

TitleExpress[®]

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**

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 04/19/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 04/14/2021

CERTIFICATE # 2018-12525

ACCOUNT # 504204010400

ALTERNATE KEY # 490351

TAX DEED APPLICATION # 46924

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

The South 40 feet of Lot 1 and the South 40 feet of Lot 2, Block 205, of F.R. OLIVER'S AMENDED PLAT OF SEMINOLE ADDITION TO FT. LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 88, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

PROPERTY ADDRESS: NW 9 AVENUE, FORT LAUDERDALE FL 33311

OWNER OF RECORD ON CURRENT TAX ROLL:

HENRY P JR BRAGDON EST

900 NW 2 ST

FORT LAUDERDALE, FL 33311-8912 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

HENRY P. BRAGDON, JR.

OR: 8599, Page: 275

900 N.W. 2ND STREET

FT. LAUDERDALE, FL 33311 (Per Deed)

(Property Appraiser indicates that Henry P. Bragdon, Jr. is deceased. However, no Death Certificate or Probate documents were found in the Official Records of Broward County.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MERIDIAN TAX

SB MUNI CUST FOR MERIDIAN TAX

PO BOX 31191

TAMPA, FL 33631-3191 (Tax Deed Applicant)

CITY OF FORT LAUDERDALE

Instrument: 117184670

FINANCE DEPARTMENT

100 NORTH ANDREWS AVENUE

FORT LAUDERDALE, FL 33301 (Per Lien)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5042 04 01 0400

CURRENT ASSESSED VALUE: \$24,000

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:

None found.

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Kim Pickett

Title Examiner



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	NW 9 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 04 01 0400
Property Owner	BRAGDON, HENRY P JR EST	Millage	0312
Mailing Address	900 NW 2 ST FORT LAUDERDALE FL 33311-8912	Use	00
Abbr Legal Description	SEMINOLE ADD F R OLIVERS AMEN PLAT 1-88 D LOT 1 S 40,2 S 40 BLK 205		

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).

* 2020 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$24,000		\$24,000	\$10,530	
2019	\$20,000		\$20,000	\$9,580	\$248.27
2018	\$12,000		\$12,000	\$8,710	\$179.17

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$24,000	\$24,000	\$24,000	\$24,000
Portability	0	0	0	0
Assessed/SOH	\$10,530	\$24,000	\$10,530	\$10,530
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	\$10,530	\$24,000	\$10,530	\$10,530

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/1/1979	WD	\$4,500	8599 / 275	\$6.00	4,000	SF
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						4000		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #46924

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 July 2021, 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:

BRAGDON, HENRY P JR EST
NW 9 AVENUE
FORT LAUDERDALE, FL 33311

BRAGDON, HENRY P JR. EST
900 NW 2ND ST
FORT LAUDERDALE, FL 33311-
8912

HENRY P. BRAGDON, JR.
900 N.W. 2ND STREET
FT. LAUDERDALE, FL 33311

*PROMESSE LAND TR
PIERRE, AXENVIO TRSTEE
5496 NW 44TH WAY
COCONUT CREEK, FL 33073-
5025

*PROMESSE LAND TR
PIERRE, AXENVIO TRSTEE
5496 NW 44TH WAY
COCONUT CREEK, FL 33073-
5025

*SJW INVESTMENT IRREV TR
11651 NW 4TH ST
PLANTATION, FL 33325-2509

CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FT LAUDERDALE, FL 33301-
1016

CITY OF FORT LAUDERDALE
FINANCE DEPARTMENT
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

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 July 2021 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Juliette M. Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46924

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: 504204-01-0400

Certificate Number: 12525

Date of Issuance: 05/23/2019

Certificate Holder: MERIDIAN TAX SB MUNI CUST FOR MERIDIAN TAX

Description of Property: SEMINOLE ADD F R OLIVERS AMEN
PLAT 1-88 D
LOT 1 S 40,2 S 40 BLK 205

Name in which assessed: BRAGDON, HENRY P JR EST

Legal Titleholders: BRAGDON, HENRY P JR EST
900 NW 2 ST
FORT LAUDERDALE, FL 33311-8912

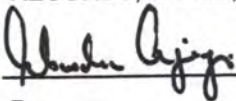
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of August, 2021. 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 3rd day of May, 2021.

