

# **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:** 04/28/2022

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 04/19/2022

**CERTIFICATE #** 2019-8885

**ACCOUNT #** 494214100980

**ALTERNATE KEY #** 315661

**TAX DEED APPLICATION #** 48841

**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 28, Block 5, GARDEN ACRES, according to the Plat thereof, as recorded in Plat Book 42, at Page 17 of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 4811 NE 8 AVENUE, OAKLAND PARK FL 33334-3215

### OWNER OF RECORD ON CURRENT TAX ROLL:

SCOTT MICHAEL GERHARDT  
1232 CLUB DR W APT D  
DELRAY BEACH, FL 33445-2862

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JUDY V. GERHARDT A/K/A JUDITH MARIE HART OR: 38028, Page: 316  
4811 NE 8TH AVE  
OAKLAND PARK, FL 33334 (Per Deed. Deed reserves a Life Estate.)

SCOTT MICHAEL GERHARDT  
(Per Deed. No address found on document.)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FLORIDA TAX CERTIFICATE FUND LLC  
6210 PASADENA POINT BLVD S.  
GULFPORT, FL 33707 (Tax Deed Applicant)

CITY OF OAKLAND PARK  
CODE ENFORCEMENT DIVISION  
5399 N. DIXIE HWY SUITE 3  
OAKLAND PARK, FL 33334 (Per Liens)

Instrument: 116925904  
Instrument: 117602783  
Instrument: 117710772  
Instrument: 118104247

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4942 14 10 0980

**CURRENT ASSESSED VALUE:** \$202,750

**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: 12797, Page: 419

**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.**

***Suzette Servas***

Title Examiner



<b>Site Address</b>	4811 NE 8 AVENUE, OAKLAND PARK FL 33334-3215	<b>ID #</b>	4942 14 10 0980
<b>Property Owner</b>	GERHARDT, SCOTT MICHAEL	<b>Millage</b>	1712
<b>Mailing Address</b>	1232 CLUB DR W APT D DELRAY BEACH FL 33445-2862	<b>Use</b>	01
<b>Abbr Legal Description</b>	GARDEN ACRES 42-17 B LOT 28 BLK 5		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$44,100	\$158,650	\$202,750	\$202,750	
2020	\$44,100	\$142,860	\$186,960	\$186,960	\$4,354.16
2019	\$44,100	\$140,160	\$184,260	\$89,790	\$1,487.35

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$202,750	\$202,750	\$202,750	\$202,750
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$202,750	\$202,750	\$202,750	\$202,750
<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>	\$202,750	\$202,750	\$202,750	\$202,750

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/3/2004	WD	\$100	38028 / 316	\$7.00	6,300	SF
8/1/1985	WD	\$55,000	12797 / 419			
5/1/1974	WD	\$32,200				
5/1/1972	WD	\$22,300				
<b>Adj. Bldg. S.F. (Card, Sketch)</b>						1002
<b>Units/Beds/Baths</b>						1/2/1
<b>Eff./Act. Year Built: 1958/1957</b>						

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17	K					OP		
R	1							
1						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #48841

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 August 2022, 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 OAKLAND PARK ANDREW THOMPSON, BUDGET OFFICE 3650 NE 12 AVE OAKLAND PARK, FL 33334	GERHARDT,SCOTT MICHAEL 4811 NE 8 AVE OAKLAND PARK, FL 33334-3215	GERHARDT, SCOTT MICHAEL 114 WEST 238 ST #4J BRONX, NY 10463	GERHARDT,SCOTT MICHAEL 1232 CLUB DR W APT D DELRAY BEACH, FL 33445-2862
JUDY V. GERHARDT A/K/A JUDITH MARIE HART 4811 NE 8TH AVE OAKLAND PARK, FL 33334	CITY OF OAKLAND PARK CODE ENFORCEMENT DIVISION 5399 N. DIXIE HWY SUITE 3 OAKLAND PARK, FL 33334	*ROBINSON, SANDRA 4805 NE 8 AVE OAKLAND PARK, FL 33334	*GARCIA, OMAR M & GARCIA, MARTA G 4810 NE 7TH AVE OAKLAND PARK, FL 33334-3214
*SORTO, ELVIA C EST 4821 NE 8 AVE OAKLAND PARK, FL 33334			

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 August 2022 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Monica Cepero  
COUNTY ADMINISTRATOR  
Finance and Administrative Services Department  
Records, Taxes, & Treasury Division

By \_\_\_\_\_  
Deputy **Juliette M. Aikman**

2

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 48841

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: 494214-10-0980  
Certificate Number: 8885  
Date of Issuance: 05/26/2020  
Certificate Holder: FLORIDA TAX CERTIFICATE FUND LLC  
Description of Property: GARDEN ACRES 42-17 B  
LOT 28 BLK 5

Name in which assessed: GERHARDT, SCOTT MICHAEL  
Legal Titleholders: GERHARDT, SCOTT MICHAEL  
1232 CLUB DR W APT D  
DELRAY BEACH, FL 33445-2862

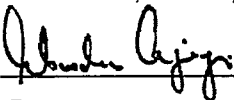
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of September, 2022. 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 15th day of June, 2022.

