

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: 06/08/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 06/02/2021

CERTIFICATE # 2018-11173

ACCOUNT # 504018033920

ALTERNATE KEY # 420532

TAX DEED APPLICATION # 47147

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:

SECTOR 6 141-21 B POR PAR 1 LESS P/P/A "SECTOR 6 EAST", LESS PART DESC IN OR 24368/455, OR 24381/758, OR 25434/ 898, OR 25823/314 OR 27890/1, OR 28636/644, OR 29278/1128, OR 29602 /645 & OR 31476/1670

**Legal description provided is abbreviated legal as shown on the Property Appraiser. Unable to locate a deed of record with complete metes and bounds legal description.

PROPERTY ADDRESS: SAGEMONT WAY, WESTON FL 33326

OWNER OF RECORD ON CURRENT TAX ROLL:

YILMAZ ZORBA

4500 NW 107 AVE APT 202

DORAL, FL 33178-1885 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

YILMAZ ZORBA

Instrument: 113640026

1750 NW 107 AVE APT M-604

DORAL, FL 33172

(Per Corrective Tax Deed. Corrects Tax Deed 113589946.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

ATCF II FLORIDA-A LLC

P.O. BOX 69239

BALTIMORE, MD 21264-9239 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5040 18 03 3920

CURRENT ASSESSED VALUE: \$49,710

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: 18229, Page: 900

Tax Deed

Instrument: 113589946

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

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

Christina Young

Title Examiner



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

2020 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
33				IT				
L				IT				
1				.17				

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #47147

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 September 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:

YILMAZ ZORBA 1750 NW 107 Ave Apt M-604 DORAL, FL 33172	ZORBA, YILMAZ SAGEMONT WAY WESTON, FL 33326	ZORBA, YILMAZ 4500 NW 107TH AVE APT 202 DORAL, FL 33178-1885	*PUBLIC LAND % CITY OF WESTON 17200 ROYAL PALM BLVD WESTON, FL 33326-2301
*SAGEMONT REAL ESTATE INC 1615 W CHESTER PIKE STE 200 WEST CHESTER, PA 19382- 6223	*SOUTHERN BELL TEL & TEL CO TAX ADMIN OFF % BELL SOUTH CORP 1010 PINE ST # 9EL01 SAINT LOUIS, MO 63101- 2015	CITY OF WESTON 17200 ROYAL PALM BLVD WESTON, FL 33326-2301	

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 September 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

INSTR # 117402556
Recorded 07/07/21 at 09:29 AM
Broward County Commission
1 Page(s)
#19

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47147

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: 504018-03-3920
Certificate Number: 11173
Date of Issuance: 05/23/2019
Certificate Holder: ATCF II FLORIDA-A LLC
Description of Property: SECTOR 6 141-21 B
POR PAR 1 LESS P/P/A "SECTOR 6
EAST", LESS PART DESC IN OR
See Additional Legal on Tax Roll

Name in which assessed: ZORBA, YILMAZ
Legal Titleholders: ZORBA, YILMAZ
4500 NW 107 AVE APT 202
DORAL, FL 33178-1885

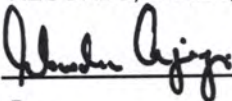
All of said property being in the County of Broward, State of Florida.

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 October, 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 1st day of July, 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: 09/16/2021, 09/23/2021, 09/30/2021 & 10/07/2021
Minimum Bid: 3082.13

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Name in which assessed: ZORBA, YILMAZ
Legal Titleholders: ZORBA, YILMAZ
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DORAL, FL 33178-1885

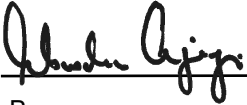
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Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy

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Publish: DAILY BUSINESS REVIEW
Issues: 09/16/2021, 09/23/2021, 09/30/2021 & 10/07/2021
Minimum Bid: 3082.13

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

47147

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 11173

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

09/16/2021 09/23/2021 09/30/2021 10/07/2021

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.

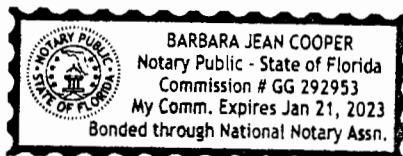
Scherrie A. Thomas

Sworn to and subscribed before me this
7 day of OCTOBER, 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 47147

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: 504018-03-3920
Certificate Number: 11173
Date of Issuance: 05/23/2019

Certificate Holder:
ATCF II FLORIDA-A LLC

Description of Property:
SECTOR 6 141-21 B
POR PAR 1 LESS P/P/A "SECTOR
6 EAST", LESS PART DESC IN OR
See Additional Legal on Tax Roll

Name in which assessed:
ZORBA, YILMAZ

Legal Titleholders:
ZORBA, YILMAZ
4500 NW 107 AVE APT 202
DORAL, FL 33178-1885

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 October, 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 July, 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 suc-
cessful bidder is responsible to pay
any outstanding taxes.

Minimum Bid: 3082.13

401-314

9/16-23-30 10/7 21-11/0000650100B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21042651

Broward County, FI VS Yilmaz Zorba

RETURN OF SERVICE

Court Case # TD 47147

Hearing Date: 10/20/2021

Received by CCN 13192

09/09/2021 9:32 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Yilmaz Zorba Sagemont Way Weston FL 33326**

Served:

X

Not Served:

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

Date: 09/16/2021 Time: 11:09 AM

On Yilmaz Zorba 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:

Other Returns: Other Returns

/

COMMENTS: If you go into the parking next to the lot area, it is posted on the 1st tree to the far left facing the lot. Posted tax notice.

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

Gregory Tony, Sheriff
Broward County, Florida

By:

D.S.

M. Moore, #13192

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 # 504018-03-3920 (TD #47147)

WARNING

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

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

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by September 30, 2021\$3,389.80
Or

* Amount due if paid by October 19, 2021\$3,432.13

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON October 20, 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

ZORBA, YILMAZ
SAGEMONT WAY
WESTON, FL 33326

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

Tax Deed # 34489
Property Identification No. 504018-03-3920

DR-506
R.01/95

Tax Deed

County of Broward

State of Florida

The following Tax Sale Certificate Numbered **16280** issued on **June 1, 2012** 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 **16th** day of **March, 2016**, offered for sale as required by law for cash to the highest bidder and was sold to:

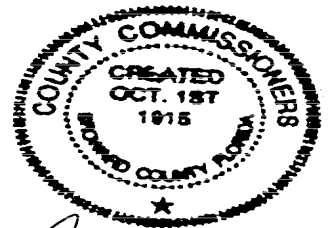
YILMAZ ZORBA

whose address is: 1750 NW 107 AVE APT M-604 DORAL, FL 33172 being the highest bidder and having paid the sum of his bid as required by the laws of Florida.

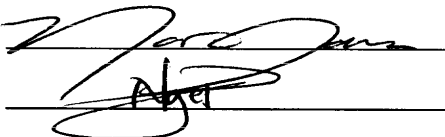
Now on this **17th** day of **March, 2016** in the County of Broward, State of Florida in consideration of the sum of **(\$8,300.00) Eight Thousand Three Hundred Dollars**, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:


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

SECTOR 6 141-21 B PART OF PARCEL 1 DESC'D AS, COMM AT SW COR "SOUTHERN BELL WESTON FLORIDA"
PLAT, E ALG S/L 371.28 TO POB, CONT E 83.35, SLY TO PT ON TOWN CENTER CIRCLE, SW 35.12, WLY TO SE COR OF
LAND DESC'D IN OR 29602/645, NW 84.58 TO POB

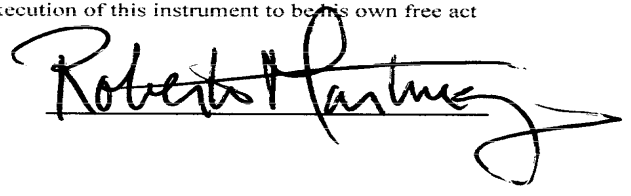


Witness:



 (Seal)
Clerk of Circuit Court or County Comptroller
Deputy County Administrator
State of Florida
County of Broward

On this **17th** day of **March, 2016**, 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 purposed therein mentioned.



(3)

Witness my hand and office seal date aforesaid.



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

NOTICE OF APPLICATION FOR TAX DEED NUMBER 34489

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: 504018-03-3920
 Certificate Number: 16280
 Date of Issuance: 06/01/2012
 Certificate Holder: RMC TL 2013, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE FOR RMC TL 2013
 Description of Property: SECTOR 6 141-21 B
 PART OF PARCEL 1 DESC'D AS, COMM
 AT SW COR "SOUTHERN BELL WESTON
 See Additional Legal on Tax Roll

Name in which assessed: ARVIDA CORP
 Legal Titleholders: ARVIDA CORP
 900 N MICHIGAN AVE STE 1400
 CHICAGO, IL 60611-6522

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 March, 2016. 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 11th day of February, 2016.

