



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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 05/30/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 05/29/2019

CERTIFICATE # 2012-17754

ACCOUNT # 504234012390

ALTERNATE KEY # 617507

TAX DEED APPLICATION # 43147

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 19, Block 16, THE TOWN OF MODELO, (NOW DANIA), according to the Plat thereof as recorded in Plat Book B, Page 49, of the Public Records of Miami-Dade County, Florida. Said lands situate, lying and being in Broward County, Florida.

PROPERTY ADDRESS: NW 6 AVENUE, DANIA BEACH FL 33004

OWNER OF RECORD ON CURRENT TAX ROLL:

STEVEN SCOTT GARRETT

6350 SW 1 CT

PEMBROKE PINES, FL 33023 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

STEVEN SCOTT GARRETT

OR: 46757, Page: 941

6350 SW 1ST CT.

PEMBROKE PINES, FL 33023 (Per Tax Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

SANDRA TAFT

11846 BAYFIELD DRIVE

BOCA RATON, FL 33498 (Tax Deed Applicant)

CITY OF DANIA BEACH

OR: 40777, Page: 756

P.O. BOX 1708

DANIA BEACH, FL 33004 (Per Lien)

CITY OF DANIA BEACH

Instrument: 115372011

FINANCE DEPARTMENT

100 W DANIA BEACH BLVD

DANIA BEACH, FL 33004 (Per Lien)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5042 34 01 2390

CURRENT ASSESSED VALUE: \$21,700

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: 25309, Page: 184

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



Site Address	NW 6 AVENUE, DANIA BEACH FL 33004	ID #	5042 34 01 2390
Property Owner	GARRETT,STEVEN SCOTT	Millage	0413
Mailing Address	6350 SW 1 CT PEMBROKE PINES FL 33023	Use	00
Abbr Legal Description	TOWN OF MODELO (DANIA) B-49 D LOT 19 BLK 16		

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	\$21,700		\$21,700	\$20,870	
2017	\$18,980		\$18,980	\$18,980	\$402.47
2016	\$17,630		\$17,630	\$17,630	\$402.01

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$21,700	\$21,700	\$21,700	\$21,700
Portability	0	0	0	0
Assessed/SOH	\$20,870	\$21,700	\$20,870	\$20,870
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	\$20,870	\$21,700	\$20,870	\$20,870

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/23/2009	TXD-D	\$2,600	46757 / 941	\$4.00	5,424	SF
8/13/1996	TXD	\$3,000	25309 / 184			
7/1/1982	TXD	\$1,300	10418 / 39			
3/1/1968	QCD	\$500				
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
A								
13						.2		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43147

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 September 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:

STEVEN SCOTT GARRETT 6350 SW 1ST CT. PEMBROKE PINES, FL 33023	CITY OF DANIA BEACH P.O. BOX 1708 DANIA BEACH, FL 33004	CITY OF DANIA BEACH, FINANCE DEPARTMENT 100 W DANIA BEACH BLVD DANIA BEACH, FL 33004	SANDRA TAFT 11846 BAYFIELD DRIVE BOCA RATON, FL 33498
*501 W LLC 6 NW 6 AVE 1-2 DANIA BEACH, FL 33004	*501 W LLC 9 NW 5 AVE DANIA BEACH, FL 33004	*ADDERLY,JACOB N & ARLEEN LE COLLINS,JUAN L 14 NW 6 AVE DANIA BEACH, FL 33004	CITY OF DANIA BEACH 100 W DANIA BEACH BLVD DANIA BEACH, FL 33004
CITY OF DANIA BEACH ATTN CODE COMPLIANCE 100 W DANIA BEACH BLVD DANIA BEACH, FL 33004			

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 September 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

3

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 43147

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: 504234-01-2390
Certificate Number: 17754
Date of Issuance: 06/01/2013
Certificate Holder: SANDRA TAFT
Description of Property: TOWN OF MODELO (DANIA) B-49 D
LOT 19 BLK 16

INSTR # 115026693
Recorded 07/12/19 at 04:35 PM
Broward County Commission
1 Page(s)
#3

Name in which assessed: GARRETT, STEVEN SCOTT
Legal Titleholders: GARRETT, STEVEN SCOTT
6350 SW 1 CT
PEMBROKE PINES, FL 33023

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 16th day of October, 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 12th day of September, 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: 09/12/2019, 09/19/2019, 09/26/2019 & 10/03/2019
Minimum Bid: 6990.92

