

# **TitleExpress<sup>®</sup>**

**A service of Grant Street Group**

**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222**

**Phone: (412) 391-5555 Fax: (412) 391-7608**

**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**

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

## UPDATE REPORT

**UPDATE ORDER DATE:** 05/21/2020

**REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO** 05/19/2020

**CERTIFICATE #** 2016-13114

**ACCOUNT #** 504205051349

**ALTERNATE KEY #** 492824

**TAX DEED APPLICATION #** 44761

**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 9, Block 14 of WASHINGTON PARK SECOND ADDITION, according to the Plat thereof as recorded in Plat Book 21, Page 17, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 2868 NW 9 STREET, UNINCORPORATED FL 33311

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

BUILDERS ASSOCIATES III LLC

2868 NW 9 ST

FORT LAUDERDALE, FL 33311 (Matches Property Appraiser records.)

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

BUILDERS ASSOCIATES III, LLC

12525 ORANGE DRIVE - UNIT 709

DAVIE, FL 33330 (Per Deed)

INVEST HOMES, LLC, REGISTERED AGENT

O/B/O BUILDERS ASSOCIATES III, LLC

12525 ORANGE DRIVE SUITE 709

DAVIE, FL 33330 (Per Sunbiz)

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

### **MORTGAGE HOLDER OF RECORD:**

No new documents found.

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

No new documents found.

**UPDATE REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5042 05 05 1349

**CURRENT ASSESSED VALUE:** \$41,340

**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:**

Notice of Application for Tax Deed

Instrument: 116346888

\*Update search found 1 Notice.

**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.**

**Karen Klein**

Title Examiner



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## Broward County, Florida

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

#### NOTICE OF APPLICATION FOR TAX DEED NUMBER 44761

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: 504205-05-1349  
Certificate Number: 13114  
Date of Issuance: 05/25/2017  
Certificate Holder: TWO CENTS INVESTMENTS LLC  
Description of Property: WASHINGTON PARK SECOND ADD  
21-17 B  
LOT 9 BLK 14

Name in which assessed: BUILDERS ASSOCIATES III LLC  
Legal Titleholders: BUILDERS ASSOCIATES III LLC  
2868 NW 9 ST  
FORT LAUDERDALE, FL 33311

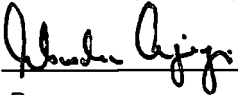
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of May, 2020. 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:

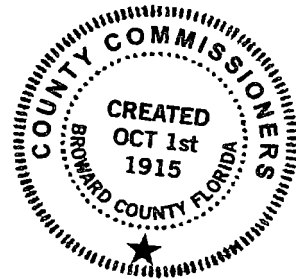
broward.deedauction.net  
*\*Pre-registration is required to bid.*

Dated this 3rd day of February, 2020.

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: 04/16/2020, 04/23/2020, 04/30/2020 & 05/07/2020  
Minimum Bid: 4074.28



**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:** 12/20/2019

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 12/18/2019

**CERTIFICATE #** 2016-13114

**ACCOUNT #** 504205051349

**ALTERNATE KEY #** 492824

**TAX DEED APPLICATION #** 44761

**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 9, Block 14 of WASHINGTON PARK SECOND ADDITION, according to the Plat thereof as recorded in Plat Book 21, Page 17, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 2868 NW 9 STREET, UNINCORPORATED FL 33311

### OWNER OF RECORD ON CURRENT TAX ROLL:

BUILDERS ASSOCIATES III LLC

2868 NW 9 ST

FORT LAUDERDALE, FL 33311 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

BUILDERS ASSOCIATES III, LLC

Instrument: 113934244

12525 ORANGE DRIVE - UNIT 709

DAVIE, FL 33330 (Per Deed)

INVEST HOMES, LLC, REGISTERED AGENT

O/B/O BUILDERS ASSOCIATES III, LLC

12525 ORANGE DRIVE SUITE 709

DAVIE, FL 33330 (Per Sunbiz)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

TWO CENTS INVESTMENTS LLC

780 NW LEJEUNE ROAD, SUITE 300

ATTENTION: IVAN CASTANEDA

MIAMI, FL 33126-5597 (Tax Deed Applicant)



**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5042 05 05 1349

**CURRENT ASSESSED VALUE:** \$41,340

**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: 26919, Page: 464
Quit Claim Deed	OR: 35046, Page: 1470
Warranty Deed	OR: 44797, Page: 1780
Tax Deed	OR: 50958, Page: 844
Corrective Tax Deed (Corrects deed in 50958-844.)	OR: 50974, Page: 1986
Judgment Quieting Tax Title	OR: 51349, Page: 840
Affidavit	Instrument: 113934243

**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.**

**Karen Klein**

Title Examiner

## Detail by Entity Name

Florida Limited Liability Company  
BUILDERS ASSOCIATES III, LLC

### Filing Information

<b>Document Number</b>	L16000146796
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	08/05/2016
<b>Effective Date</b>	08/01/2016
<b>State</b>	FL
<b>Status</b>	INACTIVE
<b>Last Event</b>	ADMIN DISSOLUTION FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/22/2017
<b>Event Effective Date</b>	NONE

### Principal Address

12525 ORANGE DRIVE  
SUITE 709  
DAVIE, FL 33330

### Mailing Address

12525 ORANGE DRIVE  
SUITE 709  
DAVIE, FL 33330

### Registered Agent Name & Address

INVEST HOMES, LLC  
12525 ORANGE DRIVE  
SUITE 709  
DAVIE, FL 33330

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

INVEST HOMES, LLC  
12525 ORANGE DRIVE SUITE 709  
DAVIE, FL 33330

### Annual Reports

**No Annual Reports Filed**

### Document Images

[08/05/2016 -- Florida Limited Liability](#) [View image in PDF format](#)



<b>Site Address</b>	2868 NW 9 STREET, UNINCORPORATED FL 33311	<b>ID #</b>	5042 05 05 1349
<b>Property Owner</b>	BUILDERS ASSOCIATES III LLC	<b>Millage</b>	0012
<b>Mailing Address</b>	2868 NW 9 ST FORT LAUDERDALE FL 33311	<b>Use</b>	00
<b>Abbr Legal Description</b>	WASHINGTON PARK SECOND ADD 21-17 B LOT 9 BLK 14		

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
2019	\$41,340		\$41,340	\$33,340	
2018	\$44,790		\$44,790	\$30,310	\$687.68
2017	\$27,560		\$27,560	\$27,560	\$550.59

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$41,340	\$41,340	\$41,340	\$41,340
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$33,340	\$41,340	\$33,340	\$33,340
<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>	\$33,340	\$41,340	\$33,340	\$33,340

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/9/2016	WD-Q	\$30,000	113934244	\$6.00	6,890	SF
7/16/2014	DRR-T		112439323			
7/16/2014	TXD-D	\$10,700	112426644			
5/18/2007	SWD-Q	\$120,000	44797 / 1780			
4/29/2003	QCD	\$100	35046 / 1470			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
01		1						
L								
1								

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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #44761**

**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 June 2020, 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:

BUILDERS ASSOCIATES III, LLC  
12525 ORANGE DRIVE - UNIT  
709  
DAVIE, FL 33330

INVEST HOMES, LLC,  
REGISTERED AGENT O/B/O  
BUILDERS ASSOCIATES III, LLC  
12525 ORANGE DRIVE SUITE  
709  
DAVIE, FL 33330