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: 07/15/2021, 07/22/2021, 07/29/2021 & 08/05/2021
Minimum Bid: 1580.18

Broward County, Florida

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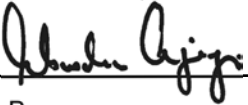
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Publish: DAILY BUSINESS REVIEW
Issues: 07/15/2021, 07/22/2021, 07/29/2021 & 08/05/2021
Minimum Bid: 1580.18

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 SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review // 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

46924
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 12525

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

07/15/2021 07/22/2021 07/29/2021 08/05/2021

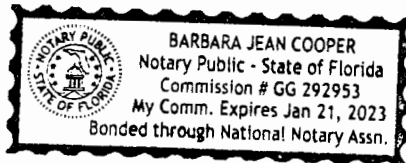
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and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

Scherrie A. Thomas

Sworn to and subscribed before me this
5 day of AUGUST, A.D. 2021

Barbara Jean Cooper

(SEAL)
SCHERRIE A. THOMAS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 46924**

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FOR MERIDIAN TAX

Description of Property:
SEMINOLE ADD F R OLIVERS
AMEN
PLAT 1-88 D
LOT 1 S 40.2 S 40 BLK 205

Name in which assessed:
BRAGDON, HENRY P JR EST

Legal Titleholders:
BRAGDON, HENRY P JR EST
900 NW 2 ST
FORT LAUDERDALE,
FL 33311-8912

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broward.deedauction.net
*Pre-registration is required to bid.
Dated this 3rd day of May, 2021.

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: \$1580.18
401-314
7/15-22-29 8/5 21-13/0000539161B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21028776

Broward County, FL VS Henry P. Bragdon Jr, Est.

RETURN OF SERVICE



Court Case # TD 46924

Hearing Date:08/18/2021

Received by CCN 16670

07/06/2021 7:16 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Henry P. Bragdon Jr, Est. NW 9 Avenue Fort Lauderdale FL 33311**

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section
115 S. Andrews Ave.
Room A-100
Fort Lauderdale FL 33301

Date: 07/06/2021 Time: 11:06 AM

On Henry P. Bragdon Jr, Est. in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

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

COMMENTS: Posted Tax Notice

You can now check the status of your writ by visting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

**Gregory Tony, Sheriff
Broward County, Florida**

By: *J. Lopez* 16670

D.S.

J. Lopez Toro, #16670

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	2		Sheriff's Fees	\$0.00
Services	2		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504204-01-0400 (TD #46924)

RECEIVED SHERIFF
2021 JUL -1 AM 11:25
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 July 30, 2021\$1,906.91

Or

* Amount due if paid by August 17, 2021\$1,929.18

*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 August 18, 2021 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

BRAGDON, HENRY P JR EST
NW 9 AVENUE
FORT LAUDERDALE, FL 33311

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21028776

Broward County, FL VS Henry P. Bragdon Jr, Est.

RETURN OF SERVICE

Court Case # TD 46924

Hearing Date:08/18/2021

Received by CCN 16670

07/06/2021 7:16 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Henry P. Bragdon Jr, Est. 900 NW 2 Street Fort Lauderdale FL 33311**

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section
115 S. Andrews Ave.
Room A-100
Fort Lauderdale FL 33301

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**Gregory Tony, Sheriff
Broward County, Florida**

By:

16670

D.S.

J. Lopez Toro, #16670**RECEIPT INFORMATION**

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

EXECUTION COSTS**DEMAND/LEVY INFORMATION**

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504204-01-0400 (TD # 46924)

RECEIVED SHERIFF
JUL 21 11 01 32

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ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

ORIGINAL DOCUMENT

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PLEASE SERVE THIS ADDRESS OR LOCATION

BRAGDON, HENRY P JR EST
900 NW 2 ST
FORT LAUDERDALE, FL 33311-8912

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



CLAIM OF LIEN

STATE OF FLORIDA:

COUNTY OF BROWARD:

ACCOUNT: 2061928
FOLIO #: 0204010400

THIS INSTRUMENT PREPARED BY
FINANCE DEPARTMENT
CITY OF FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301
954-828-4650