Broward County, Florida

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Certificate Holder: SANDRA TAFT
Description of Property: TOWN OF MODELO (DANIA) B-49 D
LOT 19 BLK 16

Name in which assessed: GARRETT, STEVEN SCOTT
Legal Titleholders: GARRETT, STEVEN SCOTT
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PEMBROKE PINES, FL 33023

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Dated this 12th day of September, 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: 09/12/2019, 09/19/2019, 09/26/2019 & 10/03/2019
Minimum Bid: 6990.92

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

43147

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER - 17754

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

09/12/2019 09/19/2019 09/26/2019 10/03/2019

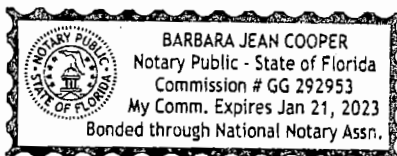
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and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

Sworn to and subscribed before me this

3 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 43147

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Property ID: 504234-01-2390

Certificate Number: 17754

Date of Issuance: 06/01/2013

Certificate Holder:

SANDRA TAFT

Description of Property:

TOWN OF MODELO (DANIA)

B-49 D

LOT-19 BLK 16

Name in which assessed:

GARRETT, STEVEN SCOTT

Legal Titleholders:

GARRETT, STEVEN SCOTT

6350 SW 1 CT

PEMBROKE PINES, FL 33023

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 16th day of October, 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 12th day of September, 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: 6990.92

401-314

9/12-19-26 10/3 19-02/0000423957B

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

RETURN OF SERVICE

Assignment: 19000 SERVE ASAP - RETURN TO TAX NOTICE TRAY Service Sheet # 19-036616
BROWARD COUNTY, FL vs. GARRETT, STEVEN SCOTT TO 43147
PLAINTIFF VS. COUNTY/BROWARD DEFENDANT CASE
TYPE OF WRIT COURT HEARING DATE
GARRETT, STEVEN SCOTT NW 6 AVENUE
SERVE DANIA BEACH, FL 33004

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

Received this process on

Date 09/11/19
14009 MT.

☒ Served

☐ Not Served - see comments

09/12/2019 at 14-17
Date Time

On 0984 Attorney GARRETT, STEVEN SCOTT, 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: 14-17 09/12/19 - posted on telegraph pole situated between N06 - N014 NW 6th Avenue DB (Per BCPA)

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"

GREGORY TONY, SHERIFF
BROWARD COUNTY, FLORIDA

BY: Mark Tutter, ccw/19009 D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504234-01-2390 (TD #43147)

RECEIVED SHERIFF

2019 SEP 10 AM 10:35

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 September 30, 2019\$6,899.34

Or

* Amount due if paid by October 15, 2019\$6,990.92

*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 October 16, 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

PLEASE SERVE THIS ADDRESS OR LOCATION

GARRETT, STEVEN SCOTT
NW 6 AVE
DANIA BEACH FL 33004

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: 18800 **SERVE ASAP - RETURN TO TAX NOTICE TRAY** Service Sheet # 10-036619
BROWARD COUNTY, FL vs. GARRETT, STEVEN SCOTT TD 43147
PLAINTIFF VS. DEFENDANT COUNTY/BROWARD
TYPE OF WRIT COURT HEARING DATE
GARRETT, STEVEN SCOTT 6350 SW 1 COURT
SERVE PEMBROKE PINES, 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 9/11/2019
#16809

☒ Served

☐ Not Served - see comments

Date 9/11/2019 at 14:50 Time

On GARRETT, STEVEN SCOTT, 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:

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1st attempt date/time: _____ 2nd attempt date/time: _____

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1st attempt date/time: _____ 2nd attempt date/time: _____

☒ **OTHER RETURNS:** See comments

COMMENTS: *Post*

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"

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 # 504234-01-2390 (TD # 43147)

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2019 SEP 10 AM 10:35

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ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