BUILDERS ASSOCIATES III LLC  
2868 NW 9 ST  
FORT LAUDERDALE, FL 33311

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

\*TOWN INVEST LLC  
8005 COPANHAGEN WAY  
BOCA RATON, FL 33434

\*TOWN INVEST LLC  
2864 NW 9 ST  
FORT LAUDERDALE, FL 33311

\*JONES CONSTRUCTION  
COMPANY INC  
PO BOX 41  
FORT LAUDERDALE FL  
33319

\*SOUTH FLORIDA WATER  
MANAGEMENT DISTRICT  
P.O. BOX 24680  
WEST PALM BEACH, FL  
33416-4680

**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 June 2020 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**

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# Broward County, Florida

**INSTR # 116346888**  
Recorded 02/12/20 at 03:48 PM  
Broward County Commission  
1 Page(s)  
#2

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 44761

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: 504205-05-1349  
Certificate Number: 13114  
Date of Issuance: 05/25/2017  
Certificate Holder: TWO CENTS INVESTMENTS LLC  
Description of Property: WASHINGTON PARK SECOND ADD  
21-17 B  
LOT 9 BLK 14

Name in which assessed: BUILDERS ASSOCIATES III LLC  
Legal Titleholders: BUILDERS ASSOCIATES III LLC  
2868 NW 9 ST  
FORT LAUDERDALE, FL 33311

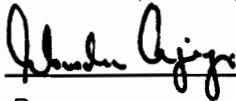
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of May, 2020. 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 3rd day of February, 2020.

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: 04/16/2020, 04/23/2020, 04/30/2020 & 05/07/2020  
Minimum Bid: 4074.28

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 44761

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: 504205-05-1349  
Certificate Number: 13114  
Date of Issuance: 05/25/2017  
Certificate Holder: TWO CENTS INVESTMENTS LLC  
Description of Property: WASHINGTON PARK SECOND ADD  
21-17 B  
LOT 9 BLK 14

Name in which assessed: BUILDERS ASSOCIATES III LLC  
Legal Titleholders: BUILDERS ASSOCIATES III LLC  
2868 NW 9 ST  
FORT LAUDERDALE, FL 33311

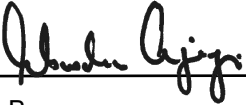
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of July, 2020. 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 1st day of June, 2020.

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: 06/11/2020, 06/18/2020, 06/25/2020 & 07/02/2020  
Minimum Bid: 4820.80





# Notice of Application for Tax Deed No. 19382

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. 1878 Year of Issuance 6/1/95

Description of Property: PROP. ID# 0205 05 1349  
WASHINGTON PARK SECOND  
ADD 21-17 B  
LOT 9 BLK 14

Name in which assessed: ROBERSON, CHARLES

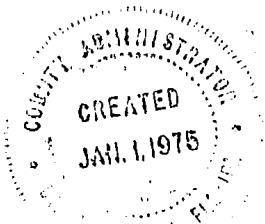
Legal Titleholder: EVEN, INC.

BK 26919PG0465

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 27th day of  
AUGUST 19 97.  
201 S.E. 6th Street,  
FORT LAUDERDALE, FLORIDA at 10:00 A.M.

Dated this 21st day of JULY 19 97.



B. Jack Osterholt  
County Administrator  
REVENUE COLLECTION DIVISION

By J. Murray Robertson  
Deputy  
J. MURRAY ROBERTSON

Publish: DAILY BUSINESS REVIEW  
Issues: 7/24, 7/31, 8/7 & 8/14, 1997  
Form No. 401-314 (7 89)

**CERTIFICATE OF MAILING NOTICES**  
Tax Deed No. 19382

For Official Use Only

STATE OF FLORIDA }  
COUNTY OF BROWARD } ss.

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 4th day of AUGUST A.D. 1997, 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:

Roberson, Charles, 351 SW 29 Ave., Ft. Lauderdale, FL 33312-2022  
Even, Inc., 351 SW 29 Ave., Ft. Lauderdale, FL 33312  
Even Inc., 2816 NW 9 Street, Ft. Lauderdale, FL 33311

Howard S. Gaines, Esq., Prestige Title & Research Co., 2855 University Drive, Suite 230,  
Coral Springs, FL 33065  
Re: Warranty Deed: Even, Inc.

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: Randy Angerame  
Governmental Center, #203, Ft. Lauderdale, FL 33301 (INTER-OFFICE)

Office of Environmental Services, Attn: Ken Wilson  
2555 W. Copans Road, Pompano Beach, FL 33069 (INTER-OFFICE)

Broward County Sheriff's Dept.  
Attn: Evelyn Dillworth-Civil Division  
Ft. Lauderdale, FL 33315 (INTER-OFFICE)

Code & Zoning Enforcement, Attn: Susan Pierce  
Governmental Center Annex-2nd Floor  
Ft Lauderdale, FL 33301 (INTER-OFFICE)

Public Works Dept., Real Property  
Governmental Center Room 326, Attn: Gust D. Miller  
115 S. Andrews Ave., Ft. Lauderdale, FL 33301 (INTER-OFFICE)

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

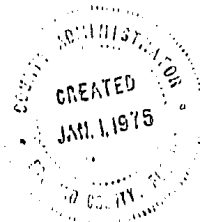
BK 25919PG0466

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 4th day of AUGUST A.D. 1997, in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL



401-316 Revised 02/97

**B. Jack Osterholt**  
COUNTY ADMINISTRATOR

Finance and Administrative Services Department  
Revenue Collection Division

By J. Murray Robertson  
Deputy

J. MURRAY ROBERTSON

Date: **September 08,  
2016**

File No.: **12668-2338511 (GP)**

**Prepared by and Return To:  
First American Title Insurance Company  
2151 S. Alternate A1A, Suite 1000  
Jupiter, FL 33477**

File No.: **12668-2338511 (GP)**

**AFFIDAVIT**

STATE OF **FLORIDA** }  
 } ss.  
COUNTY OF **BROWARD** }

**BEFORE ME**, the undersigned authority, personally appeared who after being duly sworn, deposes and says, as follows:

**I hereby state that we SYB Properties LLC are the Current Owner of this subject property; and since acquiring title to the land, the taxes thereon have been assessed in the Current Owner's name and paid thereby and that the Current Owner has been in open, notorious and exclusive possession of the land and that no other person or party has asserted any right or claim to possession of the land.**

The Purpose of this Affidavit is to induce **First American Title Insurance Company** to issue title insurance pursuant to it's Title Insurance Commitment for file number **12668-2338511** insuring the following described property:

**Lot 9, Block 14 of WASHINGTON PARK SECOND ADDITION, according to the Plat thereof as recorded in Plat Book 21, Page 17, of the Public Records of Broward County, Florida.**

FURTHER, Affiant herein agrees to indemnify and hold harmless **First American Title Insurance Company** against any loss or damage resulting from its issuance of title insurance as stated above based on the information given in this affidavit.