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED
SUSAN GRANT, WHO BEING DULY SWORN, SAYS THAT HE/SHE IS THE DIRECTOR OF
FINANCE/DESIGNEE OF THE LIENOR HEREIN, THE CITY OF FORT LAUDERDALE WHOSE
ADDRESS IS 100 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA, 33301 AND THAT IN
PURSUANCE OF A CONTRACT WITH NAME: BRAGDON HENRY P JR

ADDRESS: 115 NW 9TH AVE

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

PROPERTY DESCRIPTION: PLAT 1-88 D LOT 1 S 40,2 S 40 BLK 205

PROPERTY SUBDIVISION : SEMINOLE ADD F R OLIVERS AMEN

OWNED BY :
BRAGDON, HENRY P JR
900 NW 2 ST
FORT LAUDERDALE, FL 33311-8912

THERE REMAINS UNPAID \$322.51 PLUS COSTS AND
ADDITIONAL CHARGES AS SPECIFIED BY APPLICABLE
ORDINANCES AND FURNISHED THE FIRST OF THE SAME
ON 10/01/2000, AND THE LAST OF THE SAME ON
09/30/2020, IN WHICH AMOUNT THE CITY OF FORT
LAUDERDALE CLAIMS A LIEN UPON SAID PROPERTY.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

VERONICA WADE

DIRECTOR OF FINANCE/DESIGNEE
CITY OF FORT LAUDERDALE

SWORN TO AND SUBSCRIBED BEFORE ME THE

7 DAY OF April 2021

NOTARY PUBLIC, STATE OF FLORIDA



Danielle Mora
Notary Public
State of Florida
Comm# HH009116
Expires 6/10/2024

79-371424

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:
SCHREIBER AND SCHREIBER
Attorneys at Law
5600 Sheridan Street
HOLLYWOOD, FLORIDA 33021

Warranty Deed

 (STATUTORY FORM—SECTION 689.02 F.S.)

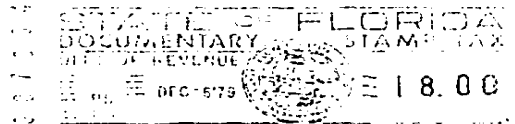
This Indenture, Made this 28th day of November 1979, Between
STANLEY MARCELLUS HILL, a Single Man
of the County of Broward, State of Florida, grantor*, and
HENRY P. BRAGDON, JR., a Single Man
whose post office address is 900 N.W. 2nd Street, Ft. Lauderdale, 33311
of the County of Broward, State of Florida, grantee*.

79 DEC 6 PM 2:08

Witnesseth. That said grantor, for and in consideration of the sum of
TEN DOLLARS AND NO/100-----(\$10.00) Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in Broward County, Florida, to-wit:

Seminole Add F.R. Olivers Amen.
Plat 1-88 D, Lot 1 S 40, 2 S 40
Block 205

SUBJECT TO restrictions, limitations and conditions of record and subject
to easement for public utilities which may be of record and applicable zoning
ordinances and taxes for the year 1979 and subsequent years.



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

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof. Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Charles H. Schreiber

Stanley Marcellus Hill
STANLEY MARCELLUS HILL (Seal)

_____ (Seal)

8599 MAR 27 75

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
STANLEY MARCELLUS HILL

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

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of November 1979

Charles H. Schreiber
Notary Public
RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR



Notary Public, State of Florida at Large
My Commission Expires January 17, 1983
Bonded by Mincey Agency

4-10

DATE: July 1st, 2021
PROPERTY ID # 504204-01-0400 (TD # 46924)

WARNING

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

BRAGDON, HENRY P JR EST
NW 9 AVENUE
FORT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 9 AVENUE, FORT LAUDERDALE, FL 33311 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 July 30, 2021\$1,913.91

Or

* Estimated Amount due if paid by August 17, 2021\$1,936.18

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 18, 2021 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: July 1st, 2021
PROPERTY ID # 504204-01-0400 (TD # 46924)

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BRAGDON, HENRY P JR. EST
900 NW 2ND ST
FORT LAUDERDALE, FL 33311-8912