Bertha Henry
 County Administrator
 RECORDS, TAXES, AND TREASURY DIVISION

By: _____

Dana F. Buker
 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: 02/11/2016, 02/18/2016, 02/25/2016 & 03/03/2016
 Minimum Bid: 3930.48

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 34489

**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 February 2016, 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:

CITY OF WESTON 17200 ROYAL PALM BLVD WESTON, FL 33326	ARVIDA CORP 900 N MICHIGAN AVE STE 1400 CHICAGO IL 60611-6522	TWO CENTS INVESTMENTS LLC TWO CENTS INVESTMENTS LLC AND OCEAN BANK 780 NW LEJEUNE ROAD, SUITE 300 MIAMI, FL 33126-5597
ARVIDA/JMB PARTNERS 1200 WESTON RD FORT LAUDERDALE, FL 33326	SAGEMONT REAL ESTATE INC 1570 TOWN CENTER CIR A WESTON FL 33326	

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT PERMITTING LICENSING & PROTECTION DIVISION ATTN: DIANE JOHNSON GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPEMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT ATTN: GORDON MILLER GCW - 1 NORTH UNIVERSITY DR, MAILBOX 302 PLANTATION, FL 33324	BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION, RIGHT OF WAY SECTION ATTN: FRANK J GUILIANO ONE N. UNIVERSITY DR., STE 300-B PLANTATION, FL 33324
BROWARD COUNTY WATER & WASTEWATER ATTN: RACHEL FLEURY-CHARLES 2555 W. COPANS RD POMPANO BEACH, FL 33069	BROWARD COUNTY PUBLIC WORKS DEPT REAL PROPERTY SECTION ATTN: MARIE HAMMOND 115 S ANDREWS AVE, ROOM 326 FORT LAUDERDALE FL 33301	BROWARD COUNTY SHERIFF'S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315

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 February 2016 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 # 34489

DR-506
R.01/95

Property
Identification # 504018-03-3920

CORRECTIVE Tax Deed

State of Florida

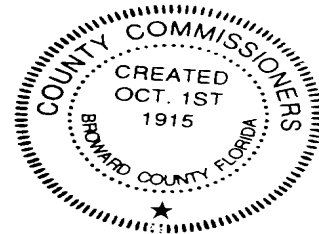
County of Broward

The following Tax Sale Certificate Numbered **16280** issued on **June 1, 2012** 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 **16th day of MARCH, 2016**, offered for sale as required by law for cash to the highest bidder and was sold to: **YILMAZ ZORBA** whose address is: **1750 NW 107 AVE APT M-604 DORAL, FL 33172** being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this **16TH day of MARCH, 2016** in the County of Broward, State of Florida, in consideration of the sum of **EIGHT THOUSAND THREE HUNDRED (\$8,300.00)** 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

**SECTOR 6 141-21 B POR PAR 1 LESS P/P/A
"SECTOR 6 EAST", LESS PART DESC IN OR
24368/455, OR 24381/758, OR 25434/ 898,
OR 25823/314 OR 27890/1, OR 28636/644, OR
29278/1128, OR 29602/645 & OR 31476/1670**



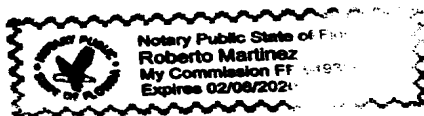
Witness:

(Seal)
Clerk of Circuit Court or County Comptroller
Deputy County Administrator

State of Florida
County of Broward

On this **19TH day of APRIL, 2016**, 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.



3

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

NOTICE OF APPLICATION FOR TAX DEED NUMBER 34489

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Certificate Holder: RMC TL 2013, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE FOR RMC TL 2013
Description of Property: SECTOR 6 141-21 B
PART OF PARCEL 1 DESC'D AS, COMM
AT SW COR "SOUTHERN BELL WESTON
See Additional Legal on Tax Roll

Name in which assessed: ARVIDA CORP
Legal Titleholders: ARVIDA CORP
900 N MICHIGAN AVE STE 1400
CHICAGO, IL 60611-6522

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 March, 2016. 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:

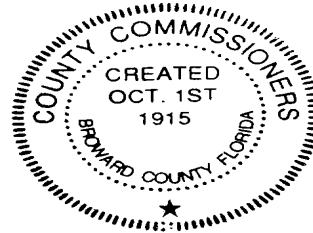
broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 11th day of February, 2016.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: _____

Dana F. Buker
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: 02/11/2016, 02/18/2016, 02/25/2016 & 03/03/2016
Minimum Bid: 3930.48

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 34489

**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 February 2016, 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:

CITY OF WESTON 17200 ROYAL PALM BLVD WESTON, FL 33326	ARVIDA CORP 900 N MICHIGAN AVE STE 1400 CHICAGO IL 60611-6522	TWO CENTS INVESTMENTS LLC TWO CENTS INVESTMENTS LLC AND OCEAN BANK 780 NW LEJEUNE ROAD, SUITE 300 MIAMI, FL 33126-5597
ARVIDA/JMB PARTNERS 1200 WESTON RD FORT LAUDERDALE, FL 33326	SAGEMONT REAL ESTATE INC 1570 TOWN CENTER CIR A WESTON FL 33326	

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

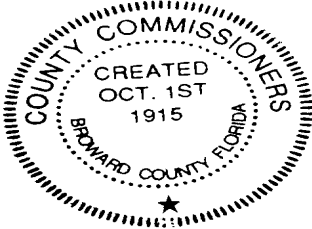
BROWARD COUNTY CODE ENFORCEMENT PERMITTING LICENSING & PROTECTION DIVISION ATTN: DIANE JOHNSON GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPEMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT ATTN: GORDON MILLER GCW - 1 NORTH UNIVERSITY DR, MAILBOX 302 PLANTATION, FL 33324	BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION, RIGHT OF WAY SECTION ATTN: FRANK J GUILIANO ONE N. UNIVERSITY DR., STE 300-B PLANTATION, FL 33324
BROWARD COUNTY WATER & WASTEWATER ATTN: RACHEL FLEURY-CHARLES 2555 W. COPANS RD POMPANO BEACH, FL 33069	BROWARD COUNTY PUBLIC WORKS DEPT REAL PROPERTY SECTION ATTN: MARIE HAMMOND 115 S ANDREWS AVE, ROOM 326 FORT LAUDERDALE FL 33301	BROWARD COUNTY SHERIFF'S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315

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 February 2016 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

91104855

55 has been Paid
in Broward County for Documentary
Stamp Tax as required by law
Amy M. Halberg Deputy

This instrument prepared by:
Sandy Michel, Esq.
GUSTAFSON, STEPHENS, FERRIS,
FORMAN & HALL, P.A.
540 Northeast 4th Street
Fort Lauderdale, FL 33301

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 18 day of March, 1991, between
INDIAN TRACE COMMUNITY DEVELOPMENT DISTRICT of the County of
Broward, State of Florida, Grantor, and ARVIDA/JMB PARTNERS, a
Florida general partnership whose address is 1200 Weston Road, Fort
Lauderdale, Florida 33326, County of Broward, State of Florida,
whose Tax Identification Number is: N/A, Grantee:

W I T N E S S E T H:

that said Grantor, for and in consideration of the sum of Ten
(\$10.00) Dollars, lawful money of the United States of America the
consideration more particularly described in that certain letter of
even date herewith executed by Grantor and Grantee and other good
and valuable consideration, to said Grantor, in hand paid by said
Grantee, the receipt of which is hereby acknowledged, has granted,
bargained, sold, aliened, remised, released, conveyed and confirmed
and by these presents does grant, bargain, sell, alien, remise,
release, convey and confirm unto the said Grantee, the Grantee's
successors and assigns forever, the following piece, parcel or
tract of land, situate, lying and being in the County of Broward,
State of Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND
BY THIS REFERENCE MADE A PART HEREOF

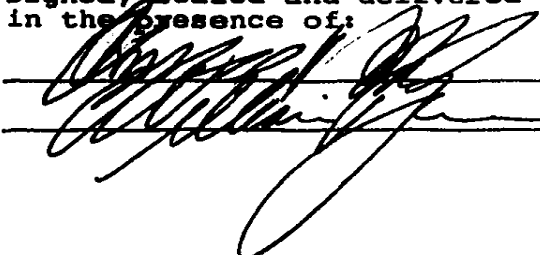
TOGETHER, with all and singular the tenements, hereditaments and
appurtenances thereunto belonging or in anywise appertaining, and
the reversion and reversions, remainder and remainders, rents,
issues and profits thereof, and also all the estate, right, title,
interest, dower and right of dower, separate estate, property,
possession, claim and demand whatsoever, in law as well as in
equity, of the said Grantor, of, in and to the same, and every part
and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, the above granted, bargained and
described property with the appurtenances unto the said Grantee,
its heirs and assigns, to own proper use, benefit and behoof
forever.