**The undersigned agree(s) that this document will be created electronically, executed electronically, delivered to the lender electronically, stored in electronic form, and that the electronic record so created and executed will be considered the original and the authoritative copy, pursuant to the Florida Uniform Electronic Transaction Act, Florida Statutes, Chapter 668.**

Date: **September 08, 2016**

File No.: **12668-2338511 (GP)**

**Further Affiant sayeth not.**

**Signed, sealed and delivered in the presence of these witnesses:**

*Gina S. Powers*  
\_\_\_\_\_  
Witness: **Gina S. Powers**

*Joanne M. Davis*  
\_\_\_\_\_  
Witness: **Joanne M. Davis**

*Sanjeev Mangoli*  
\_\_\_\_\_

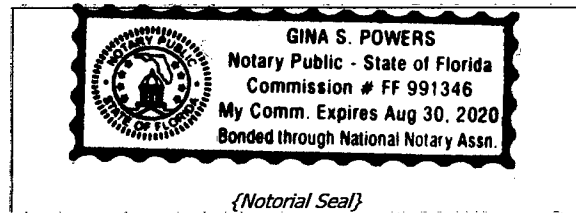
**Sanjeev Mangoli, Manager  
SYB Properties LLC**

**SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me this Ninth day of September, 2016, by Sanjeev Mangoli, Manager of SYB Properties LLC who is/are personally known to me or who has/have produced a valid driver's license as identification who did take an oath. This document has been notarized electronically pursuant to Florida Statutes, Chapter 668.**

*Gina S. Powers*  
\_\_\_\_\_  
Notary Public

**Gina S. Powers**  
\_\_\_\_\_  
(Printed Name)

My Commission expires: 8/30/2020





Prepared by  
Gina Powers-Cella, an employee of  
**First American Title Insurance Company**  
2151 S. Alternate A1A, Suite 1000  
Jupiter, Florida 33477  
(561)277-2001

Return to: Grantee

File No.: 12668-2338511  
Consideration: \$30,000.00

## **WARRANTY DEED**

This indenture made on **September 09, 2016** A.D., by

**SYB Properties LLC, a Florida limited liability company**

whose address is: **3174 Bollard Road, West Palm Beach, FL 33411**  
hereinafter called the "grantor", to

**Builders Associates III, LLC, a Florida limited liability company**

whose address is: **12525 Orange Drive - Unit 709, Davie, FL 33330**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Broward County, Florida**, to-wit:

Lot 9, Block 14 of WASHINGTON PARK SECOND ADDITION, according to the Plat thereof as recorded in Plat Book 21, Page 17, of the Public Records of Broward County, Florida.

Parcel Identification Number: **504205-05-1349**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2015.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

SYB Properties LLC, a Florida limited liability company

By: [Signature]  
Name: Sanjeev Mangoli  
Title: Mgr

*Signed, sealed and delivered in our presence:*

[Signature]  
Witness Signature  
Print Name: Gina S. Powers

[Signature]  
Witness Signature  
Print Name: Joanna M. Davis

State of **Florida**

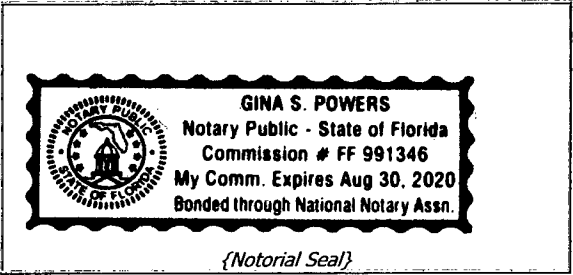
County of **Palm Beach**

**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me on **September 09, 2016**, by **Sanjeev Mangoli, as Mgr, on behalf of SYB Properties LLC, a Florida limited liability company**, existing under the laws of the State of **Florida**, who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Signature]  
Notary Public

Gina S. Powers  
(Printed Name)

My Commission expires: 8/30/2020



**CERTIFIED COPY OF COMPANY RESOLUTION AND  
INCUMBENCY CERTIFICATE OF  
SYB PROPERTIES LLC, A Florida Limited Liability Company**

The undersigned does hereby certify that the following is a complete, true and current copy of certain resolutions of the Members and Managers of **SYB Properties LLC, a Florida limited liability company** (the "Company"):

1. That **SYB Properties LLC** is a Florida limited liability company in good standing and is duly organized and authorized to transact business in the State of Florida.

2. That the following is a true and correct copy of the resolution adopted by the Members and Managers of the Company at a duly called Meeting of Members and Managers held on the 9th day of September, 2016, at which a quorum of Members and Managers were present and voting throughout:

"BE IT RESOLVED that by unanimous written consent, the Members and Managers have elected the following as officers of the Company:

Manager – SANJEEV MANGOLI  
Authorized Member – BHARAT MONPARA  
Authorized Member – VIMALA MANGOLI  
Authorized Member – YVAN BOISVERT

"BE IT FURTHER RESOLVED that **Sanjeev Mangoli, as Manager** of this Company is hereby authorized and directed to execute and deliver on behalf of the Company a Warranty Deed and all other documents as may be necessary or reasonably required in order to complete the sale of that certain real property located at **NW 9<sup>th</sup> Street, Ft Lauderdale, FL 33311** (the "Property").

**With the legal description: Lot 9, Block 14 of WASHINGTON PARK SECOND ADDITION, according to the Plat thereof, as recorded in Plat Book 21, Page 17 of the Public Records of Broward County, Florida. Property ID: 5042 05 05 1349**

"BE IT FURTHER RESOLVED, that the Property does not represent all or substantially all of the Company's assets and that the Company is not the process of winding down.

3. That the above Directors' resolution was duly and regularly enacted at a Joint Meeting of the Members and Managers called for that purpose and held in accordance with the Operational Agreement of the Company (which Operating Agreement is titled "Partnership Agreement") and the statutes of the State of Florida; that the Directors of the Company have full power and authority to bind the Company pursuant thereto; and that the resolution is in full force and effect and has not been altered, modified or rescinded.

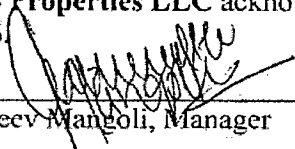
4. That a duly called members' meeting was held and attended by all the undersigned, representing all the members of the Company, owning 100% of the total outstanding member interests of the Company and they approved the above-referenced resolutions.

5. The undersigned do hereby consent to the sale of the Property to **Builders Associates III LLC** for the total sum of **\$30,000.00** in accordance with those terms and conditions more fully set forth in the Closing Documents.

6. That Sanjeev Mangoli, Manager and Bharat Monpara, Vimala Mangoli, and Yvan Boisvert as Authorized Members are the duly elected and acting Officers of the Company, and that the specimen signatures set opposite the name of said Officers below, who have executed and/or will be executing documents in connection with the subject transaction, is the genuine signature of such Officer:

Dated: This 9<sup>th</sup> day of September, 2016.

IN WITNESS WHEREOF, I Sanjeev Mangoli have affixed my name as Manager of **SYB Properties LLC** acknowledging the foregoing instrument on this 9<sup>th</sup> day of **September, 2016**.

  
\_\_\_\_\_  
Sanjeev Mangoli, Manager

IN WITNESS WHEREOF, I Bharat Monpara have affixed my name as Authorized Member of **SYB Properties LLC** acknowledging the foregoing instrument on this 9<sup>th</sup> day of **September, 2016**.

\_\_\_\_\_  
Bharat Monpara, Authorized Member

IN WITNESS WHEREOF, I Vimala Mangoli have affixed my name as Authorized Member of **SYB Properties LLC** acknowledging the foregoing instrument on this 9<sup>th</sup> day of **September, 2016**.

\_\_\_\_\_  
Vimala Mangoli, Authorized Member

IN WITNESS WHEREOF, I Yvan Boisvert have affixed my name as Authorized Member of **SYB Properties LLC** acknowledging the foregoing instrument on this 9<sup>th</sup> day of **September, 2016**.

\_\_\_\_\_  
Yvan Boisvert, Authorized Member



4. That a duly called members' meeting was held and attended by all the undersigned, representing all the members of the Company, owning 100% of the total outstanding member interests of the Company and they approved the above-referenced resolutions.