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DATE: July 1st, 2021
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HENRY P. BRAGDON, JR.
900 N.W. 2ND STREET
FT. LAUDERDALE, FL 33311

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

DATE: July 1st, 2021
PROPERTY ID # 504204-01-0400 (TD # 46924)

WARNING

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

*PROMESSE LAND TR
PIERRE, AXENVIO TRSTEE
5496 NW 44TH WAY
COCONUT CREEK, FL 33073-5025

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: July 1st, 2021
PROPERTY ID # 504204-01-0400 (TD # 46924)

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*SJW INVESTMENT IRREV TR
11651 NW 4TH ST
PLANTATION, FL 33325-2509

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CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FT LAUDERDALE, FL 33301-1016

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

DATE: July 1st, 2021
PROPERTY ID # 504204-01-0400 (TD # 46924)

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CITY OF FORT LAUDERDALE FINANCE DEPARTMENT
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Post

\$

Total

\$

Sent

Street

City, State, ZIP+4®

TD 46424 AUGUST 2021 WARNING
BRAGDON, HENRY P JR EST
NW 9 AVENUE
FORT LAUDERDALE, FL 33311

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

See Reverse for Instructions

7020 2450 0001 8160 0585

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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 \$ _____

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City, _____

TD 46424 AUGUST 2021 WARNING
BRAGDON, HENRY P JR. EST
900 NW 2ND ST
FORT LAUDERDALE, FL 33311-8912

7020 2450 0001 8160 0592

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee

\$

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

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| <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 | \$ _____ |
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Postmark
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TD 46424 AUGUST 2021 WARNING
HENRY P. BRAGDON, JR.
900 N.W. 2ND STREET
FT. LAUDERDALE, FL 33311

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

See Reverse for Instructions

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CERTIFIED MAIL® RECEIPT
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Certified Mail Fee

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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 \$ _____

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TD 46424 AUGUST 2021 WARNING
***PROMESSE LAND TR**
PIERRE, AXENVIO TRSTEE
5496 NW 44TH WAY
COCONUT CREEK, FL 33073-5025

City, State, ZIP+4™

7020 2450 0001 8160 0615

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

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OFFICIAL USE

Certified Mail Fee	
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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	\$ _____

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\$	*SJW INVESTMENT IRREV TR	
T	11651 NW 4TH ST	
\$	PLANTATION, FL 33325-2509	
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£		
City, State, ZIP+4		

7020 2450 0001 8160 0622
290 09TR 1000 0542 0202

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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| <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 | \$ _____ |

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City, State, ZIP+4®

**TD 46424 AUGUST 2021 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FT LAUDERDALE, FL 33301-1016**

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

See Reverse for Instructions

7020 2450 0001 8160 0639

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

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

OFFICIAL USE

Certified Mail Fee

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

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| <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 | \$ _____ |

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**TD 46424 AUGUST 2021 WARNING
CITY OF FORT LAUDERDALE FINANCE
DEPARTMENT
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301**

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

See Reverse for Instructions

7020 2450 0001 8160 0646

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 46424 AUGUST 2021 WARNING
 CITY OF FORT LAUDERDALE
 ATTN: CITY ATTORNEY OFFICE
 100 N ANDREWS AVE FL 7
 FT LAUDERDALE, FL 33301-1016



9590 9402 6004 0069 2155 19

Number (Transfer from service label)

7020 2450 0001 8160 0639

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ⁷¹⁶¹²¹ City of Fort Lauderdale Agent
 Addressee

B. Receiver's Name and Address

100 N Andrews Avenue
 Fort Lauderdale, FL 33301 716121

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 (over \$500) | |

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46424 AUGUST 2021 WARNING
 CITY OF FORT LAUDERDALE FINANCE
 DEPARTMENT
 100 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FL 33301



9590 9402 3454 7275 9880 77

2. Article Number (Transfer from service label)

7020 2450 0001 8160 0646

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature 7/6/21
- x 100 N Andrews Avenue** Agent
 Fort Lauderdale, FL 33301 Addressee
- B. Date of Delivery 7/6/21
- 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"/> Registered Mail Restricted Delivery (\$500) | |

Domestic Return Receipt