AND, the said Grantor, for it and for its successors warrants
the above described and hereby granted and released premises, and
every part and parcel thereof, with the appurtenances, unto the
said Grantee, its successors and assigns, against the said Grantor,
it successors and assigns and against all and every person or
persons whomsoever, lawfully claiming or making claim to the same,
by, through and under the Grantor herein, and Grantor shall and
will warrant and by these presents forever defend Grantee against
the same.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and
seal the day and year first above written.

Signed, sealed and delivered
in the presence of:



INDIAN TRACE COMMUNITY
DEVELOPMENT DISTRICT

By: 
Chairman, Board of
Supervisors

SANDY MICHEL, ESQ.
GUSTAFSON, STEPHENS, FERRIS, FORMAN & HALL, P.A.
540 NORTHEAST FOURTH STREET
FORT LAUDERDALE, FL 33301-1192

WILL CALL

91 MAR 19 PM 3 00

BK18229PG0900

37A

[Signature]
Secretary

[Signature]
District Manager

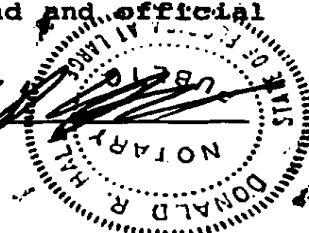
APPROVED AS TO FORM:
[Signature]
District Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day personally appeared before me, Ellen Gibbs, Gary Meyer and Gary Meyer as the Chairman of the Board of Supervisors, District Manager and Secretary, respectively, of the Indian Trace Community Development District, a municipal entity formed according to the laws of the State of Florida, to me well known and known to me to be the persons described in and who executed the foregoing deed of conveyance and acknowledged that they executed the same for the purpose therein expressed on behalf of such municipal entity.

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal this 8 day of January, 1991.
March

[Signature]
Notary Public



My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. NOV. 18, 1993
(w/PROBATION) (GENERAL INS. UND. 10491)

BK18229PG0901

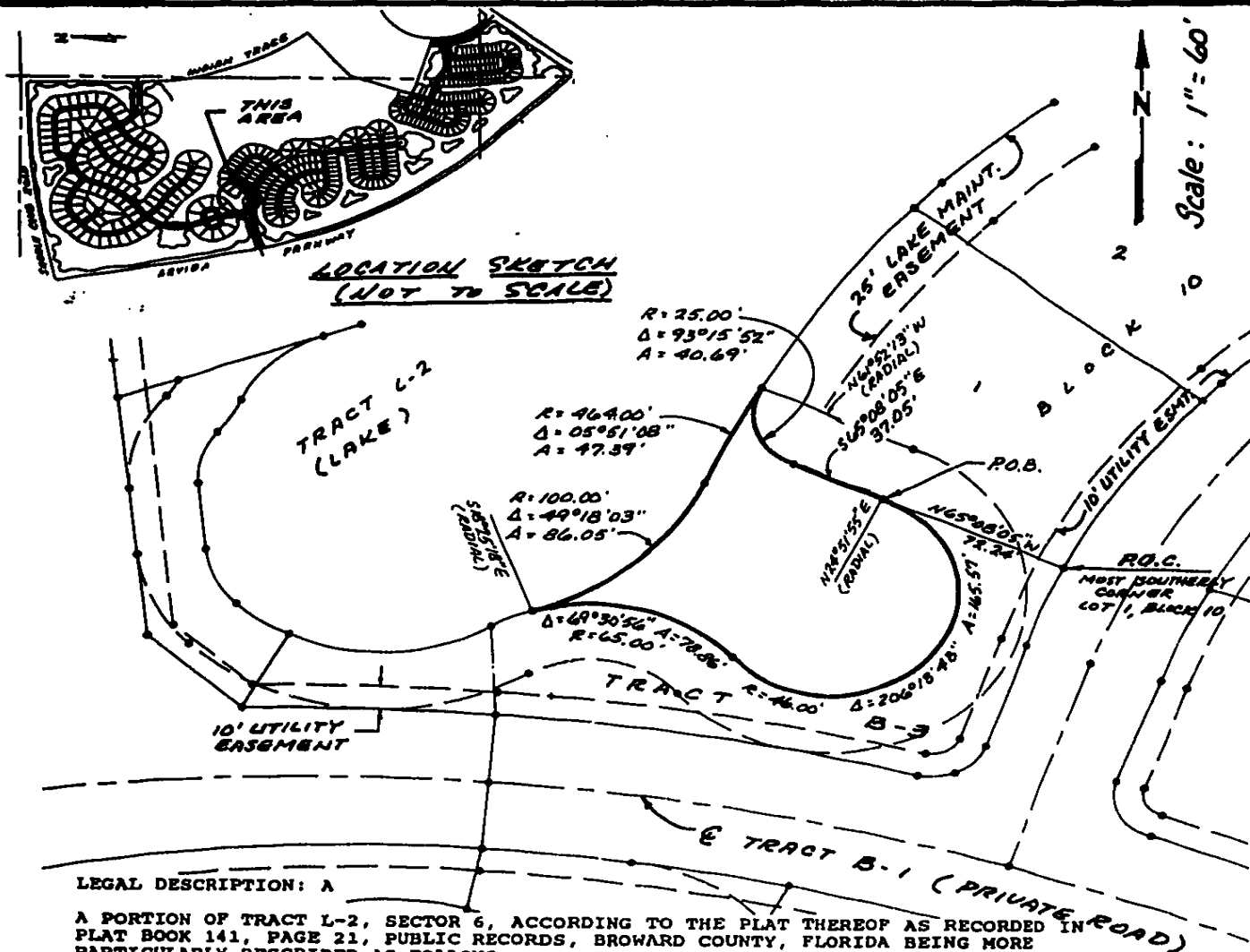


C.C.L. CONSULTANTS INC.

ENGINEERS - SURVEYORS - PLANNERS.

2200 PARK CENTRAL BLVD., N. SUITE 100
POMPANO BEACH, FLORIDA 33064
(305) 974-2200 FAX (305) 975-2200

651 TRAFFIC COURT, SUITE 214
MAYLAND, FLORIDA 32751
(407) 690-2150 FAX (407) 675-2300



COMMENCE AT THE MOST SOUTHERLY CORNER OF LOT 1 BLOCK 10 OF SAID SECTOR 6; THENCE NORTH $65^{\circ}08'05''$ WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 1 FOR 72.24 FEET TO THE POINT OF BEGINNING AND POINT ON A CURVE, SAID POINT BEARS NORTH $24^{\circ}51'55''$ EAST FROM THE RADIUS POINT; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 46.00 FEET A CENTRAL ANGLE OF $206^{\circ}13'43''$ FOR AN ARC DISTANCE OF 165.57 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET A CENTRAL ANGLE OF $69^{\circ}30'56''$ FOR AN ARC DISTANCE OF 78.86 FEET TO A POINT ON THE NEXT DESCRIBED CURVE SAID POINT BEARS SOUTH $18^{\circ}25'18''$ EAST FROM THE RADIUS POINT; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO LEFT HAVING A RADIUS OF 100.00 FEET A CENTRAL ANGLE OF $49^{\circ}18'03''$ FOR AN ARC DISTANCE OF 86.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 46.00 FEET A CENTRAL ANGLE OF $5^{\circ}51'08''$ FOR AN ARC DISTANCE OF 47.39 FEET TO A POINT ON THE NEXT DESCRIBED CURVE SAID POINT BEARS NORTH $61^{\circ}52'13''$ WEST FROM THE RADIUS POINT; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF $93^{\circ}15'52''$ FOR AN ARC DISTANCE OF 40.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH $65^{\circ}08'05''$ EAST FOR 37.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.210 ACRES MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS IN CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE.

PROFESSIONAL LAND SURVEYOR - 2464 - STATE OF FLORIDA
ISHMAEL S. MOHAMED, R.L.S.

DATE 12-17-90

BY H.D.

CHECKED BY

FIELD BOOK

BK 18229PG0902

562

SKETCH NO.