Monica Cepero  
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: 08/18/2022, 08/25/2022, 09/01/2022 & 09/08/2022  
Minimum Bid: 12944.48

# Broward County, Florida

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

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Legal Titleholders: GERHARDT, SCOTT MICHAEL  
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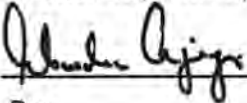
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broward.deedauktion.net  
*\*Pre-registration is required to bid.*

Dated this 29th day of June, 2022.

Monica Cepero  
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: 08/18/2022, 08/25/2022, 09/01/2022 & 09/08/2022  
Minimum Bid: 13282.48



**BROWARD**

STATE OF FLORIDA  
COUNTY OF BROWARD:

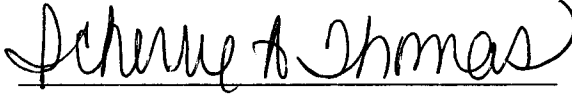
Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida;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

48841  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 8885

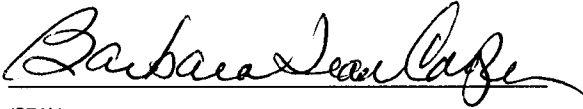
in the XXXX Court,  
was published in said newspaper by print in the issues of  
and/or by publication on the newspaper's website, if  
authorized, on

08/18/2022 08/25/2022 09/01/2022 09/08/2022

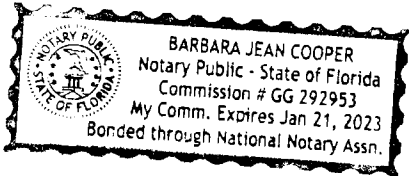
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this  
8 day of SEPTEMBER, A.D. 2022



(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 48841**

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FLORIDA TAX CERTIFICATE  
FUND LLC  
Description of Property:  
GARDEN ACRES 42-17 B

LOT 28 BLK 5  
Name in which assessed:  
GERHARDT, SCOTT MICHAEL  
Legal Titleholders:  
GERHARDT, SCOTT MICHAEL  
114 WEST 238 ST #4J  
BRONX, NY 10463

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 21st day of September, 2022. 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 29th day of June, 2022.

Monica Cepero  
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: 13282.48  
401-314  
8/18-25 9/1-8 22-03/0000612068B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22030156

Broward County, FL VS Scott Michael Gerhardt

**RETURN OF SERVICE**



Court Case # TD 48841

Hearing Date:09/21/2022

Received by CCN 17912

08/04/2022 6:24 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Scott Michael Gerhardt 4811 NE 8 Avenue Oakland Park FL 33334**

Served:

Not Served:

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

Date: 08/04/2022 Time: 1:11 PM

On Scott Michael Gerhardt 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:

**INDIVIDUAL SERVICE**

**COMMENTS:** Posted Tax Notice on wall to right of front door.

You can now check the status of your writ by visiting 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. Palermo, #17912**

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	1		Sheriff's Fees	\$0.00
Services	1		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
**PROPERTY ID # 494214-10-0980 (TD #48841)**

# 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

RECEIVED SHERIFF  
2022 AUG - 3 AM 11:00  
BROWARD COUNTY, FLORIDA

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, 2022 .....\$13,101.94

Or

\* Amount due if paid by September 20, 2022 .....\$13,282.48

\*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 21, 2022 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**

GERHARDT, SCOTT MICHAEL  
4811 NE 8 AVENUE  
OAKLAND PARK, FL 33334

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

# This Indenture,

85-296308

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Made this 30<sup>th</sup> day of August, A. D. 19 85  
BETWEEN ROBERT M. PETERSEN and SUZANNE M. PETERSEN, his wife  
of the County of Broward, in the State of Florida, parties of the first part, and  
JUDY V. GERHARDT, a Single Woman  
of the County of \_\_\_\_\_, in the State of \_\_\_\_\_, whose post office address is  
4811 N.E. 8th Avenue, Oakland Park, Florida 33334  
party \_\_\_\_\_ of the second part.