5. The undersigned do hereby consent to the sale of the Property to **Builders Associates III LLC** for the total sum of **\$30,000.00** in accordance with those terms and conditions more fully set forth in the Closing Documents.

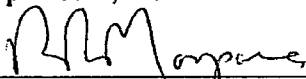
6. That Sanjeev Mangoli, Manager and Bharat Monpara, Vimala Mangoli, and Yvan Boisvert as Authorized Members are the duly elected and acting Officers of the Company, and that the specimen signatures set opposite the name of said Officers below, who have executed and/or will be executing documents in connection with the subject transaction, is the genuine signature of such Officer:

Dated: This 9<sup>th</sup> day of September, 2016.

IN WITNESS WHEREOF, I Sanjeev Mangoli have affixed my name as Manager of **SYB Properties LLC** acknowledging the foregoing instrument on this 9<sup>th</sup> day of **September, 2016**.

\_\_\_\_\_  
Sanjeev Mangoli, Manager

IN WITNESS WHEREOF, I Bharat Monpara have affixed my name as Authorized Member of **SYB Properties LLC** acknowledging the foregoing instrument on this 9<sup>th</sup> day of **September, 2016**.

  
\_\_\_\_\_  
Bharat Monpara, Authorized Member

IN WITNESS WHEREOF, I Vimala Mangoli have affixed my name as Authorized Member of **SYB Properties LLC** acknowledging the foregoing instrument on this 9<sup>th</sup> day of **September, 2016**.

\_\_\_\_\_  
Vimala Mangoli, Authorized Member

IN WITNESS WHEREOF, I Yvan Boisvert have affixed my name as Authorized Member of **SYB Properties LLC** acknowledging the foregoing instrument on this 9<sup>th</sup> day of **September, 2016**.

\_\_\_\_\_  
Yvan Boisvert, Authorized Member

4. That a duly called members' meeting was held and attended by all the undersigned, representing all the members of the Company, owning 100% of the total outstanding member interests of the Company and they approved the above-referenced resolutions.

5. The undersigned do hereby consent to the sale of the Property to **Builders Associates III LLC** for the total sum of **\$30,000.00** in accordance with those terms and conditions more fully set forth in the Closing Documents.

6. That Sanjeev Mangoli, Manager and Bharat Monpara, Vimala Mangoli, and Yvan Boisvert as Authorized Members are the duly elected and acting Officers of the Company, and that the specimen signatures set opposite the name of said Officers below, who have executed and/or will be executing documents in connection with the subject transaction, is the genuine signature of such Officer:

Dated: This 9<sup>th</sup> day of September, 2016.

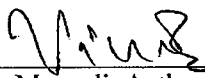
IN WITNESS WHEREOF, I Sanjeev Mangoli have affixed my name as Manager of **SYB Properties LLC** acknowledging the foregoing instrument on this 9<sup>th</sup> day of **September, 2016**.

\_\_\_\_\_  
Sanjeev Mangoli, Manager

IN WITNESS WHEREOF, I Bharat Monpara have affixed my name as Authorized Member of **SYB Properties LLC** acknowledging the foregoing instrument on this 9<sup>th</sup> day of **September, 2016**.

\_\_\_\_\_  
Bharat Monpara, Authorized Member

IN WITNESS WHEREOF, I Vimala Mangoli have affixed my name as Authorized Member of **SYB Properties LLC** acknowledging the foregoing instrument on this 9<sup>th</sup> day of **September, 2016**.

  
\_\_\_\_\_  
Vimala Mangoli, Authorized Member

IN WITNESS WHEREOF, I Yvan Boisvert have affixed my name as Authorized Member of **SYB Properties LLC** acknowledging the foregoing instrument on this 9<sup>th</sup> day of **September, 2016**.

\_\_\_\_\_  
Yvan Boisvert, Authorized Member

4. That a duly called members' meeting was held and attended by all the undersigned, representing all the members of the Company, owning 100% of the total outstanding member interests of the Company and they approved the above-referenced resolutions.

5. The undersigned do hereby consent to the sale of the Property to **Builders Associates III LLC** for the total sum of **\$30,000.00** in accordance with those terms and conditions more fully set forth in the Closing Documents.

6. That Sanjeev Mangoli, Manager and Bharat Monpara, Vimala Mangoli, and Yvan Boisvert as Authorized Members are the duly elected and acting Officers of the Company, and that the specimen signatures set opposite the name of said Officers below, who have executed and/or will be executing documents in connection with the subject transaction, is the genuine signature of such Officer:

Dated: This 9<sup>th</sup> day of September, 2016.

IN WITNESS WHEREOF, I Sanjeev Mangoli have affixed my name as Manager of **SYB Properties LLC** acknowledging the foregoing instrument on this 9<sup>th</sup> day of **September, 2016**.

\_\_\_\_\_  
Sanjeev Mangoli, Manager

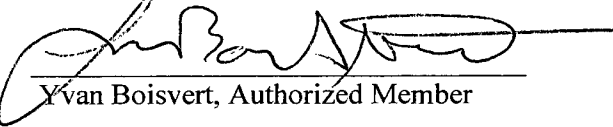
IN WITNESS WHEREOF, I Bharat Monpara have affixed my name as Authorized Member of **SYB Properties LLC** acknowledging the foregoing instrument on this 9<sup>th</sup> day of **September, 2016**.

\_\_\_\_\_  
Bharat Monpara, Authorized Member

IN WITNESS WHEREOF, I Vimala Mangoli have affixed my name as Authorized Member of **SYB Properties LLC** acknowledging the foregoing instrument on this 9<sup>th</sup> day of **September, 2016**.

\_\_\_\_\_  
Vimala Mangoli, Authorized Member

IN WITNESS WHEREOF, I Yvan Boisvert have affixed my name as Authorized Member of **SYB Properties LLC** acknowledging the foregoing instrument on this 9<sup>th</sup> day of **September, 2016**.

  
\_\_\_\_\_  
Yvan Boisvert, Authorized Member

\*\*\*\* FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 12/16/2014 11:17:45 AM.\*\*\*\*

**IN THE CIRCUIT COURT OF THE 17<sup>TH</sup> JUDICIAL  
CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA**  
CASE NO. CACE14017627(09)

SYB PROPERTIES LLC,  
Plaintiff,

vs.

CHARLES MOSELEY; CARLYLE DANE HALL, AS TRUSTEE OF THE LIVING TRUST AGREEMENT OF CARLYLE DANE HALL AND FARRIS BROWNE-HALL; FARRIS BROWNE-HALL, AS TRUSTEE OF THE LIVING TRUST AGREEMENT OF CARLYLE DANE HALL AND FARRIS BROWNE-HALL; UNKNOWN BENEFICIARIES OF THE LIVING TRUST AGREEMENT OF CARLYLE DANE HALL AND FARRIS BROWNE-HALL; UNKNOWN TRUSTEES OF THE LIVING TRUST AGREEMENT OF CARLYLE DANE HALL AND FARRIS BROWNE-HALL KARLA ARENAS; ASSET ACCEPTANCE LLC; BRIGHTSTAR CREDIT UNION, FORMALLY KNOWN AS BROWARD SCHOOLS CREDIT UNION; and BOARD OF COUNTY COMMISSIONERS, BROWARD COUNTY, FLORIDA, if living, and if dead, their unknown spouses, widows, heirs, devisees, beneficiaries, grantors, creditors, grantees, and all parties having or claiming by, through, under or against any and all persons claiming any right, title, interest, claim, lien, estate or demand against the named Defendants in regard to the subject property,  
Defendants.