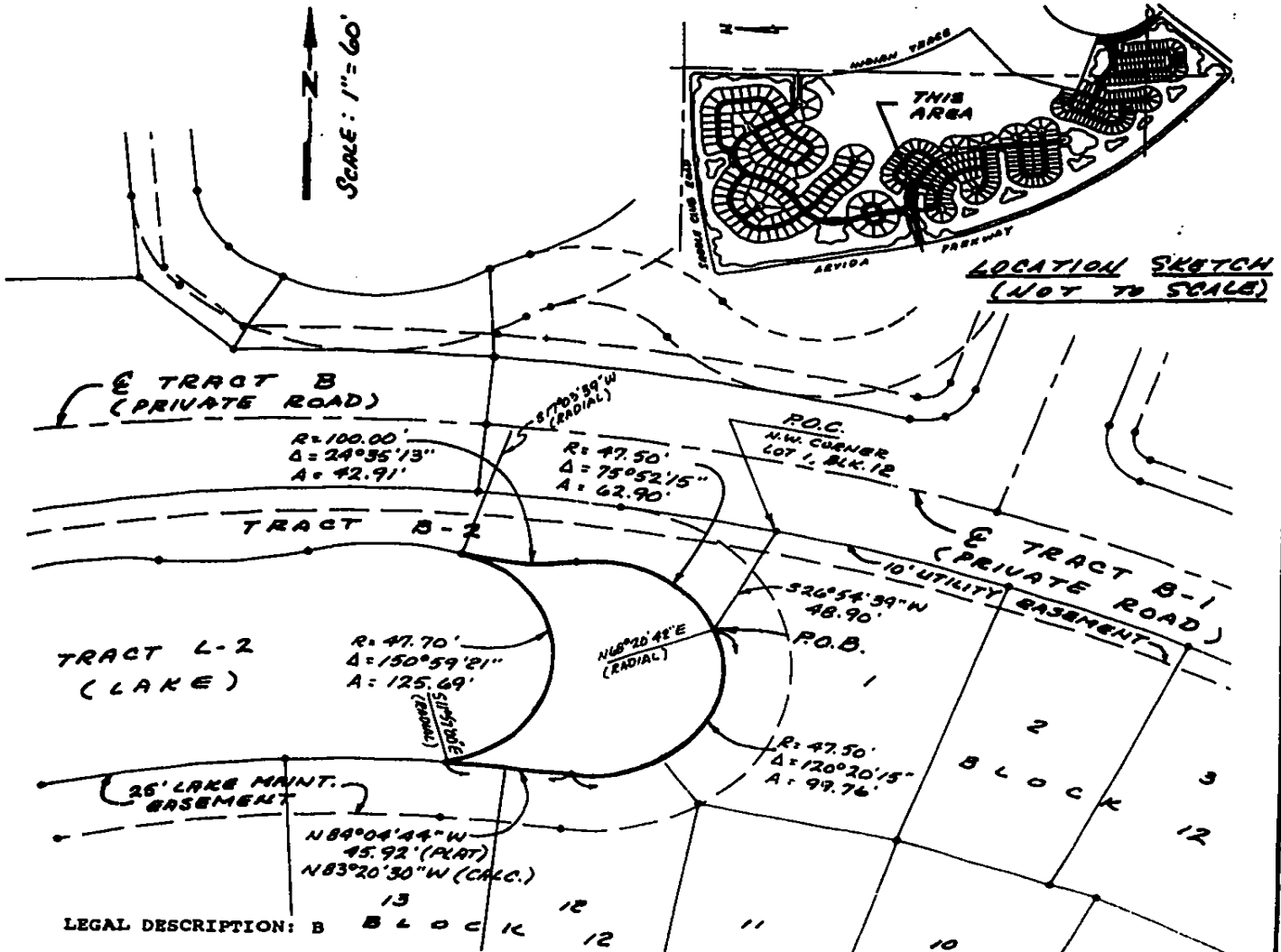


C.C.L. CONSULTANTS INC.

ENGINEERS - SURVEYORS - PLANNERS.

2500 PARK CENTRAL BLVD., N. SUITE 100
FORT LAUDERDALE, FLORIDA 33304
(305) 974-2500 FAX (305) 975-2506

681 TRAPALGAR COURT, SUITE 214
MAYTLAND, FLORIDA 32751
(407) 860-2120 FAX (407) 876-2308



A PORTION OF TRACT L-2, SECTOR 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 141, PAGE 21, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 12 OF SAID SECTOR 6; THENCE SOUTH 26°54'39\" WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 1 FOR 48.90 FEET TO THE POINT OF BEGINNING AND POINT ON A CURVE, SAID POINT BEARS NORTH 68°20'42\" EAST FROM THE RADIUS POINT; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 47.50 FEET A CENTRAL ANGLE OF 120°20'15\" FOR AN ARC DISTANCE OF 99.76 FEET; THENCE NORTH 83°20'30\" WEST FOR 45.92 FEET TO A POINT ON THE NEXT DESCRIBED CURVE, SAID POINT BEARS SOUTH 11°57'00\" EAST FROM THE RADIUS POINT; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 47.70 FEET A CENTRAL ANGLE OF 150°59'21\" FOR AN ARC DISTANCE OF 125.69 FEET TO A POINT ON THE NEXT DESCRIBED CURVE, SAID POINT BEARS SOUTH 17°03'39\" WEST FROM THE RADIUS POINT; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET A CENTRAL ANGLE OF 24°35'13\" FOR AN ARC DISTANCE OF 42.91 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 47.50 FEET A CENTRAL ANGLE OF 75°52'15\" FOR AN ARC DISTANCE OF 62.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.133 ACRES MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS IN CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE.

PROFESSIONAL LAND SURVEYOR 2464 STATE OF FLORIDA
ISHMAEL S. MONAHAN, P.L.S.

DATE 12-17-90 DRAWN BY [Signature] CHECKED BY [Signature] FIELD BOOK

BM 18229FCU903

2955

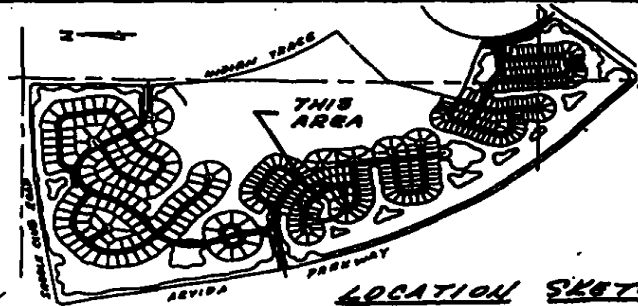
SKETCH NO.



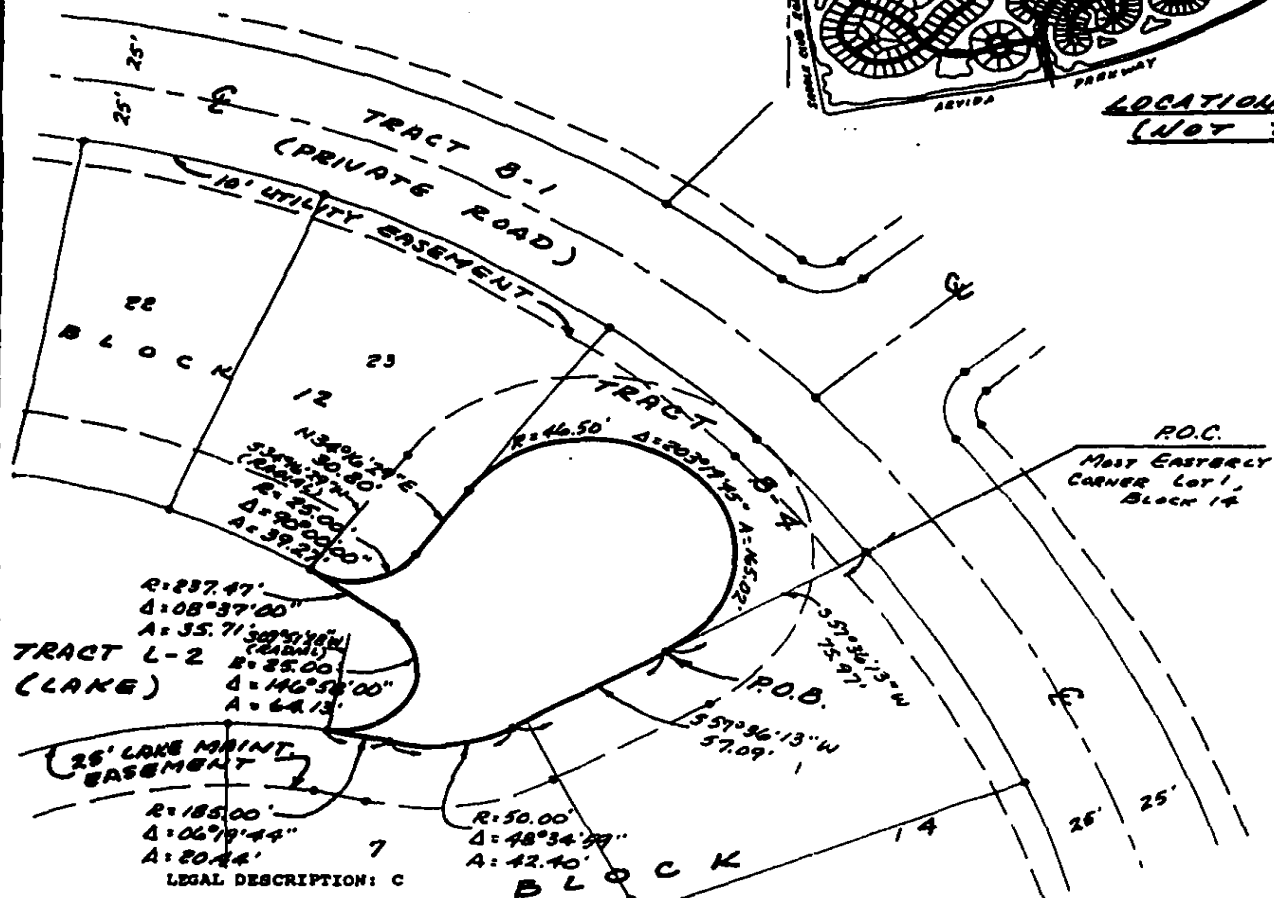
C.C.L. CONSULTANTS INC.

