

# **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)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 05/13/2021

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 05/11/2021

**CERTIFICATE #** 2018-11714

**ACCOUNT #** 504112060490

**ALTERNATE KEY #** 451492

**TAX DEED APPLICATION #** 47037

**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 1, Block 10, of GOLF VIEW HEIGHTS, according to the Plat thereof, recorded in Plat Book 32, Page 30, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 4451 PETERS ROAD, PLANTATION FL 33317

### OWNER OF RECORD ON CURRENT TAX ROLL:

SHOHAG ISLAM

3113 BAY TO BAY BLVD

TAMPA, FL 33629 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

SHOHAG ISLAM

Instrument: 114012612

3113 BAY TO BAY BLVD

TAMPA, FL 36291 (Per Deed)

SHOHAG ISLAM

4451 PETERS ROAD

PLANTATION, FL 33317 (Per Deed in 114012612)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

RAM TAX LIEN FUND LP

RTLFL-LLC

PO BOX 8401

CAROL STREAM, IL 60197 (Tax Deed Applicant)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5041 12 06 0490

**CURRENT ASSESSED VALUE:** \$223,510

**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:**

Warranty Deed

OR: 25445, Page: 187

**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.**

**Wendy Carter**

Title Examiner



<b>Site Address</b>	4451 PETERS ROAD, PLANTATION FL 33317	<b>ID #</b>	5041 12 06 0490
<b>Property Owner</b>	ISLAM, SHOHAG	<b>Millage</b>	2212
<b>Mailing Address</b>	3113 BAY TO BAY BLVD TAMPA FL 33629	<b>Use</b>	11
<b>Abbr Legal Description</b>	GOLF VIEW HEIGHTS 32-30 B LOT 1 BLK 10		

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	\$81,060	\$142,450	\$223,510	\$223,510	
2019	\$81,060	\$142,450	\$223,510	\$223,510	\$5,044.02
2018	\$81,060	\$155,480	\$236,540	\$236,540	\$5,278.22

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$223,510	\$223,510	\$223,510	\$223,510
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$223,510	\$223,510	\$223,510	\$223,510
<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>	\$223,510	\$223,510	\$223,510	\$223,510

Sales History			
Date	Type	Price	Book/Page or CIN
10/27/2016	QCD-T	\$100	114012612
9/6/1996	WD	\$75,000	25445 / 187
1/11/1996	WD	\$65,000	24476 / 750
12/7/1995	SWD	\$20,000	24392 / 574
4/1/1988	WD	\$44,000	15388 / 674

Land Calculations		
Price	Factor	Type
\$8.25	9,826	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		721
<b>Eff./Act. Year Built: 1967/1966</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
					PG	PL		
						1.3		

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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #47037**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of August 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:

SHOHAG ISLAM  
3113 BAY TO BAY BLVD  
TAMPA, FL 36291

SHOHAG ISLAM  
4451 PETERS ROAD  
PLANTATION, FL 33317

SHOHAG ISLAM  
3113 BAY TO BAY BLVD  
TAMPA, FL 33629

\*JEFFERY, DAVID J & MARY H  
5640 SW 9TH ST  
PLANTATION, FL 33317-4702

\*PUBLIC LAND  
% CITY OF PLANTATION  
400 NW 73RD AVE  
PLANTATION, FL 33317-1609

CITY OF PLANTATION  
ATTN ANNA C OTINIANO  
FINANCE DIRECTOR  
400 NW 73RD AVE  
PLANTATION, FL 33317-1609

\*CITY OF PLANTATION  
400 NW 73RD AVE  
PLANTATION, FL 33317-1609

**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 2nd day of August 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**

13  
**Broward County, Florida**

**INSTR # 117332363**  
Recorded 06/09/21 at 09:18 AM  
Broward County Commission  
1 Page(s)  
#13

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

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 47037**

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: 504112-06-0490  
Certificate Number: 11714  
Date of Issuance: 05/23/2019  
Certificate Holder: RAM TAX LIEN FUND LP RTLF-FL, LLC  
Description of Property: GOLF VIEW HEIGHTS 32-30 B  
LOT 1 BLK 10

Name in which assessed: ISLAM,SHOHAG  
Legal Titleholders: ISLAM,SHOHAG  
3113 BAY TO BAY BLVD  
TAMPA, FL 33629

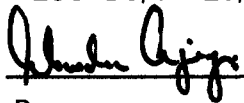
All of said property being in the County of Broward, State of Florida.