**ORIGINAL
DOCUMENT**

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Or

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

GARRETT, STEVEN SCOTT
6350 SW 1 CT
PEMBROKE PINES, FL 33023

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

Tax Deed File No. 16410
Property
Identification No. 0234 01 239

BK25309PG0184

DR-506
R. 01/95

96-418592 TH001
08-23-96 01:53PM

\$ 21.00
DOCU. STAMPS-DEED

RECVD. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

Tax Deed

State of Florida

County of BROWARD

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered 10549 issued on 6/01/90 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 day of September 14th, 1994, 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. 197.502(7) F.S. was sold from Lands Available for Taxes to: Michael Williams whose address is 2425 Rodman Street, Hollywood, Florida, 33020, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.
Now, on this 13th day of AUGUST, 1996, in the County of BROWARD, State of Florida, in consideration of the sum of \$ 2,968.99 Two Thousand Nine Hundred Sixty Eight Dollars & 99/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

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

TOWN OF DANIA B-49 D
LOT 19 BLK 16

Witness:

J. Murray Robertson (Seal)
Clerk of Circuit Court or County Comptroller
Deputy County Administrator
BROWARD County, Florida.

State of Florida

County of BROWARD

On this 13TH day of AUGUST, 1996, before me John Cameron Story, Jr. personally appeared J. Murray Robertson, ~~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 office seal date aforesaid.

Record & Return to:
Donna Hernandez
Front Recording

OFFICIAL NOTARY SEAL
JOHN CAMERON STORY JR
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC285821
MY COMMISSION EXP. JUNE 18, 1997

③
04

Notice of Application for Tax Deed No. 16410

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. 10549 Year of Issuance 6/1/90

Description of Property: PROP. ID# 0234 01 239
TOWN OF DANIA B -49 D
LOT 19 BLK 16

Name in which assessed: BERNSTEIN, BETTE S TR &
HABER, TILLIE TR

Legal Titleholder: BETTE S. BERNSTEIN, TR &
TILLIE HABER, TR

25309PG0185

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 14th day of
SEPTEMBER 19 94 . 201 S.E. 6th Street,
Fort Lauderdale, Florida at 10:00 A.M.

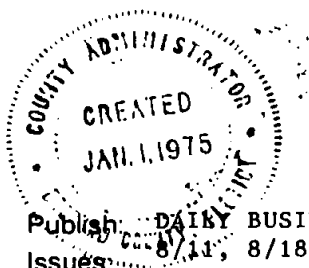
Dated this 4th day of AUGUST 19 94 .

B. Jack Osterholt
County Administrator
REVENUE COLLECTION DIVISION

By Helen I. Smith

Deputy

Helen I. Smith



Publish: DAILY BUSINESS REVIEW
Issues: 8/11, 8/18, 8/25 & 9/1, 1994

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

CERTIFICATE OF MAILING NOTICES

Tax Deed No. 16410

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the
22nd day of August A.D. 19 94, mail a copy of the Notice of Application
for Tax Deed to the following persons:

Bernstein, Bette S., Tr., 11615 N. 21 Dr., N. Miami, FL 33140

Haber, Tillie, Tr., 11615 N. 21 Dr., N. Miami, FL 33140

Tillie Haber, Tr., PO Box 921, Hallandale, FL 33009

City of Dania, City Hall, 100 W. Dania Beach Blvd., Dania, FL 33004

A.E. Roberts, 7001 SW 5 St., Plantation, FL 33317-3808

David E. Maurer, 603 Brunswick Dr., Waynesville, NC 28786

Tax Certificate Associates, Inc., for A.G. Royce Investments 1993, PO Box 100527,
Ft. Lauderdale, FL 33310-0527

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 Sheriff's Dept.
Attn: Betty Cobb-Civil Division
Ft. Lauderdale, FL 33315 (INTER-OFFICE)

Broward County Utilities, Attn: Marge Christman
2401 N. Powerline Rd., 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 11th day of
July A.D. 19 94, 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

Helen I. Smith
Deputy

Helen I. Smith

EX-5509760186

CLAIM OF LIEN

THE CITY OF DANIA BEACH, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, on the 21st day of September 2005 furnished;

LOT MOWING AND/OR DEBRIS REMOVAL

services to the following described property located in the City of Dania Beach, Broward County, Florida, and the amount of charges for same as shown hereinafter is due and owing the City of Dania Beach, Florida on the real property described as follows:

<u>LEGAL</u>	<u>OWNER</u>	<u>FOLIO #</u>	<u>AMOUNT</u>	<u>DATE</u>
Lot 19, Block 16, Town of Dania	Williams, Michael	0234 01 239	\$187.70	10/11/2005

with interest thereon at the rate of twelve percent (12%) per annum from October 10, 2005 the date for interest to begin as shown in your statement for such services, to the date of payment of the amounts due.