ENGINEERS - SURVEYORS - PLANNERS

3000 PARK CENTRAL BLVD., N. SUITE 100, FORT LAUDERDALE, FL 33309
 (954) 552-0000 FAX (954) 552-0000
 1800 N. GARDEN AVENUE, SUITE 7, WEST PALM BEACH, FL 33411-2244
 (561) 552-0000 FAX (561) 552-0000
 101 TRAPALBA COURT, SUITE 210, MIAMI, FL 33134
 (305) 552-0000 FAX (305) 552-0000



LOCATION SKETCH
(NOT TO SCALE)



Scale: 1" = 60'

LEGAL DESCRIPTION: C

A PORTION OF TRACT L-2, SECTOR 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 141, PAGE 21, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF LOT 1 BLOCK 14 OF SAID SECTOR 6; THENCE SOUTH 57°36'13" WEST ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 1 FOR 75.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 57°36'13" WEST FOR 57.09 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET A CENTRAL ANGLE OF 48°34'59" FOR AN ARC DISTANCE OF 42.40 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 185.00 FEET A CENTRAL ANGLE OF 6°19'44" FOR AN ARC DISTANCE OF 20.44 FEET TO A POINT ON THE NEXT DESCRIBED CURVE, SAID POINT BEARS SOUTH 09°51'28" WEST FROM THE RADIUS POINT; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 166°58'00" FOR AN ARC DISTANCE OF 64.13 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 237.47 FEET A CENTRAL ANGLE OF 8°37'00" FOR AN ARC DISTANCE OF 35.71 FEET TO A POINT ON THE NEXT DESCRIBED CURVE, SAID POINT BEARS SOUTH 34°16'29" WEST FROM THE RADIUS POINT; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 34°16'29" EAST FOR 30.80 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 46.50 FEET A CENTRAL ANGLE OF 203°19'45" FOR AN ARC DISTANCE OF 165.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.224 ACRES MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM TECHNICAL STANDARDS REQUIRED BY THE FLORIDA STATE BOARD OF LAND SURVEYORS IN CHAPTER 21 MH-6, FLORIDA ADMINISTRATIVE CODE.

[Signature]

PROFESSIONAL LAND SURVEYOR - 2484 STATE OF FLORIDA
 ISHMAEL S. MORGAN, R.L.S.

DATE 12-17-90 DRAWN BY M.D. CHECKED BY FIELD BOOK

REVISIONS DATE BY

REVISIONS	DATE	BY

BK18229PG0904

5562

SKETCH NO.



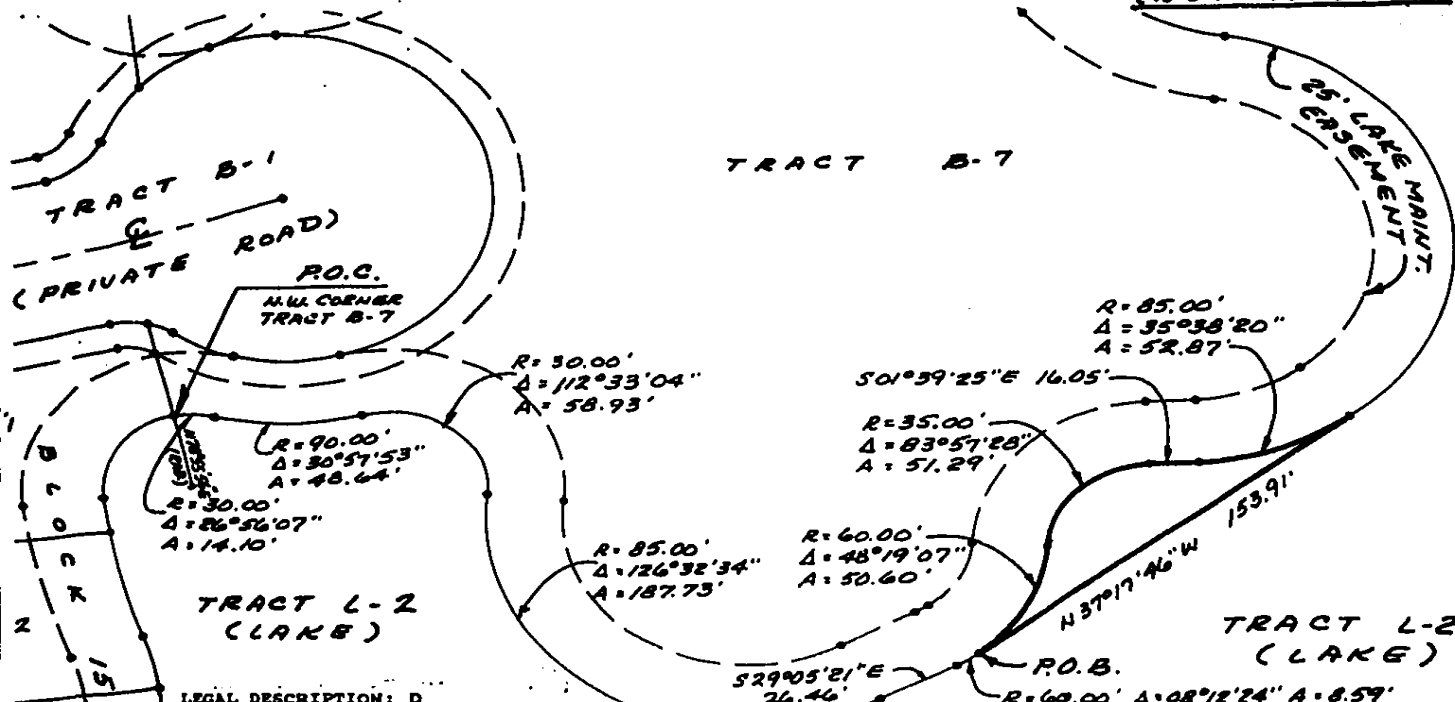
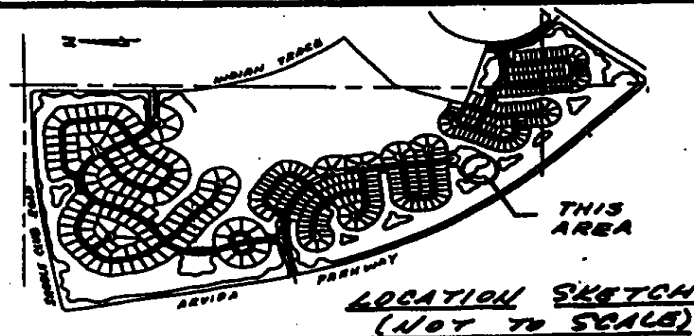
C.C.L. CONSULTANTS INC.

ENGINEERS - SURVEYORS - PLANNERS.