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

Dated this 1st day of June, 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: 08/12/2021, 08/19/2021, 08/26/2021 & 09/02/2021  
Minimum Bid: 18555.68

# Broward County, Florida

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

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TAMPA, FL 33629

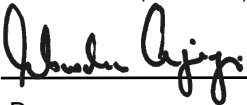
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broward.deedauktion.net  
*\*Pre-registration is required to bid.*

Dated this 14th day of June, 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: 08/12/2021, 08/19/2021, 08/26/2021 & 09/02/2021  
Minimum Bid: 18904.68



# BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and  
Legal Holidays  
Ft. Lauderdale, Broward County, Florida

## STATE OF FLORIDA COUNTY OF BROWARD:

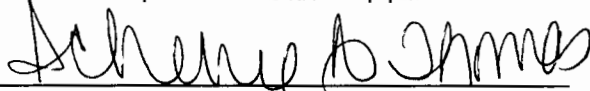
Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

47037  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 11714

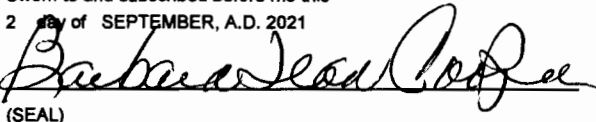
in the XXXX Court,  
was published in said newspaper in the issues of

08/12/2021 08/19/2021 08/26/2021 09/02/2021

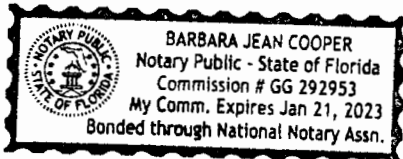
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and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



Sworn to and subscribed before me this  
2<sup>nd</sup> day of SEPTEMBER, A.D. 2021



(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 47037

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Certificate Number: 11714  
Date of Issuance: 05/23/2019

Certificate Holder:  
RAM TAX LIEN FUND LP RTLF-FL,  
LLC

Description of Property:  
GOLF VIEW HEIGHTS 32-30 B  
LOT 1 BLK 10

Name in which assessed:  
ISLAM, SHOHAG

Legal Titleholders:  
ISLAM, SHOHAG  
3113 BAY TO BAY BLVD  
TAMPA, FL 33629

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 September, 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.deedauction.net](http://broward.deedauction.net)

\*Pre-registration is required to bid.

Dated this 14th day of June, 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: 18904.68

401-314

8/12-19-26 9/2 21-18/0000543777B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21035578

Broward County, FL VS Shohag Islam

**RETURN OF SERVICE**



Court Case # TD 47037

Hearing Date:09/15/2021

Received by CCN 10451

08/04/2021 8:59 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Shohag Islam 4451 Peters Road Plantation FL 33317**

Served:

X

Not Served:

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

Date: 08/06/2021 Time: 10:15 AM

On Shohag Islam 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 Commercial:** By attaching a true copy to a conspicuous place on the property 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](http://www.sheriff.org) and clicking on the icon "Service Inquiry"

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

By:

D.S.

**J. Perko-McPartland, #10451**

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	1

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 # 504112-06-0490 (TD #47037)

RECEIVED  
BROWARD COUNTY SHERIFF  
OFFICE  
AUG 13 2021 10:25  
FORT LAUDERDALE, 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 August 31, 2021 .....\$18,645.85

Or

\* Amount due if paid by September 14, 2021 .....\$18,904.68

\*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 September 15, 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

ISLAM, SHOHAG  
4451 PETERS RD  
PLANTATION, FL 33317

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

96-477839 T#001  
09-27-96 06:24AM

\$ 525.00  
DOCU. STAMPS-DEED

RECVD. BROWARD CTY  
B. JACK OSTERHOLT

COUNTY ADMIN.

