORIDA

Sharianna Marchan

Alan L. Gabriele

SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of October, 2011 by Sharianna Marchan and Alan L. Gabriele, Special Magistrate, respectively, of the City of Pompano Beach, who are personally known to me and who did not take an oath.

My Commission Expires:

  
NOTARY PUBLIC, State of Florida at Large



\_\_\_\_\_  
Print, type or stamp name of Notary

\_\_\_\_\_  
Commission Number, if any

Note: Mail your payment to the above address made payable to The City of Pompano Beach.

CITY OF POMPANO BEACH,  
BROWARD COUNTY, FLORIDA  
I HEREBY CERTIFY that the foregoing is a  
true and correct copy of Order of Imposition  
of Fine and Claim of Lien as filed in the Office  
of the Special Magistrate. Witness my hand and  
official Seal in the CITY OF POMPANO BEACH,  
FLORIDA, this 5th day of  
DECEMBER AD. 2011  
Ascleita Hammond  
Deputy City Clerk



City of Pompano Beach  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

**OFFICE OF THE SPECIAL MAGISTRATE**

CITY OF POMPANO BEACH, FLORIDA

Case #:

11070099

Petitioner,

vs.

JOHNSON,DEMEKO & JOHNSON,VINCE

Respondent(s)

FINAL ORDER OR STIPULATED FINAL ORDER

**IN RE:**

**STREET ADDRESS:** 3029 NW 5 ST

**FOLIO:** 484233044430

**LEGAL DESCRIPTION:** 33-48-42 W 50 OF E 335 OF N1/5 OF SE1/4  
OF NW1/4 OF SW1/4 LESS S 25 FOR ST  
AKA 786 CC

The City of Pompano Beach Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Wednesday, September 28, 2011, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Special Magistrate finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the City of Pompano Beach Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
Chapter 96: Health and Safety...	96.26(B);(A)(3). Public Nuisance	The following are declared to be public nuisances when occurring upon any street, sidewalk, alley, or other public place or property, or upon any private property: The presence of grass and/or weeds in excess of 12 inches in height from the ground u...	10/21/2011		\$100.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Wallace, E.**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

If the owner(s) fail(s) to comply, an Order Imposing Fine in the amounts shown above for every day that the violation continues to exist commencing on the dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Order may be enforced like a court judgment. Repeat violations can be fined up to \$5000.00 per day. (Section 162.09, Florida Statutes). Property owner(s) has/have 30 days from date this Final Order is executed to file an appeal in circuit court. (Section 162.11, Florida Statutes). The property owner must contact the Code Compliance Department to advise when compliance has been reached. The Special Magistrate has also assessed an additional fine of \$100.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is now due, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 37 of the City of Pompano Beach Code of Ordinances.

Respondents may appeal any decision with respect to any matter considered by the City of Pompano Beach Special Magistrate. An appeal must be filed within (30) days of the execution of the Order to be appealed. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Inspector at 954-786-4361

DONE AND ORDERED this September 27, 2011

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE  
CITY OF POMPANO BEACH, FLORIDA

Ashliann Marchan

SPECIAL MAGISTRATE CLERK

Eugene M. Steinfeld

SPECIAL MAGISTRATE

Note: Payments should be mailed to the above address made payable to The City of Pompano Beach.

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

DATE: October 1st, 2019  
PROPERTY ID # 484233-04-4430 (TD # 43139)

# WARNING

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

JOHNSON,DEMEKO &  
JOHNSON,VINCE  
3102 BAYBERRY WAY  
MARGATE, FL 33063

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 5 ST, FL 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 October 31, 2019 .....\$4,710.42  
Or  
\* Estimated Amount due if paid by November 12, 2019 .....\$4,770.23

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 13, 2019 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)

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

**DATE: October 1st, 2019**

**PROPERTY ID # 484233-04-4430 (TD # 43139)**

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VINCE JOHNSON AND DEMEKO JOHNSON  
3102 BAYBERRY WAY  
MARGATE, FL 33063