1800 PARK CENTRAL BLVD., N. SUITE 100, PALM BEACH, FL 33404
(407) 854-1000 • FAX (407) 854-0000
1400 N. GONZALES AVENUE, SUITE 7, WEST PALM BEACH, FL 33411-0000
(407) 854-0000 • FAX (407) 854-0000
601 TRAFALGAR COURT, SUITE 214, WESTLAND, FL 33591
(407) 854-1100 • FAX (407) 854-0000



SCALE : 1" = 60'



LEGAL DESCRIPTION: D

A PORTION OF TRACT L-2, SECTOR 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 141, PAGE 21, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT B-7 OF SAID SECTOR 6 SAID POINT BEING ON THE NEXT DESCRIBED CURVE WITH A RADIAL BEARING OF NORTH 78°55'56" EAST FROM THE RADIAL POINT; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET A CENTRAL ANGLE OF 26°56'07" FOR AN ARC DISTANCE OF 14.10 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET A CENTRAL ANGLE OF 30°57'53" FOR AN ARC DISTANCE OF 48.64 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET A CENTRAL ANGLE OF 112°33'04" FOR AN ARC DISTANCE OF 58.93 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET A CENTRAL ANGLE OF 126°32'34" FOR AN ARC DISTANCE OF 187.73 FEET TO A POINT OF TANGENCY; THENCE SOUTH 28°05'21" EAST FOR 26.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET A CENTRAL ANGLE OF 8°12'24" FOR AN ARC DISTANCE OF 8.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET A CENTRAL ANGLE OF 48°19'07" FOR AN ARC DISTANCE OF 50.60 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET A CENTRAL ANGLE OF 83°57'28" FOR AN ARC DISTANCE OF 51.29 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°39'25" EAST FOR 16.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET A CENTRAL ANGLE OF 35°38'20" FOR AN ARC DISTANCE OF 52.87 FEET; THENCE NORTH 37°17'46" WEST FOR 153.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.049 ACRES MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS IN CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE.

REVISIONS

DATE BY

PROFESSIONAL LAND SURVEYOR - 2888 STATE OF FLORIDA
ISHMAEL S. MOHAMMED, P.E.S.

DATE 12-17-90

DRAWN BY

M.D.

CHECKED BY

FIELD BOOK

BK18229PG0905

5562

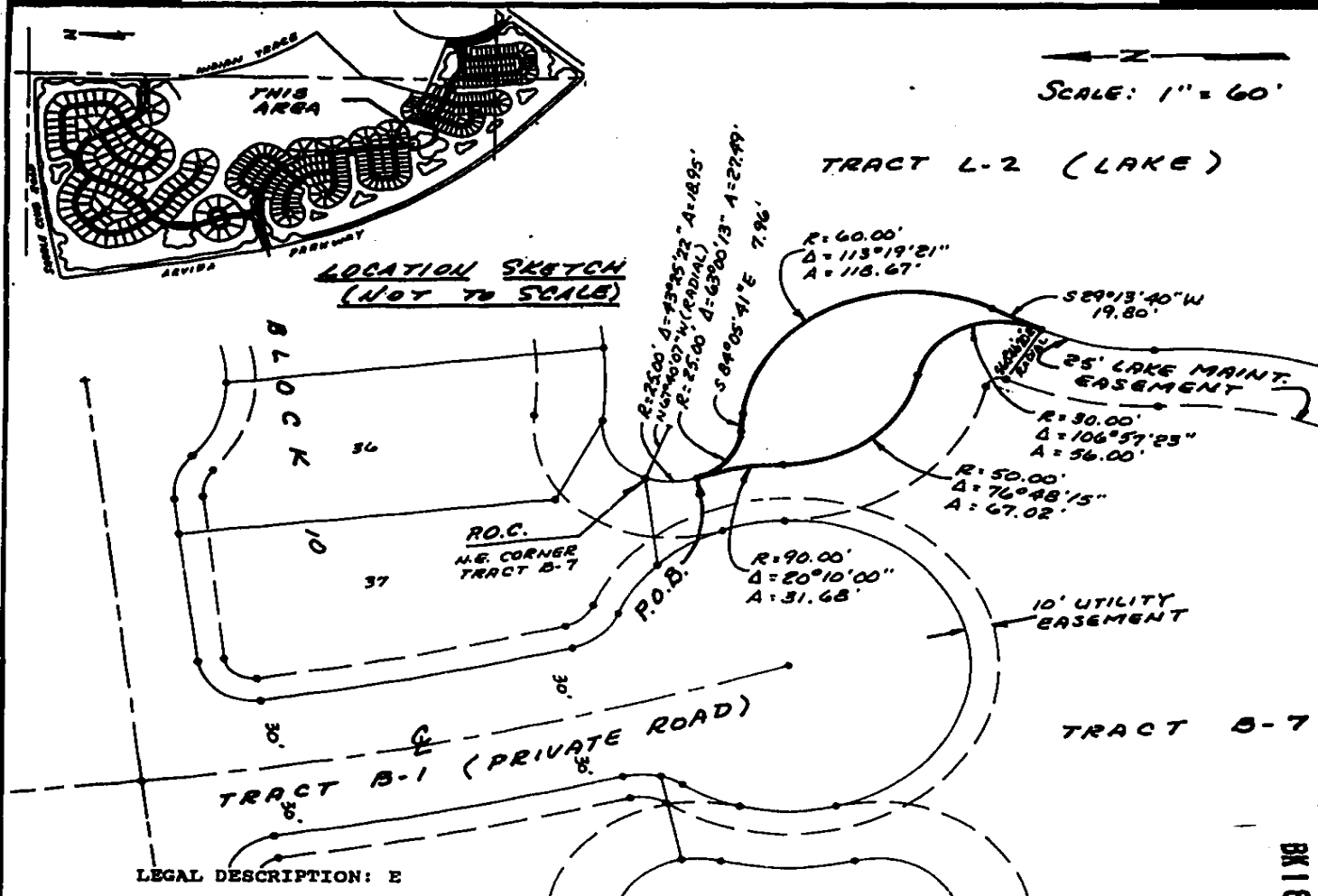
SKETCH NO.



C.C.L. CONSULTANTS INC.

ENGINEERS - SURVEYORS - PLANNERS

2880 PARK CENTRAL BLVD., SUITE 100, BOCA RATON, FL 33433
 561-999-1111
 1000 N. CONGRESS AVENUE, SUITE 100, WEST PALM BEACH, FL 33411-4444
 561-833-1111
 801 TRAFALGAR COURT, SUITE 200, MIAMI BEACH, FL 33151
 (305) 555-1111



LEGAL DESCRIPTION: E

A PORTION OF TRACT L-2, SECTOR 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 141, PAGE 21, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT B-7 OF SAID SECTOR 6, SAID POINT HAVING A RADIAL BEARING OF NORTH 67°40'07\" WEST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 43°25'22\" FOR AN ARC DISTANCE OF 18.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 63°00'13\" FOR AN ARC DISTANCE OF 27.49 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 84°05'41\" EAST FOR 7.96 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET A CENTRAL ANGLE OF 113°19'21\" FOR AN ARC DISTANCE OF 118.67 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°13'40\" WEST FOR 19.80 FEET TO A POINT ON THE NEXT DESCRIBED CURVE SAID POINT BEARS SOUTH 60°46'20\" EAST FROM THE RADIUS POINT; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET A CENTRAL ANGLE OF 106°57'23\" FOR AN ARC DISTANCE OF 56.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET A CENTRAL ANGLE OF 76°48'15\" FOR AN ARC DISTANCE OF 67.02 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET A CENTRAL ANGLE OF 20°10'00\" FOR AN ARC DISTANCE OF 31.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.094 ACRES MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS IN CHAPTER 21 HM-6, FLORIDA ADMINISTRATIVE CODE.

[Signature]
 PROFESSIONAL LAND SURVEYOR 2284 STATE OF FLORIDA
 ISHMAEL S. MONARDO, P.L.S.

REVISIONS

DATE BY

DATE 12-17-90

DRAWN BY M. Z.