RETURN TO:  
W/C TRI -COUNTY

**RETURN TO:** DAVID A. COVEN, P.A.  
Prepared by: David A. Coven, Esq.  
Address: 800 W. Cypress Creek Road, #502  
Ft. Lauderdale, Florida 33309

Folio No 0112-06-0490  
Grantee SS No. \_\_\_\_\_  
(Name)

Space above this line for recording data

### WARRANTY DEED

THIS INDENTURE, made this 6 day of September, 1996, between **MOHAMMED A. HAROON**, a Married Man, whose post office address is 9795 N.W. 48 Drive, Coral Springs, Florida 33076, Grantor, and **SHOHAG ISLAM**, a Single Man and **NASIR U. AHMED**, a Married Man, as Tenants in Common, whose post office address is 4451 Peters Road, Plantation, Florida 33317, Grantee,

WITNESSETH that said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of whereof is hereby acknowledged, has granted, bargained and sold Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit:

**LOT 1, BLOCK 10, OF GOLF VIEW HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**

THE ABOVE DESCRIBED property is not the Homestead of Grantor nor is it contiguous thereto. The Grantor resides at 9795 N.W. 48 Drive, Coral Springs, Florida

**SUBJECT TO:** Taxes for the current and subsequent years; and easements, reservations and restrictions of record;

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

**IN WITNESS WHEREOF**, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

**WITNESSES:**

David A. Coven  
(Print Name) DAVID A. COVEN

Shohag Islam  
(Print Name) SHOHAG ISLAM

By: Mohammed A. Haroon  
**MOHAMMED A. HAROON**

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF BROWARD )

I HEREBY CERTIFY that on this 6 day of September, 1996, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **MOHAMMED A. HAROON**, [ ] personally known to me [ ] or who provided evidence of identification in the form of \_\_\_\_\_, to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

David A. Coven  
**NOTARY PUBLIC**  
Print Name David A. Coven  
My commission expires \_\_\_\_\_

**NOTARY PUBLIC**  
DAVID A. COVEN  
COMMISSION # CC 318704  
EXPIRES OCT 8, 1997  
Atlantic Bonding Co., Inc.  
800-732-2245

RECORDED IN THE PUBLIC RECORDS BOOK  
U. BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATION

High/ctolings/war/dee/ll

5K25445P60187

1746 34 9-13-96

Prepared by and return to:  
Gareth Howard Bullock  
Attorney at Law  
Bullock Practice, PA  
7320 Griffin Road, Ste. 217  
Davie, FL 33314  
954-578-2760  
File Number: ShohagI  
Will Call No.:

[Space Above This Line For Recording Data]

## Quit-Claim Deed

This Quit Claim Deed made this 27 day of October, 2016 between Shohag Islam, a single man and Nasir U. Ahmed, a married man whose post office address is 4451 Peters Road Plantation, FL 33317, grantor(s), and Shohag Islam, a single man, whose post office address is 3113 Bay to Bay Boulevard Tampa, FL 36291, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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:

**LOT 1, BLOCK 10, OF GOLF VIEW HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

Parcel Identification Number: 5041 12 06 0490

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 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 31, 2015.

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:

Md. Oullobh Sarker  
Witness Name: MD. OULLOBB SARKER

S. Islam (Seal)  
Shohag Islam

Mohammad Sarker  
Witness Name: MOHAMMAD SARKER

Nasir Ahmed (Seal)  
Nasir U. Ahmed

Nasina Arif  
Witness Name: NASINA ARIF

Socelyn Pusillo  
Witness Name: Socelyn Pusillo

State of Florida  
County of Pasco

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of October, 2016 by Shohag Islam, who  is personally known or  have produced a driver's license as identification.

[Notary Seal]



Basit Ghafoor  
Notary Public

Printed Name: BASIT GHAFOR.

My Commission Expires: May 24, 2020

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 20 day of October, 2016 by Nasir U. Ahmed, who  is personally known or  have produced a driver's license as identification.