---

**JUDGMENT QUIETING TAX TITLE**

This cause having come before the court upon Plaintiff, SYB PROPERTIES LLC's Motion for Summary Judgment Quieting Tax Title, and the Court having reviewed the court file, heard argument of counsel and being further advised in the premises, it is ORDERED AND ADJUDGED, as follows:

1. Title to the following described property:

**Lot 9, Block 14 of WASHINGTON PARK SECOND ADDITION, according to the plat thereof, as recorded in Plat Book 21, Page 17, of the Public Records of Broward County, Florida,  
Parcel Identification No. 504205-05-1349 ("Property"),**

is quieted pursuant to F.S. §65.081 and confirmed in Plaintiff, SYB PROPERTIES LLC, whose post office address is 3174 BOLLARD RD, WEST PALM BEACH, FL 33411.

*ONLY PLAINTIFFS COUNSEL, MIHAN RASHYANOV, APPEARED  
ON DEC 16, 2014.*



CASE NO. CACE14017627(09)

2. Any and all cloud on Plaintiff's title to the Property with respect to the Defendants, CHARLES MOSELEY; CARLYLE DANE HALL, AS TRUSTEE OF THE LIVING TRUST AGREEMENT OF CARLYLE DANE HALL AND FARRIS BROWNE-HALL; FARRIS BROWNE-HALL, AS TRUSTEE OF THE LIVING TRUST AGREEMENT OF CARLYLE DANE HALL AND FARRIS BROWNE-HALL; UNKNOWN BENEFICIARIES OF THE LIVING TRUST AGREEMENT OF CARLYLE DANE HALL AND FARRIS BROWNE-HALL; UNKNOWN TRUSTEES OF THE LIVING TRUST AGREEMENT OF CARLYLE DANE HALL AND FARRIS BROWNE-HALL; KARLA ARENAS; ASSET ACCEPTANCE LLC; and BRIGHTSTAR CREDIT UNION, FORMALLY KNOWN AS BROWARD SCHOOLS CREDIT UNION, and all parties having or claiming by, through, under or against any and all persons claiming any right, title, interest, claim, lien, estate or demand against the named Defendants in regard to the subject property, or relating to any claim by these Defendants is hereby removed, extinguished, dissolved and cancelled.

3. The above Defendants and those parties claiming by, through, under, or against these Defendants are perpetually barred from asserting any right, title, claim, lien or interest in and to the above-described Property, or against Plaintiff, accruing, accumulating, or arising on or before the date of issuance of the tax deed granting ownership of Property to Plaintiff ("Tax Deed"). Notwithstanding, Plaintiff is not relieved from paying property taxes that become due and owing after the issuance of the Tax Deed.

4. All of the right, title, and interest of the Defendants and those parties claiming by, through, under, or against these Defendants are forever quieted and confirmed in Plaintiff.

5. Fee simple title is hereby vested in Plaintiff as against those mentioned above.

6. This Judgment Quieting Tax Title shall have no bearing on and in no way diminish Defendants' rights, claim, interest or entitlement to the surplus proceeds from the Tax Deed sale.

CASE NO. CACE14017627(09)

The Court shall retain jurisdiction over determining the priority of entitlement to and ordering of the distribution of the surplus proceeds from the Tax Deed sale.

7. The Court hereby expressly reserves jurisdiction as to the re-opening of the case against dismissed, omitted or unknown parties.

8. Each party shall bear its own costs and attorney's fees.

DONE AND ORDERED in Court/Chambers in Fort Lauderdale, Broward County, Florida, this 16 day of December, 2014.

  
CIRCUIT COURT JUDGE

Copies furnished to:

Ilian Rashtanov, Esq.  
The Rashtanov Law Firm, P.L.  
One E. Broward Blvd., Ste. 700  
Fort Lauderdale, FL 33301  
*Attorney for Plaintiff*

Randy M. Bennis, Esq.  
Martin & Bennis, P.A.  
319 SE 14<sup>th</sup> Street  
Fort Lauderdale, FL 33316  
*Attorney for Brightstar Credit Union*

CARLYLE DANE HALL, AS TRUSTEE OF  
THE LIVING TRUST AGREEMENT OF  
CARLYLE DANE HALL AND FARRIS  
BROWNE-HALL  
11131 ROYAL PALM BVLD, APT 3  
CORAL SPRINGS, FL 33065

FARRIS BROWNE HALL, AS TRUSTEE OF  
THE LIVING TRUST AGREEMENT OF  
CARLYLE DANE HALL AND FARRIS  
BROWNE-HALL  
210 NE 6 ST  
DEERFIELD BEACH, FL 33441

KARLA ARENAS  
1804 18TH LANE  
GREENACRES, FL 33463

ASSET ACCEPTANCE, LLC  
PO BOX 2084  
WARREN, MI 48090-2084

CHARLES MOSELEY  
3032 NW 8 COURT,  
FORT LAUDERDALE, FL 33311

**Tax Deed # 29536**

DR-506  
R.01/95

**Property  
Identification # 504205-05-1349**

**CORRECTIVE  
Tax Deed**

**County of Broward**

**State of Florida**

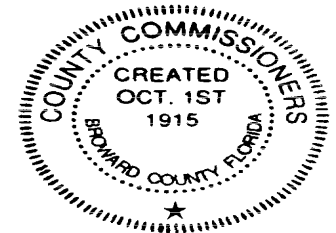
The following Tax Sale Certificate Numbered **12970** issued on **6/01/2010** was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required 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 **16<sup>TH</sup> of JULY, 2014**, offered for sale as required by law for cash to the highest bidder and was sold to: **SYB PROPERTIES LLC** whose address is: **PO BOX 22215, WEST PALM BEACH, FL 33422** being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this **16<sup>TH</sup> of JULY, 2014** in the County of Broward, State of Florida, in consideration of the sum of **TEN THOUSAND SIX HUNDRED FOUR DOLLARS AND ZERO CENTS (\$10,604.00)** 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**

**LOT 9, BLOCK 14, WASHINGTON PARK SECOND  
ADDITION, ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 21, AT PAGE 17, OF  
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

**THIS DOCUMENT IS BEING RECORDED TO CORRECT  
THE TAX DEED RECORDED IN O.R. BOOK 50958 / PAGE 844  
WITH THE CORRECT LEGAL DESCRIPTION FOR TAX  
DEED 29536**



Witness:

*[Handwritten signature]*  
*[Handwritten signature]*

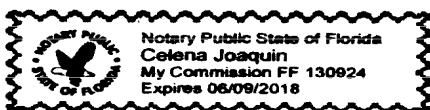
*[Handwritten signature]* (Seal)  
Clerk of Circuit/Court or County Comptroller  
Deputy County Administrator

State of Florida  
County of Broward

On this **16<sup>TH</sup> of JULY, 2014**, before me **Celena Joaquin** personally appeared **Bertha Henry**, County Administrator, by **Rebecca Leder**, 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.

*[Handwritten signature]*



**Board of County Commissioners, Broward County, Florida  
Finance and Administrative Services Department  
RECORDS, TAXES & TREASURY**

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 29536**

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: 504205-05-1349  
Certificate Number: 12970  
Date of Issuance: 06/01/2010  
Certificate Holder: 2010 FTLC LLC  
WASHINGTON PARK SECOND ADD  
Description of Property: 21-17 B  
LOT 9 BLK 14

Name in which assessed: CARLYLE DANE HALL LIV TR MOSELEY, CHARLES  
Legal Titleholders: CARLYLE DANE HALL LIV TR  
MOSELEY, CHARLES  
3032 NW 8TH CT  
FORT LAUDERDALE, FL 33311-6614

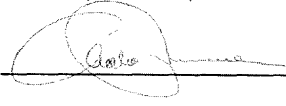
All of said property being in the County of Broward, State of Florida.