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**DATE: October 1st, 2019**

**PROPERTY ID # 484233-04-4430 (TD # 43139)**

# WARNING

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

CITY OF POMPANO BEACH, OFFICE OF THE SPECIAL MAGISTRATE  
100 WEST ATLANTIC BOULEVARD, SUITE #420  
POMPANO BEACH, FL 33060

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

**DATE: October 1st, 2019**

**PROPERTY ID # 484233-04-4430 (TD # 43139)**

# WARNING

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

CENTENNIAL BANK, AS SUCCESSOR BY MERGER TO STONEGATE BANK, AS  
SUCCESSOR BY MERGER TO REGENT BANK  
2205 S UNIVERSITY DR.  
DAVIE, FL 33324

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

**DATE: October 1st, 2019**

**PROPERTY ID # 484233-04-4430 (TD # 43139)**

# WARNING

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

CITY OF POMPANO BEACH  
100 WEST ATLANTIC BLVD  
POMPANO BEACH, FL 33060

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 5 ST, FL 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 October 31, 2019 .....\$4,710.42

Or

\* Estimated Amount due if paid by November 12, 2019 .....\$4,770.23

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 13, 2019 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)

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

**DATE: October 1st, 2019**

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100 W. ATLANTIC BLVD., SUITE 467  
POMPANO BEACH, FL 33060

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: October 1st, 2019

PROPERTY ID # 484233-04-4430 (TD # 43139)

# WARNING

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WELLS FARGO BANK N.A.  
2200 W ATLANTIC BLVD  
POMPANO BEACH, FL 33069

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**DATE: October 1st, 2019**

**PROPERTY ID # 484233-04-4430 (TD # 43139)**

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WELLS FARGO BANK N.A.  
C/O NADERPOUR & ASSOCIATES PA  
2743 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020

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WELLS FARGO BANK, N.A.  
SUBPOENA PROCESSING CHANDLER  
P.O. BOX 29728  
PHOENIX, AR 85038

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WELLS FARGO HOME MORTGAGE  
P.O. BOX 10335  
DES MOINES, IA 50306-0335

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**VINCE JOHNSON AND DEMEKO JOHNSON**  
3102 BAYBERRY WAY  
MARGATE, FL 33063

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

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**TD 43139 NOVEMBER 2019 WARNING**

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Sent To

CITY OF POMPANO BEACH,  
OFFICE OF THE SPECIAL MAGISTRATE

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100 WEST ATLANTIC BOULEVARD, SUITE #420

City, State

POMPANO BEACH, FL 33060

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BY MERGER TO STONEGATE BANK,  
AS SUCCESSOR BY MERGER TO REGENT BANK  
2205 S UNIVERSITY DR.  
DAVIE, FL 33324

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CITY OF POMPANO BEACH  
100 WEST ATLANTIC BLVD  
POMPANO BEACH, FL 33060

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**TD 43139 NOVEMBER 2019 WARNING**

CITY OF POMPANO BEACH

100 W. ATLANTIC BLVD., SUITE 467

POMPANO BEACH, FL 33060

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**TD 43139 NOVEMBER 2019 WARNING**

WELLS FARGO BANK N.A.

2200 W ATLANTIC BLVD

POMPANO BEACH, FL 33069

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City, State, ZIP+4<sup>®</sup>

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C/O NADERPOUR & ASSOCIATES PA  
2743 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020

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Total Price	<b>TD 43139 NOVEMBER 2019 WARNING</b>
\$	<b>WELLS FARGO BANK, N.A.</b>
Sent To	<b>SUBPOENA PROCESSING CHANDLER</b>
Street	<b>P.O. BOX 29728</b>
City, State	<b>PHOENIX, AR 85038</b>

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WELLS FARGO HOME MORTGAGE

Street and

P.O. BOX 10335

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DES MOINES, IA 50306-0335

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Sent To

JOHNSON,DEMEKO &

Street a

JOHNSON,VINCE

City, St

3102 BAYBERRY WAY

MARGATE, FL 33063

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

See Reverse for Instructions