[Notary Seal]



Jocelyn Rosillo  
Notary Public

Printed Name: Jocelyn Rosillo

My Commission Expires: July 19, 2020

DATE: August 2nd, 2021  
PROPERTY ID # 504112-06-0490 (TD # 47037)

# WARNING

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

ISLAM, SHOHAG  
3113 BAY TO BAY BLVD  
TAMPA, FL 33629

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4451 PETERS RD, 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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*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 August 31, 2021 .....\$18,645.85
- Or
- \* Estimated Amount due if paid by September 14, 2021 .....\$18,904.68

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 15, 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](http://www.broward.org/recordstaxestreasury)

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

DATE: August 2nd, 2021

PROPERTY ID # 504112-06-0490 (TD # 47037)

# WARNING

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

SHOHAG ISLAM  
3113 BAY TO BAY BLVD  
TAMPA, FL 36291

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4451 PETERS RD, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: August 2nd, 2021  
PROPERTY ID # 504112-06-0490 (TD # 47037)

# WARNING

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SHOHAG ISLAM  
4451 PETERS ROAD  
PLANTATION, FL 33317

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

DATE: August 2nd, 2021  
PROPERTY ID # 504112-06-0490 (TD # 47037)

# WARNING

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

\*CITY OF PLANTATION  
400 NW 73RD AVE  
PLANTATION, FL 33317-1609

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DATE: August 2nd, 2021  
PROPERTY ID # 504112-06-0490 (TD # 47037)

# WARNING

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\*JEFFERY, DAVID J & MARY H  
5640 SW 9TH ST  
PLANTATION, FL 33317-4702

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DATE: August 2nd, 2021  
PROPERTY ID # 504112-06-0490 (TD # 47037)

# WARNING

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\*PUBLIC LAND  
% CITY OF PLANTATION  
400 NW 73RD AVE  
PLANTATION, FL 33317-1609

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

DATE: August 2nd, 2021  
PROPERTY ID # 504112-06-0490 (TD # 47037)

# WARNING

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CITY OF PLANTATION  
ATTN ANNA C OTINIANO  
FINANCE DIRECTOR  
400 NW 73RD AVE  
PLANTATION, FL 33317-1609

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

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

**OFFICIAL USE**

Certified Mail Fee  
\$ \_\_\_\_\_  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

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

\$ \_\_\_\_\_  
Sen  
TD 47037 SEPTEMBER 2021 WARNING  
SHOHAG ISLAM  
3113 BAY TO BAY BLVD  
TAMPA, FL 36291

7020 1810 0000 1203 3071

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

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage

\$

Total P: **TD 47037 SEPTEMBER 2021 WARNING**

\$

Sent To

**SHOHAG ISLAM**  
**4451 PETERS ROAD**

Street a

**PLANTATION, FL 33317**

City, State, ZIP+4

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

See Reverse for Instructions

7020 1A10 0000 1203 3088

7020 1810 0000 1203 3095

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

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

**OFFICIAL USE**

Certified Mail Fee	\$ _____
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage

\$ \_\_\_\_\_

**Total P**    **TD 47037 SEPTEMBER 2021 WARNING**

\$ \_\_\_\_\_

Sent To

Street

City, St.

**SHOHAG ISLAM**  
**3113 BAY TO BAY BLVD**  
**TAMPA, FL 33629**



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Domestic Mail Only

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**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	

Postmark  
Here

Postage	
\$	
Total F	
\$	
Sent 1	
Street	
City, FL	

**TD 47037 SEPTEMBER 2021 WARNING**  
**\*JEFFERY, DAVID J & MARY H**  
**5640 SW 9TH ST**  
**PLANTATION, FL 33317-4702**

7020 1610 0000 1203 3101

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**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage	
\$	
Total	
\$	

**TD 47037 SEPTEMBER 2021 WARNING**

**\*PUBLIC LAND**

**% CITY OF PLANTATION**

**400 NW 73RD AVE**

**PLANTATION, FL 33317-1609**

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

See Reverse for Instructions

7020 1010 0000 1203 3118

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Domestic Mail Only

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**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Post:

\$

**Total TD 47037 SEPTEMBER 2021 WARNING**

\$

Sent

CITY OF PLANTATION  
ATTN ANNA C OTINIANO  
FINANCE DIRECTOR  
400 NW 73RD AVE

Street

City, State, ZIP+4

PLANTATION, FL 33317-1609

7020 1610 0000 1203 3125

7020 1A10 0000 1203 3132

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*Domestic Mail Only*

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Certified Mail Fee	
\$	
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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	\$ _____
Postage	
\$	
<b>Total</b>	
\$	
Sen.	
Street	
City	

Postmark  
Here

**TD 47037 SEPTEMBER 2021 WARNING**  
**\*CITY OF PLANTATION**  
**400 NW 73RD AVE**  
**PLANTATION, FL 33317-1609**

**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, **SM** or on the front if space permits.

1. Article Addressed to:

TD 47037 SEPTEMBER 2021 WARNING  
\*JEFFERY, DAVID J & MARY H  
5640 SW 9TH ST  
PLANTATION, FL 33317-4702



9590 9402 6615 1028 3084 71

2 Article Number (Transfer from carrier label)

7020 1810 0000 1203 3101

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

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

J. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

all

all Restricted Delivery

(over 300)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation


Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

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

1

**TD 7037 SEPTEMBER 2021 WARNING**  
 CITY OF PLANTATION  
 ATTN ANNA C OTINIANO  
 FINANCE DIRECTOR  
 400 NW 73RD AVE  
 PLANTATION, FL 33317-1609



9590 9402 6615 1028 3088 84

7020 1810 0000 1203 3125

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
 x **CITY HALL**

B. Received by (Printed Name)  Date of Delivery  
**8-5-21**

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 Restrictd Delivery         |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery |   |
- all Restricted Delivery  
 (over 3000)

**SENDER: COMPLETE THIS SECTION**

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1. Article Addressed to:

**TD 47037 SEPTEMBER 2021 WARNING**  
 \*PUBLIC LAND  
 % CITY OF PLANTATION  
 400 NW 73RD AVE  
 PLANTATION, FL 33317-1609



9590 9402 6615 1028 3084 64

2. Article Number (Transfer from service label)

7020 1810 0000 1203 3118

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
 X CITY HALL

B. Received by (Printed Name)  Agent  
 Addressee  
8-5-21 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 Restricte<br>Delivery         |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Signature Confirmation™                       |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation<br>Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery |  |
- Mail Restricted Delivery  
 (over \$500)

**SENDER: COMPLETE THIS SECTION**

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- Print your name and address on the reverse so that we can return the card to you.
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TD 47037 SEPTEMBER 2021 WARNING  
\*CITY OF PLANTATION  
400 NW 73RD AVE  
PLANTATION, FL 33317-1609



9590 9402 6615 1028 3089 14

2. Article Number (Transfer from service label)

7020 1810 0000 1203 3132

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x CITY HALL

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

8-5-21

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
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery (D)



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Article Addressed to:

**TD 47037 SEPTEMBER 2021 WARNING**  
**SIHOAG ISLAM**  
**443 PETERS ROAD**  
**PLANTATION, FL 33317**



9590 9402 6615 1028 3091 57

2. Article Number (Transfer from service label)  
**7020 1810 0000 1203 3088**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
**X** *C19*  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
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 x KE R+31  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 C-19 8/6/21

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

TD 47007 SEPTEMBER 2021 WARNING  
 SHOHAG ISLAM  
 3113 BAY TO BAY BLVD  
 TAMPA, FL 36291



9590 9402 6615 1028 3091 26

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"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Delivery Restricted Delivery all	
<input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)	

Article Number (Transfer from...)  
 7020 1810 0000 1203 3071

**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, **SM** or on the front if space permits.

Article Addressed to:

**TD 47037 SEPTEMBER 2021 WARNING  
SHOHAG ISLAM  
3113 BAY TO BAY BLVD  
TAMPA, FL 33629**



9590 9402 6615 1028 3091 40

Article Number (Transfer from carrier label)  
**7020 1810 0000 1203 3095**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
**X RE R+31**  Agent  
 Addressee

B. Received by (Printed Name) **C-19** C. Date of Delivery **8/6/21**

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"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Mail Restricted Delivery	