**Witnesseth.** That the said parties of the first part, for and in consideration of the sum of TEN AND NO/100 Dollars, to them in hand paid by the said party \_\_\_\_\_ of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said party \_\_\_\_\_ of the second part, her heirs and assigns forever, the following described land, situate, and being in the County of Broward, State of Florida, to wit:

Lot 28, Block 5 GARDEN ACRES, according to the Plat thereof, recorded in Plat Book 42 at Page 17, of the Public Records of Broward County, Florida.

SUBJECT TO: Reservations, Restrictions, easements and limitations of record and taxes for the year 1985 and subsequent years.

RECORDED IN THE PUBLIC RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
F. T. JOHNSON  
COUNTY ADMINISTRATOR

\$ 275.00 has been paid  
in Broward County for Documentary  
Stamp Tax as required by law.  
*Rhoda de Castro* Deputy

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

**In Witness Whereof,** The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

TWO WITNESSES REQUIRED

*Mary J. Schleifer*  
*Marie B. Szekely*  
*Marge J. Schleifer*  
AS TO SUZANNE

*Robert M. Petersen*  
ROBERT M. PETERSEN  
*Suzanne M. Petersen*  
SUZANNE M. PETERSEN

STATE OF FLORIDA,  
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared  
ROBERT M. PETERSEN and SUZANNE M. PETERSEN

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

WITNESS my hand and official seal in the County and State last aforesaid this 30<sup>th</sup> day of August, A. D. 19 85

This instrument prepared by:  
Address

RETURN TO: *Marge J. Schleifer*  
NOTARY PUBLIC  
My Commission Expires: 6-17-87  
Gibrellar Title and Escrow Company  
2929 East Commercial Boulevard  
Fort Lauderdale, Florida 33306  
525-0731

SEP 4 1 42 PM '85

OFF 12797 PAGE 419

2150

- This Document Prepared By:  
CORT A. NEIMARK, ESQ.  
NEIMARK & NADEL, P.A.  
800 Corporate Drive, Suite 420  
Fort Lauderdale, Florida 33334  
Parcel I.D. No. \_\_\_\_\_

[Space Above This Line For Recording Data]

**WARRANTY DEED**

**THIS INDENTURE**, made this 3rd day of August, 2004, between **JUDY V. GERHARDT a/k/a JUDITH MARIE HART** a single woman, whose address is 4811 NE 8<sup>th</sup> Avenue, Oakland Park, Florida 33334, **GRANTOR,\*\*** and **SCOTT MICHAEL GERHARDT, GRANTEE**, excepting and reserving unto Grantor a life estate for and during her natural life. ("GRANTOR/GRANTEE" refers to singular or plural as context requires.)

**WITNESSETH** that GRANTOR, for and in consideration of the sum of TEN & NO/100 DOLLARS (\$10.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the GRANTEE, and GRANTEE' heirs and assigns forever, the following-described land situated in Broward County, State of Florida to wit:

Lot 28, Block 5, GARDEN ACRES, according to the Plat thereof, as recorded in Plat Book 42, at Page 17 of the Public Records of Broward County, Florida.

**GRANTOR RESERVES AND EXCEPTS A LIFE ESTATE FOR HERSELF\*\***

**\*\* Granting unto Grantor, full power and authority during his/her life to sell, lease, convey, mortgage, pledge or other wise dispose of said property (except by testamentary disposition) or any part thereof, or any interest therein including the absolute estate therein, and including the remainder interest, as well as the life estate interest, without the consent, approval, joinder or sanction of the remainderman, as the Grantor in his/her sole and absolute discretion may decide.**

This conveyance is subject to the following:

1. Taxes and assessments for the year 2004 and subsequent years thereafter;
2. Subject to zoning and/or restrictions and prohibitions imposed by governmental authority;
3. Restrictions, easements and other matters appearing on the plat and/or common to the subdivision;

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Deborah E. Haynes*  
Printed Name: DEBORAH E. HAYNES

*Judy V. Gerhardt*  
JUDY V. GERHARDT a/k/a  
JUDITH MARIE HART, Grantor  
4811 NE 8<sup>th</sup> Avenue  
Oakland Park, Florida 33334

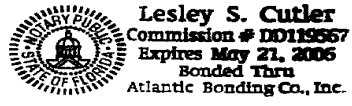
*Cort A. Neimark*  
Printed Name: CORT A. NEIMARK

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 3rd day of August, 2004, by JUDY V. GERHARDT a/k/a JUDITH MARIE HART, who is personally known to me or has produced his Florida Driver's License as identification.