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 July, 2014 at 10:00 AM at:

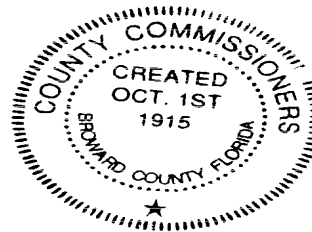
The Governmental Center  
115 S. Andrews Avenue, Room 422  
Fort Lauderdale, Florida

Dated this 12th day of June, 2014.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

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

Claudio Manicone  
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: 06/12/2014, 06/19/2014, 06/26/2014 & 07/03/2014  
Minimum Bid: ~~10602.44~~ \$10,604.00



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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 29536 FINAL

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 02 ND day of JUNE 2014, 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:

<p>CARLYLE DANE HALL LIV TR 3032 NW 8<sup>TH</sup> CT. FT. LAUDERDALE, FL 33311-6614</p> <p>CHARLES MOSELEY 3032 NW 8<sup>TH</sup> CT. FT. LAUDERDALE, FL 33311-6614</p> <p>CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 100 N ANDREWS AVE 7<sup>TH</sup> FLOOR FT LAUDERDALE FL 33301</p>	<p>TWO CENTS INVESTMENTS LLC C/O IVAN CASTANEDA 780 NW LEJEUNE ROAD, SUITE 300 MIAMI, FL 33126-5597</p> <p>CARLYLE DANE HALL, TRSTEE 210 NE 6<sup>TH</sup> ST. DEERFIELD BEACH, FL 33441</p> <p>BROWARD SCHOOLS CREDIT UNION P.O. BOX 8966 FT. LAUDERDALE, FL 3331</p>	<p>FARRIS BROWNE-HALL, TRSTEE 210 NE 6<sup>TH</sup> ST. DEERFIELD BEACH, FL 33441</p> <p>CHARLES MOSELEY 171 PENN WAY FT. LAUDERDALE, FL 33312</p>
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THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

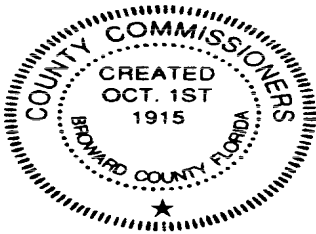
<p>BROWARD COUNTY CODE ENFORCEMENT, PERMITTING LICENSING &amp; PROTECTION DIVISION ATTN: DIANE JOHNSON GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324</p> <p>BROWARD COUNTY WATER &amp; WASTEWATER ATTN: JEAN MANESS 2555 W. COPANS RD POMPANO BEACH, FL 33069</p>	<p>BROWARD COUNTY ZONING CODE SERVICES SECTION PLANNING &amp; REDEVELOPMENT DIV. DIV. ATTN: GORDON MILLER DIVISION ATTN: GORDON MILLER GCW - 1 NORTH UNIVERSITY DR MAILBOX 302 PLANTATION, FL 33324</p> <p>PUBLIC WORKS DEPT REAL PROPERTY ATTN: DALE C. WILSON GOVERNMENTAL CENTER, RM. 326, 115 S. ANDREWS AVE FT. LAUDERDALE, FL 33301</p>	<p>BROWARD COUNTY HIGHWAY CONSTRUCTION &amp; ENGINEERING DIVISION; RIGHT OF WAY SECTION, ATTN: FRANK J GUILIANO ONE N. UNIVERSITY DR., STE 300-B PLANTATION, FL 33324</p> <p>BROWARD COUNTY SHERIFF'S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315</p>
--	---	---

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 02 ND day of JUNE 2014, 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 Rebecca Leder

401-316 Revised 05/13

Tax Deed # 29536

DR-506

Property Identification # 504205-05-1349

R.01/95

# Tax Deed

County of Broward

State of Florida

The following Tax Sale Certificate Numbered 12970 issued on 06/01/2010 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 16<sup>TH</sup> of JULY, 2014, offered for sale as required by law for cash to the highest bidder and was sold to: SYB PROPERTIES LLC whose address is: PO BOX 22215, WEST PALM BEACH, FL 33422 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this 16<sup>TH</sup> of JULY, 2014 in the County of Broward, State of Florida, in consideration of the sum of TEN THOUSAND SIX HUNDRED FOUR DOLLARS AND ZERO CENTS (\$10,604.00) 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**

AN UNDIVIDED ½ INTEREST IN LOT 9, BLOCK 14, WASHINGTON PARK SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, AT PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



Witness:

*[Handwritten signature]*

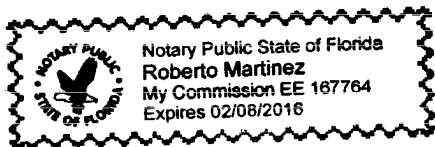
*[Handwritten signature]* (Seal)  
Clerk of Circuit Court or County Comptroller  
Deputy County Administrator

State of Florida  
County of Broward

On this 16<sup>TH</sup> of JULY, 2014, before me Roberto Martinez personally appeared Bertha Henry, County Administrator, by Rebecca Leder, 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.

*[Handwritten signature]*



**Board of County Commissioners, Broward County, Florida  
Finance and Administrative Services Department  
RECORDS, TAXES & TREASURY**

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 29536**

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: 504205-05-1349  
Certificate Number: 12970  
Date of Issuance: 06/01/2010  
Certificate Holder: 2010 FTLC LLC  
WASHINGTON PARK SECOND ADD  
Description of Property: 21-17 B  
LOT 9 BLK 14

Name in which assessed: CARLYLE DANE HALL LIV TR MOSELEY, CHARLES  
Legal Titleholders: CARLYLE DANE HALL LIV TR  
MOSELEY, CHARLES  
3032 NW 8TH CT  
FORT LAUDERDALE, FL 33311-6614


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 July, 2014 at 10:00 AM at:

The Governmental Center  
115 S. Andrews Avenue, Room 422  
Fort Lauderdale, Florida

Dated this 12th day of June, 2014.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

By:   
\_\_\_\_\_  
Claudio Manicone  
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: 06/12/2014, 06/19/2014, 06/26/2014 & 07/03/2014  
Minimum Bid: ~~10602.44~~ \$10,604.00

401-314



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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed # 29536 FINAL**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 03TH day of JANUARY, 2014, 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:

<b>CARLYLE DANE HALL LIV TR 3032 NW 8<sup>TH</sup> CT. FT. LAUDERDALE, FL 33311-6614</b>	<b>TWO CENTS INVESTMENTS LLC C/O IVAN CASTANEDA 780 NW LEJEUNE ROAD, SUITE 300 MIAMI, FL 33126-5597</b>	<b>FARRIS BROWNE-HALL, TRSTEE 210 NE 6<sup>TH</sup> ST. DEERFIELD BEACH, FL 33441</b>
<b>CHARLES MOSELEY 3032 NW 8<sup>TH</sup> CT. FT. LAUDERDALE, FL 33311-6614</b>	<b>CARLYLE DANE HALL, TRSTEE 210 NE 6<sup>TH</sup> ST. DEERFIELD BEACH, FL 33441</b>	<b>CHARLES MOSELEY 171 PENN WAY FT. LAUDERDALE, FL 33312</b>
<b>CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 100 N ANDREWS AVE 7<sup>TH</sup> FLOOR FT LAUDERDALE FL 33301</b>	<b>BROWARD SCHOOLS CREDIT UNION P.O. BOX 8966 FT. LAUDERDALE, FL 33310</b>	