The City of Dania Beach, Florida, claims a lien for the above amount, as provided for in Section 13-32, Article II, Chapter 13 of the Code of Ordinances of the City of Dania Beach, Florida.

Witnesses:

Linda M. [Signature]
Vincent J. [Signature]
STATE OF FLORIDA)
COUNTY OF BROWARD) SS.

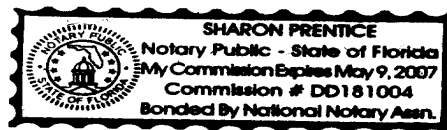
CITY OF DANIA BEACH

BY: *Patricia Varney [Signature]*
Patricia Varney Finance Director

SWORN TO AND SUBSCRIBED before me this 14th day of October, 2005.
By Patricia Varney Director, personally known to me.

Sharon Prentice [Signature]
Notary Public
My commission expires

This instrument was prepared by
and Return to:
Patricia Varney Finance Director
CITY OF DANIA BEACH
P. O. Box 1708
Dania Beach, FL 33004



Tax Deed File No. 21342

Property
Identification No. 504234012390

DR-506
R.01/95

Tax Deed

State of Florida

County of Broward

The following Tax Sale Certificate Numbered 3896 issued on June 1, 2006 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 23rd day of December, 2009 offered for sale as required by law for cash to the highest bidder and was sold to: Steven Scott Garrett whose address is: 6350 SW 1st Ct., Pembroke Pines, FL 33023 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this 23rd day of December, 2009 in the County of Broward, State of Florida, in consideration of the sum of Two Thousand and Six Hundred Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

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

Witness: [Signature]
[Signature]
State of Florida

[Signature] (Seal)
Clerk of Circuit Court or County Comptroller
Deputy County Administrator
Broward County, Florida

County of Broward

On this 23rd day of December, 2009, before me Michael Snedeker personally appeared Bertha Henry, County Administrator, by Polly Cacurak Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

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

[Signature]
[Signature]

Board of County Commissioners, Broward County, Florida
Finance and Administrative Services Department
RECORDS, TAXES & TREASURY
NOTICE OF APPLICATION FOR TAX DEED NO. 21342

NOTICE is hereby given that SAUTERNES V, LLC
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. 3896

Year of Issuance 06/01/06

Description of Property: PROP ID# 504234-01-2390
TOWN OF DANIA B-49 D
LOT 19 BLK 16

Name in which assessed: MICHAEL WILLIAMS

Legal Titleholders: MICHAEL WILLIAMS

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 23rd day of December, 2009 at
The Governmental Center, 115 S. Andrews Avenue, Room 302, Fort Lauderdale, Florida at 10:00 A.M.

Dated this 16TH day of November, 2009.

Bertha Henry
County Administrator
RECORDS, TAXES & TREASURY

By: Polly Cacurak
Deputy
Polly Cacurak

Publish: DAILY BUSINESS REVIEW
Issues: 11/19, 11/25, 12/3, & 12/10.

OPENING BID: \$ 2,313.73

Subject to Real Estate Taxes for Tax Years 2008 and 2009.

(The successful bidder is responsible to pay these outstanding taxes.)

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

Board of County Commissioners, Broward County, Florida
Records, Taxes, and Treasury Division

CERTIFICATE OF MAILING NOTICES

Tax Deed № 21342 FINAL

STATE OF FLORIDA

SS.

COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 13th day of November, 2009, 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:

✓ MICHAEL WILLIAMS
2425 RODMAN ST.
HOLLYWOOD, FL 33020-5845

✓ ARIEL FUNDING, LLC
5151 COLLINS AVE. #1727
MIAMI BEACH, FL 33140

✓ CITY OF DANIA BEACH
TOWN HALL
100 W DANIA BEACH BLVD
DANIA, FL 33004

✓ CLERK OF COURTS
201 SE 6 STREET #160
FT LAUDERDALE, FL 33301

✓ HABITAT FOR HUMANITY OF BROWARD, INC
%KEVIN A FERNANDER, ESQ
110 SE 6 STREET FL-15
FT LAUDERDALE, FL 33301-5004

FORD MOTOR CREDIT
WILLIAM A INGRAHAM, JR & ASSOC., PA
P O BOX 370098
MIAMI, FL 33137-0098

✓ HABITAT FOR HUMANITY OF BROWARD, INC
%MAIR, MAIR & ASSOC., PA
3500 N STATE ROAD 7 STE 479
FT LAUDERDALE, FL 33319-5627

✓ HABITAT FOR HUMANITY OF BROWARD, INC
%JMJ INVESTMENT CORP
4125 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Broward County Permitting
Licensing & Protection Division
Attn: Verice Cook
GCE-1 North University Drive
Plantation, Florida 33324