CHECKED BY

FIELD BOOK

BK 18229PG0906

2955

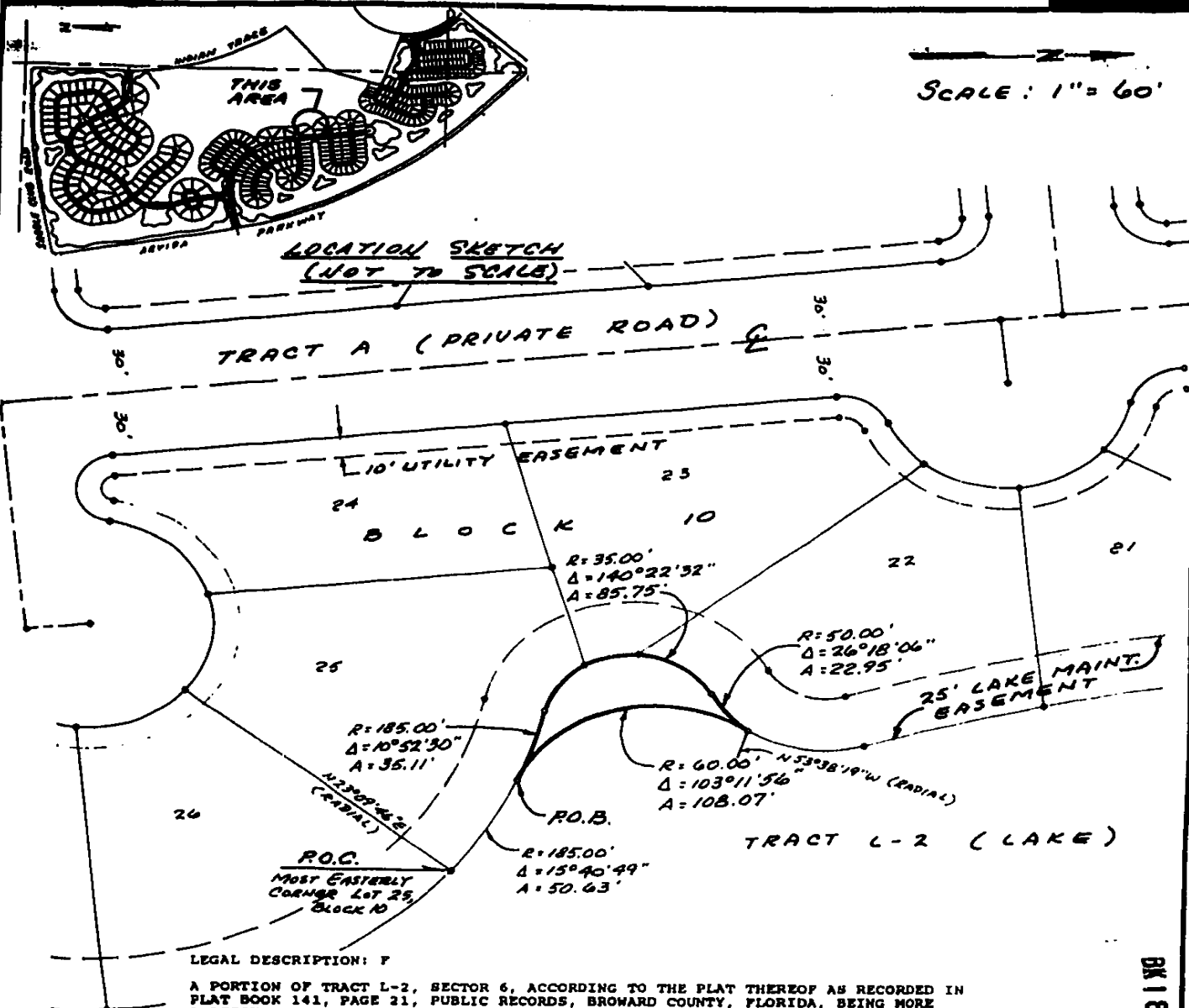
SKETCH NO.



C.C.L. CONSULTANTS INC.

ENGINEERS - SURVEYORS - PLANNERS.

2825 PARK CENTRAL BLVD., N.E. SUITE 100, PALM BEACH, FL 33409
(561) 850-0000 • FAX (561) 850-0000
1000 N. CONGRESS AVENUE, SUITE 7, WEST PALM BEACH, FL 33411-2040
(561) 850-0000 • FAX (561) 850-0000
851 TRAPALBA COURT, SUITE 204, MAULANA, FL 33571
(813) 880-1100 • FAX (813) 876-0000



COMMENCE AT THE MOST EASTERLY CORNER OF LOT 25, BLOCK 10 OF SAID SECTOR 6 SAID POINT BEING ON A CURVE HAVING A RADIAL BEARING OF NORTH $23^{\circ}09'46''$ EAST FROM THE RADIUS POINT; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 185.00 FEET A CENTRAL ANGLE OF $15^{\circ}40'49''$ FOR AN ARC DISTANCE OF 50.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 185.00 FEET A CENTRAL ANGLE OF $10^{\circ}52'30''$ FOR AN ARC DISTANCE OF 35.11 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET A CENTRAL ANGLE OF $140^{\circ}22'32''$ FOR AN ARC DISTANCE OF 85.75 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET A CENTRAL ANGLE OF $26^{\circ}18'06''$ FOR AN ARC DISTANCE OF 22.95 FEET TO A POINT ON THE NEXT DESCRIBED CURVE SAID POINT BEARS NORTH $53^{\circ}38'19''$ WEST FROM THE RADIUS POINT; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET A CENTRAL ANGLE OF $103^{\circ}11'56''$ FOR AN ARC DISTANCE OF 108.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.037 ACRES MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
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3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM TECHNICAL STANDARDS ESTABLISHED BY THE FLORIDA STATE BOARD OF LAND SURVEYORS IN CHAPTER 21 NH-6, FLORIDA ADMINISTRATIVE CODE.

REVISIONS	DATE	BY

PROFESSIONAL LAND SURVEYOR 12664 STATE OF FLORIDA
ISHMAEL S. BOWEN, P.L.S.
DATE 12-17-90 DRAWN BY [Signature] CHECKED BY [Signature] FIELD BOOK

BK 18229 PG 0907

5562

SKETCH NO.

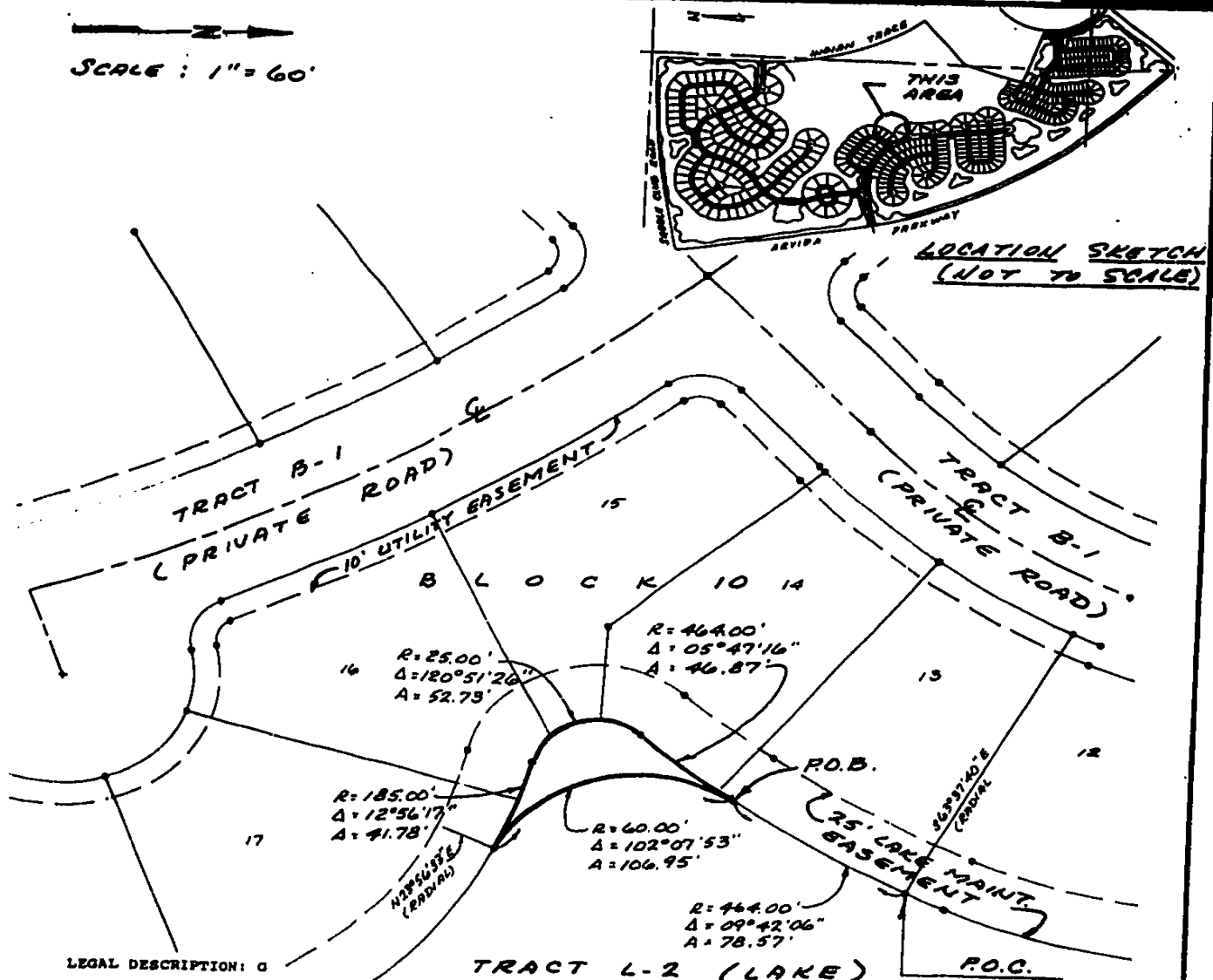


C.C.L. CONSULTANTS INC.
ENGINEERS - SURVEYORS - PLANNERS.