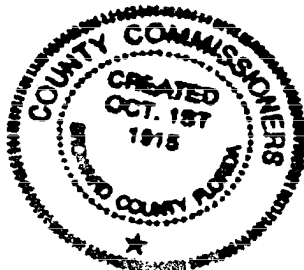
**THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE**

<b>BROWARD COUNTY CODE ENFORCEMENT, PERMITTING LICENSING &amp; PROTECTION DIVISION ATTN: DIANE JOHNSON GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324</b>	<b>BROWARD COUNTY ZONING CODE SERVICES SECTION PLANNING &amp; REDEVELOPEMENT DIV. DIV. ATTN: GORDON MILLER DIVISION ATTN: GORDON MILLER GCW - 1 NORTH UNIVERSITY DR MAILBOX 302 PLANTATION, FL 33324</b>	<b>BROWARD COUNTY HIGHWAY CONSTRUCTION &amp; ENGINEERING DIVISION; RIGHT OF WAY SECTION, ATTN: FRANK J GUILIANO ONE N. UNIVERSITY DR., STE 300-B PLANTATION, FL 33324</b>
<b>BROWARD COUNTY WATER &amp; WASTEWATER ATTN: JEAN MANESS 2555 W. COPANS RD POMPAHO BEACH, FL 33069</b>	<b>PUBLIC WORKS DEPT REAL PROPERTY ATTN: DALE C. WILSON GOVERNMENTAL CENTER, RM. 326, 115 S. ANDREWS AVE FT. LAUDERDALE, FL 33301</b>	<b>BROWARD COUNTY SHERIFF'S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315</b>

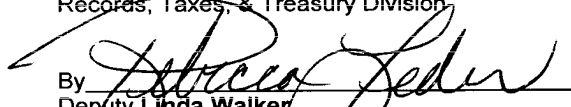
I certify that notice was provided pursuant to Florida Statutes, Section 197.02(4)  
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 03TH day of JANUARY, 2014, 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 Linda Walker

401-316 Revised 05/13

THIS INSTRUMENT PREPARED BY  
STEVEN L. JONES, ESQ.  
9999 NORTHEAST 2nd AVENUE  
MIAMI SHORES, FLORIDA 33138

FOLIO NO. 0205-05-1349

**SPECIAL WARRANTY DEED**

**THIS INDENTURE** made and executed the 18 day of MAY, 2007 by **MARYLIN S. BARON, Trustee under Land Trust dated 8/27/97**, whose post office address is 4557 North Jefferson Avenue, Miami Beach, FL 33140, hereinafter called the grantor, to **CHARLES MOSELEY**, whose post office address is 171 Penn Way, Ft. Lauderdale, FL 33312, hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise release, convey and confirm unto the grantee, his one-seventh interest in certain land situate in Broward County, Florida, viz:

**An undivided 1/2 interest in Lot 9, Block 14, WASHINGTON PARK SECOND ADDITION, according to the Plat thereof, as recorded in Plat Book 21, at Page 17, of the Public Records of Broward County, Florida.**

SUBJECT TO: Real Property taxes, together with all restrictions, conditions, reservations, easements and other matters of record, provided that this reference shall not serve to reimpose the same.

The above-described property is not the homestead of the grantor and it is not adjacent to or contiguous with any homestead property of grantor or any relative thereof.

TOGETHER with all the tenements hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of his interest in said land in fee simple and that he has good right and lawful authority to sell and convey his interest in said land, and will fully warrant title to said land as to his ownership only but against none other.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name the day and year first above written.

Signed, sealed and delivered in the presence of:

Susan R. Ferbin  
Name: Susan R. Ferbin

Marilyn S. Baron (Seal)  
MARYLIN S. BARON, Trustee under  
Land Trust dated 8/27/97

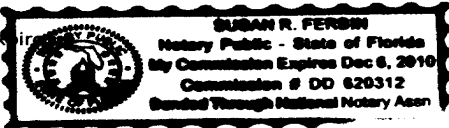
Cristina Alvarez  
Name: Cristina Alvarez

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **MARYLIN S. BARON, Trustee under Land Trust dated 8/27/97**, who is (are) personally known or who produced known as identification, and that he (they) acknowledged executing the same in the presence of two subscribing witnesses freely, and voluntarily executed this instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 18 day of MAY, 2007

My commission expires



Susan R. Ferbin  
Name: \_\_\_\_\_  
Notary Public, State of Florida

THIS INSTRUMENT PREPARED BY:  
STEVEN L. JONES, ESQ.  
9999 NE 2<sup>ND</sup> AVE., SUITE 216  
MIAMI SHORES, FL 33138

TRUSTEES' AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MIAMI – DADE:

BEFORE ME, the undersigned authority, appeared MARYLIN S. BARON, who is personally known or produced known as identification, and upon being first duly sworn, deposes and says:

1. That for the purposes hereof and regarding the Trust hereinafter described or referred to, the named Trust, owns an undivided 1/2 interest in the following described real property:

Lot 9, Block 14, WASHINGTON PARK SECOND ADDITION, according to the Plat thereof, as recorded in Plat Book 21, at Page 17, of the Public Records of Broward County, Florida ("Property").

2. Affiant is the Trustee under Land Trust dated 8/27/97 and knows of her own knowledge and belief:

- a. The name of the Trustee is Marylin S. Baron;
- b. An undivided 1/2 interest in Property is owned by the Trust;
- c. The Trust had been in full force and effect during the period of ownership of the Property;
- d. The Trustee had full power and authority to sell or otherwise convey title to Property; and
- e. No contrary powers or restrictions appear in the Trust.

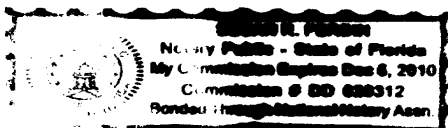
FURTHER AFFIANTS SAYETH NOT.

Marylin S. Baron  
MARYLIN S. BARON

SWORN TO and subscribed before me this 5/18/07

Susan B. Fuller  
Name:  
Notary Public, State of Florida

My commission expires:



This document prepared by  
and return to: Michele M. Lenoff  
Lenoff & Lenoff, P.A.,  
1761 W. Hillsboro Blvd #405,  
Deerfield Beach, Florida 33442

Folio No.: 504205051349

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 29 day of April 2003, by FARRIS C. BROWNE a/k/a FARRIS BROWNE-HALL, President of FERCAR INVESTMENT CORPORATION a/k/a FERCAR INVESTMENTS CORPORATION, Grantor, to CARLYLE DANE HALL and FARRIS BROWNE-HALL, Trustees of the LIVING TRUST AGREEMENT OF CARLYLE DANE HALL AND FARRIS BROWNE-HALL, with full power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed, whose post office address is 210 NE 6<sup>th</sup> Street, Deerfield Beach, Florida, 33441, Grantees.

WITNESSETH, that said Grantor, for and in consideration of ten dollars and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, does grant, bargain and sell to Grantees, and Grantees' heirs and assigns forever, a fee simple absolute

in the following described land, situate, lying and being in the County of Broward, State of Florida, to-wit:

Lot 9, Block 14 of WASHINGTON PARK SECOND ADDITION according to the Plat thereof, as recorded in Plat Book 21, Page 17, of the Public Records of Broward County, Florida

SUBJECT TO reservations, restrictions and easements of record, if any, and taxes for the current year and subsequent years, and to all valid zoning ordinance.