(INTER-OFFICE)

Code Enforcement
Attn: Diane Johnson
1 N University Dr., Bldg B
Plantation, FL 33324

(INTER-OFFICE)

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

(INTER-OFFICE)

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

(INTER-OFFICE)

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

(INTER-OFFICE)

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

(INTER-OFFICE)

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 13th day of November, 2009, 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, and Treasury Division

By

Deputy

Polly Cacurak

CLAIM OF LIEN

THE CITY OF DANIA BEACH, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, on

LOT MOWING AND / OR DEBRIS REMOVAL

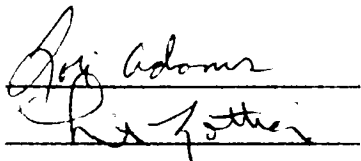
services to the above described property located in the City of Dania Beach, Broward County, Florida, and the amount of charges for same as shown hereinafter is due and owing the City of Dania Beach, Florida on the real property described as follows:

OWNER: Steven Scott Garrett
FOLIO: 5042 34 01 2390
LEGAL: TOWN OF MODELO (DANIA) B-49 D LOT 19 BLK 16
AMOUNT: \$219.26

with interest thereon at the rate of twelve percent (12%) per annum from 9/22/2018 the date for interest to begin as shown in your statement for such services, to the date of payment of the amounts due.

The City of Dania Beach, Florida, claims a lien for the above amount, as provided for in Section 13-32, Article II, Chapter 13 of the Code of Ordinances of the City of Dania Beach, Florida.

Witnesses:



Steven Scott Garrett



CITY OF DANIA BEACH

BY: 
Tom Schnelder, City Clerk

SWORN TO AND SUBSCRIBED before me this 26 day of September, 2018

Tom Schnelder is personally known to me.





NOTARY PUBLIC

PREPARED BY AND RETURN TO:
Finance Department
CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH, FLORIDA 33004

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

DATE: September 3rd, 2019

PROPERTY ID # 504234-01-2390 (TD # 43147)

WARNING

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

GARRETT, STEVEN SCOTT
6350 SW 1 CT
PEMBROKE PINES, FL 33023

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 6 AVE, 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 September 30, 2019\$6,899.34

Or

* Estimated Amount due if paid by October 15, 2019\$6,990.92

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 16, 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

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

DATE: September 3rd, 2019

PROPERTY ID # 504234-01-2390 (TD # 43147)

WARNING

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

CITY OF DANIA BEACH
P.O. BOX 1708
DANIA BEACH, FL 33004

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

DATE: September 3rd, 2019

PROPERTY ID # 504234-01-2390 (TD # 43147)

WARNING

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

CITY OF DANIA BEACH, FINANCE DEPARTMENT
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 6 AVE, 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.

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

DATE: September 3rd, 2019

PROPERTY ID # 504234-01-2390 (TD # 43147)

WARNING

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SANDRA TAFT
11846 BAYFIELD DRIVE
BOCA RATON, FL 33498

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 6 AVE, 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.

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DATE: September 3rd, 2019

PROPERTY ID # 504234-01-2390 (TD # 43147)

WARNING

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*501 W LLC
6 NW 6 AVE 1-2
DANIA BEACH, FL 33004

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 6 AVE, 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.

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DATE: September 3rd, 2019

PROPERTY ID # 504234-01-2390 (TD # 43147)

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*501 W LLC
9 NW 5 AVE
DANIA BEACH, FL 33004

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: September 3rd, 2019

PROPERTY ID # 504234-01-2390 (TD # 43147)

WARNING

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

*ADDERLY, JACOB N &
ARLEEN LE COLLINS, JUAN L
14 NW 6 AVE
DANIA BEACH, FL 33004

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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 September 30, 2019\$6,899.34
Or
* Estimated Amount due if paid by October 15, 2019\$6,990.92

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 16, 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

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

DATE: September 3rd, 2019

PROPERTY ID # 504234-01-2390 (TD # 43147)

WARNING

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

CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 6 AVE, 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.

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*501 W LLC

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*501 W LLC

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