3825 PARK CENTRAL BLVD., N.E. SUITE 100, FORT LAUDERDALE, FL 33304
(954) 570-0000 FAX (954) 570-0000
1300 N. W. BOULEVARD, SUITE 100, WEST PALM BEACH, FL 33411-2000
(407) 552-0000 FAX (407) 552-0000
801 TRAFALGAR COURT, SUITE 204, MIAMI, FL 33131
(305) 552-0000 FAX (305) 552-0000



SCALE: 1" = 60'



LEGAL DESCRIPTION: G

A PORTION OF TRACT L-2, SECTOR 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 141, PAGE 21, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF LOT 13, BLOCK 10 OF SAID SECTOR 6, SAID POINT BEING ON A CURVE WITH A RADIAL BEARING OF SOUTH 63°37'40" EAST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 464.00 FEET A CENTRAL ANGLE OF 9°42'06" FOR AN ARC DISTANCE OF 78.57 FEET TO THE POINT OF BEGINNING AND POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET A CENTRAL ANGLE OF 102°07'53" FOR AN ARC DISTANCE OF 106.95 FEET TO A POINT ON THE NEXT DESCRIBED CURVE SAID POINT BEARS NORTH 23°56'33" EAST FROM THE RADIUS POINT; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 185.00 FEET A CENTRAL ANGLE OF 12°56'17" FOR AN ARC DISTANCE OF 41.78 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 120°51'26" FOR AN ARC DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 464.00 FEET A CENTRAL ANGLE OF 9°42'06" FOR AN ARC DISTANCE OF 78.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.032 ACRES MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

NOTES:

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CERTIFICATION:

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REVISIONS	DATE	BY
RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA		
L. A. HESTER		
COUNTY ADMINISTRATOR		

PROFESSIONAL LAND SURVEYOR 2464
ISHMAEL S. MONAGHAN JR.

DATE 12/7/90 DRAWN BY M.D. CHECKED BY FIELD BOOK

BR18229PG0908

5562

SKETCH NO.

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

DATE: September 1st, 2021

PROPERTY ID # 504018-03-3920 (TD # 47147)

WARNING

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

YILMAZ ZORBA
1750 NW 107 Ave Apt M-604
DORAL, FL 33172

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SAGEMONT WAY, WESTON, FL 33326 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by September 30, 2021\$3,389.80

Or

* Estimated Amount due if paid by October 19, 2021\$3,432.13

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 20, 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: September 1st, 2021

PROPERTY ID # 504018-03-3920 (TD # 47147)

WARNING

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

ZORBA, YILMAZ
SAGEMONT WAY
WESTON, FL 33326

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SAGEMONT WAY, WESTON, FL 33326 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: September 1st, 2021

PROPERTY ID # 504018-03-3920 (TD # 47147)

WARNING

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

ZORBA, YILMAZ
4500 NW 107TH AVE APT 202
DORAL, FL 33178-1885

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SAGEMONT WAY, WESTON, FL 33326 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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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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: September 1st, 2021
PROPERTY ID # 504018-03-3920 (TD # 47147)

WARNING

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

*PUBLIC LAND
% CITY OF WESTON
17200 ROYAL PALM BLVD
WESTON, FL 33326-2301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SAGEMONT WAY, WESTON, FL 33326 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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MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by September 30, 2021\$3,389.80
Or
* Estimated Amount due if paid by October 19, 2021\$3,432.13

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www.broward.org/recordstaxestreasury

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

DATE: September 1st, 2021

PROPERTY ID # 504018-03-3920 (TD # 47147)

WARNING

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

*SAGEMONT REAL ESTATE INC
1615 W CHESTER PIKE STE 200
WEST CHESTER, PA 19382-6223

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SAGEMONT WAY, WESTON, FL 33326 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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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by September 30, 2021\$3,389.80

Or

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www.broward.org/recordstaxestreasury

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

DATE: September 1st, 2021

PROPERTY ID # 504018-03-3920 (TD # 47147)

WARNING

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

*SOUTHERN BELL TEL & TEL CO
TAX ADMIN OFF % BELL SOUTH CORP
1010 PINE ST # 9EL01
SAINT LOUIS, MO 63101-2015

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SAGEMONT WAY, WESTON, FL 33326 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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**MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

* Estimated Amount due if paid by September 30, 2021\$3,389.80
Or
* Estimated Amount due if paid by October 19, 2021\$3,432.13

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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/recordstaxestreasury**

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

DATE: September 1st, 2021

PROPERTY ID # 504018-03-3920 (TD # 47147)

WARNING

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

CITY OF WESTON
17200 ROYAL PALM BLVD
WESTON, FL 33326-2301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SAGEMONT WAY, WESTON, FL 33326 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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MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

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Or

* Estimated Amount due if paid by October 19, 2021\$3,432.13

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

7020 2450 0001 8160 1414

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Domestic Mail Only

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

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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 | \$ | |

Postmark
Here

TD 47147 OCTOBER 2021 WARNING
YILMAZ ZORBA
1750 NW 107 Ave Apt M-604
DORAL, FL 33172

City, State, ZIP+4[®]

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

See Reverse for Instructions

7020 2450 0001 8160 1438

U.S. Postal ServiceTM
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 \$

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TD 47147 OCTOBER 2021 WARNING

ZORBA, YILMAZ

SAGEMONT WAY

WESTON, FL 33326

City, State, ZIP+4[®]

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

See Reverse for Instructions

7020 2450 0001 8160 1445

U.S. Postal ServiceTM
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 (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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TD 47147 OCTOBER 2021 WARNING
ZORBA, YILMAZ
4500 NW 107TH AVE APT 202
DORAL, FL 33178-1885

7020 2450 0001 8160 1452

U.S. Postal ServiceTM
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)

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

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TD 47147 OCTOBER 2021 WARNING

***PUBLIC LAND**

% CITY OF WESTON

17200 ROYAL PALM BLVD

WESTON, FL 33326-2301

City, State, ZIP+4

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

See Reverse for Instructions

7020 2450 0001 8160 1469

U.S. Postal ServiceTM
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)	
<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 47147 OCTOBER 2021 WARNING
***SAGEMONT REAL ESTATE INC**
1615 W CHESTER PIKE STE 200
WEST CHESTER, PA 19382-6223

U.S. Postal ServiceTM
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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City, State, ZIP

TD 47147 OCTOBER 2021 WARNING

***SOUTHERN BELL TEL & TEL CO
TAX ADMIN OFF % BELL SOUTH CORP
1010 PINE ST # 9EL01
SAINT LOUIS, MO 63101-2015**

7020 2450 0001 8160 1476
9244 0978 0000 0548 0202

7020 2450 0001 8160 1483

U.S. Postal ServiceTM
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)	
<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
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Pt	TD 47147 OCTOBER 2021 WARNING
\$	CITY OF WESTON
Tc	17200 ROYAL PALM BLVD
\$	WESTON, FL 33326-2301
\$	
\$	
City, State, ZIP+4 [®]	

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 47147 OCTOBER 2021 WARNING
ZORBA, YILMAZ
4500 NW 107TH AVE APT 202
DORAL, FL 33178-1885



9590 9402 6182 0220 7027 87

2. Article Number (Transfer from)

7020 2450 0001 8160 1445

PS Form 3811, July 2020 PSN 7530-02-000-9053

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

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 Restricted Delivery
(over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted
Delivery☐ Signature Confirmation™☐ Signature Confirmation
Restricted Delivery

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 47147 OCTOBER 2021 WARNING
*SAGEMONT REAL ESTATE INC
1615 W CHESTER PIKE STE 200
WEST CHESTER, PA 19382-6223



9590 9402 6182 0220 7028 00

2. Article Number (Transfer from service label)

7020 2450 0001 8160 1469

PS Form 3811, July 2010 PSN 7530-02-000-9000

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Paul Stanley*
PAUL STANLEY☒ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

9-8

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
- ☐ Insured Mail Restricted Delivery (over \$500)

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

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. Addressee to:

FD 47147 OCTOBER 2021 WARNING

*SOUTHERN BELL TEL & TEL CO
TAX ADMIN OFF % BELL SOUTH CORP
1010 PINE ST # 9EL01
SAINT LOUIS, MO 63101-2015



9590 9402 6182 0220 7028 17

2. Article Number (Transfer from service label)

7020 2450 0001 8160 1476

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *COULD 19*

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

USPS

C. Date of Delivery

9/7/21

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"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

PS Form 3811, July 2020 PSN 7530-02-000-9000

Domestic Return Receipt