29 IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal on this day of April, 2003.

Signed, sealed and delivered  
in our presence:

Gail Caro  
Witness

Jolie Caro  
Print Name of Witness

Michele Lenoff  
Witness

Michele M. Lenoff  
Print Name of Witness

FERCAR INVESTMENT CORPORATION

Farris C Browne

By: FARRIS C. BROWNE, President  
210 NE 6<sup>th</sup> Street  
Deerfield Beach, FL 33441

State of Florida,  
County of Broward

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared FARRIS C. BROWNE, President of FERCAR INVESTMENT CORPORATION to me known to be the person described in and whom executed the foregoing instrument and acknowledged before me that she executed the same.

X personally known or \_\_\_\_\_ identified with  
Driver's Lic. No.

Witness my hand and official seal in the County and State last aforesaid this  
29 day of April, 2003.

Michele Lenoff  
Notary Public:  
My commission expires:





**DATE: June 1st, 2020**  
**PROPERTY ID # 504205-05-1349 (TD # 44761)**

# WARNING

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

BUILDERS ASSOCIATES III LLC  
2868 NW 9 ST  
FORT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2868 NW 9 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 June 30, 2020 .....\$3,993.53

Or

\* Estimated Amount due if paid by July 14, 2020 .....\$4,039.48

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 15, 2020 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: June 1st, 2020  
PROPERTY ID # 504205-05-1349 (TD # 44761)

# WARNING

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

BUILDERS ASSOCIATES III, LLC  
12525 ORANGE DRIVE - UNIT 709  
DAVIE, FL 33330

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2868 NW 9 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.

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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/recordstaxestresury](http://www.broward.org/recordstaxestresury)

DATE: June 1st, 2020  
PROPERTY ID # 504205-05-1349 (TD # 44761)

# WARNING

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

INVEST HOMES, LLC, REGISTERED AGENT O/B/O BUILDERS ASSOCIATES III, LLC  
12525 ORANGE DRIVE SUITE 709  
DAVIE, FL 33330

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2868 NW 9 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.

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- Or
- \* Estimated Amount due if paid by July 14, 2020 .....\$4,039.48

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 15, 2020 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, 2020  
PROPERTY ID # 504205-05-1349 (TD # 44761)

# WARNING

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

TOWN INVEST LLC  
2864 NW 9 ST  
FORT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2868 NW 9 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.

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Or  
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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

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

DATE: June 1st, 2020  
PROPERTY ID # 504205-05-1349 (TD # 44761)

# WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2868 NW 9 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.

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- Or
- \* Estimated Amount due if paid by July 14, 2020 .....\$4,039.48

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[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, 2020  
PROPERTY ID # 504205-05-1349 (TD # 44761)

# WARNING

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

JONES CONSTRUCTION COMPANY INC  
PO BOX 41  
FORT LAUDERDALE FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2868 NW 9 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.

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- Or
- \* Estimated Amount due if paid by July 14, 2020 .....\$4,039.48

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 15, 2020 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, 2020**  
**PROPERTY ID # 504205-05-1349 (TD # 44761)**

# WARNING

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

SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
P.O. BOX 24680  
WEST PALM BEACH, FL 33416-4680

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2868 NW 9 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 June 30, 2020 .....\$3,993.53
- Or
- \* Estimated Amount due if paid by July 14, 2020 .....\$4,039.48

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 15, 2020 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, 2020**  
**PROPERTY ID # 504205-05-1349 (TD # 44761)**

# WARNING

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

TOWN INVEST LLC  
8005 COPANHAGEN WAY  
BOCA RATON, FL 33434

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2868 NW 9 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.

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- Or
- \* Estimated Amount due if paid by July 14, 2020 .....\$4,039.48

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 15, 2020 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)



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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

\$

Total Pk

\$

Sent To

Street a

City, St

**TD 44761 JULY 2020 WARNING**

**BUILDERS ASSOCIATES III LLC**

**2868 NW 9 ST**

**FORT LAUDERDALE, FL 33311**

7019 1120 0000 2235 2412

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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 44761 JULY 2020 WARNING**

\$ \_\_\_\_\_  
Total Po **BUILDERS ASSOCIATES III, LLC**

\$ \_\_\_\_\_  
Sent To **12525 ORANGE DRIVE - UNIT 709**

Street ar \_\_\_\_\_  
City, State \_\_\_\_\_

7019 1120 0000 2222 2424

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9542 SE22 0000 0219 1120 0000 2436  
7019 1120 0000 0219 1120 0000 2436

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 44761 JULY 2020 WARNING**

\$ Total **F** INVEST HOMES, LLC, REGISTERED  
AGENT O/B/O BUILDERS ASSOCIATES III,  
\$ Sent **7** LLC

Street 12525 ORANGE DRIVE SUITE 709

City, S DAVIE, FL 33330

7019 1120 0000 2325 2443

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\$	
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 44761 JULY 2020 WARNING
\$	
Total P	*TOWN INVEST LLC
\$	2864 NW 9 ST
Sent To	FORT LAUDERDALE, FL 33311
Street	-----
City, St	-----

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Certified Mail Fee  
\$ \_\_\_\_\_

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

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

Postmark  
Here

Postage  
\$ \_\_\_\_\_

**Total**  
\$ \_\_\_\_\_

**Sent**  
\$ \_\_\_\_\_

Street  
City,

**TD 44761 JULY 2020 WARNING**  
CITY OF FORT LAUDERDALE  
ATTN: CITY ATTORNEY OFFICE  
100 N ANDREWS AVE 7TH FLOOR  
FORT LAUDERDALE, FL 33301

7019 1120 0000 2235 2450

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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  
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Postage

\$

Total

\$

Semi

Street

City

**TD 44761 JULY 2020 WARNING**  
**\*JONES CONSTRUCTION COMPANY**  
**INC**  
**PO BOX 41**  
**FT LAUDERDALE, FL 33302**

7017 2680 0000 4978 5039

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

Postmark  
Here

Postage

**ID 44/61 JULY 2020 WARNING**

\$

Total Po:

\*SOUTH FLORIDA WATER

\$

Sent To

MANAGEMENT DISTRICT

Street or

P.O. BOX 24680

City, Sta.

WEST PALM BEACH, FL 33416-4680

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

See Reverse for Instructions

7017 2680 0000 4978 5046

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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 44761 JULY 2020 WARNING**

\$

Total

**\*TOWN INVEST LLC**

\$

Sent

**8005 COPANHAGEN WAY**

Street

**BOCA RATON, FL 33434**

City, St.

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

See Reverse for Instructions

7017 2680 0000 4978 5053



**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 44761 JULY 2020 WARNING**  
CITY OF FORT LAUDERDALE  
ATTN: CITY ATTORNEY OFFICE  
100 N ANDREWS AVE 7TH FLOOR  
FORT LAUDERDALE, FL 33301



9590 9402 5198 9122 1924 92

2. Article Number (Transfer from previous label)

7019 1120 0000 2235 2450

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Wayne Pined*

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

0

**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 44761 JULY 2020 WARNING**  
**\*JONES CONSTRUCTION COMPANY INC**  
 PO BOX 41  
 FT LAUDERDALE, FL 33302



9590 9402 5108 9092 2841 63

2. Article Number (Transfer from service label)

7017 2680 0000 4978 5039

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature: *[Handwritten Signature]* 6/18/20  
 Agent  
 Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

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

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                            |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery        |   |

Domestic Return Receipt