*Lesley S. Cutler*  
NOTARY PUBLIC LESLEY S. CUTLER

My Commission Expires:



5

CITY OF OAKLAND PARK  
CODE ENFORCEMENT DIVISION  
5399 N. DIXIE HWY SUITE 3  
OAKLAND PARK, FL 33334

CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF OAKLAND PARK  
STATE OF FLORIDA

**CERTIFICATION**  
I certify this to be a true and correct copy of the record in my office.  
Witnessed by my hand and official seal of the City of Oakland Park, Florida this 14th day of December, 2020  
Lauren Adams City Clerk  
CASE NO. 192155  
SP20 124

IN THE MATTER OF:  
CITY OF OAKLAND PARK  
VS  
GERHARDT, SCOTT MICHAEL  
1232 CLUB DR W APT D  
DELRAY BEACH, FL 33445

**IMPOSITION OF LIEN**

This cause, having come before the City of Oakland Park, Florida at which time the materials provided were reviewed and city staff was authorized to proceed with repairs on the property based on a finding by the Code Enforcement Board/Special Magistrate that the violations thereon, or the conditions causing the violations, constitute a threat to public health, safety and welfare. All costs incurred to be placed as liens against the property.

SECURING AND/OR BOARD UP OF WINDOWS AND DOORS \$375.00  
ADMINISTRATIVE FEES 75.00  
TOTAL COST \$450.00

ORDERED that Respondent(s) pay to the CITY OF OAKLAND PARK a fine in the amount of \$450.00 plus \$100 for the recording of liens and release of liens for the violation(s) of SEC.8.7(A) that existed at 4811 NE 8 AVE , described as:

494214100980  
GARDEN ACRES 42-17 B LOT 28 BLK 5

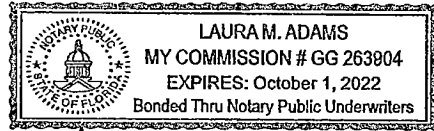
This document can be recorded and shall then constitute a lien for said costs against the above described property.

By: [Signature]  
CODE ENFORCEMENT MANAGER

PERSONALLY appeared before me, the undersigned authority, Jay Quier, well known to me and known by me and acknowledged before me that he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that he was duly authorized to do so. He is personally known to me or has produced a Florida drivers license as identification.

WITNESS my hand and official seal this 12/2/20

Lauren M. Adams  
Notary Public  
My Commission Expires:



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to:  
GERHARDT, SCOTT MICHAEL at  
1232 CLUB DR W APT D  
DELRAY BEACH, FL 33445

this 2 day of December, 2020

Lauren M. Adams  
Recording Secretary



**CERTIFICATION**  
I certify this to be a true and correct copy of the record in my office. WITNESSETH my hand and official seal of the City of Oakland Park, Florida this 17th day of September, 2021.  
*[Signature]* City Clerk

CITY OF OAKLAND PARK  
COMMUNITY ENHANCEMENT DIVISION  
5399 N. DIXIE HWY SUITE 3  
OAKLAND PARK, FL 33334

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE  
CITY OF OAKLAND PARK  
STATE OF FLORIDA

IN THE MATTER OF:  
CITY OF OAKLAND PARK  
VS  
SCOTT GERHARDT  
1232 CLUB DR W APT D  
DELRAY BEACH, FL 33445

CASE NO: CODE20210600001332  
CEB NO: SP21 128

**IMPOSITION OF LIEN**

This cause, having come before the City of Oakland Park, Florida at which time the materials provided were reviewed and city staff was authorized to proceed with repairs on the property based on a finding by the Code Enforcement Board/Special Magistrate that the violations thereon, or the conditions causing the violations, constitute a threat to public health, safety and welfare. All costs incurred to be placed as liens against the property.

MOWING, DERBIS REMOVAL	\$275.00
SECURING AND/OR BOARD UP OF WINDOWS AND DOORS	
ADMINISTRATIVE FEES	<u>\$75.00</u>
<b>TOTAL COST</b>	<b>\$350.00</b>

ORDERED that Respondent(s) pay to the CITY OF OAKLAND PARK a fine in the amount of \$350 plus \$100 for the recording of liens and release of liens for the violation(s) of

**SEC.8.7(A) Overgrowth**

No person owning or having possession of any land within the city shall allow graffiti, the accumulation of refuse, stagnant water or the development of dense growth of grass or weeds in excess of nine (9) inches, trees, vines or underbrush thereon. TO WIT: THE PROPERTY IS OVERGROWN AND HAS REFUSE STREWN ABOUT IT. IN ORDER TO COMPLY, HAVE THE LAWN MOWED AND ALL OF THE REFUSE REMOVED.

that existed at 4811 NE 8 AVE OAKLAND PARK, FL 333343215, described as:

494214100980  
GARDEN ACRES 42-17 B LOT 28 BLK 5

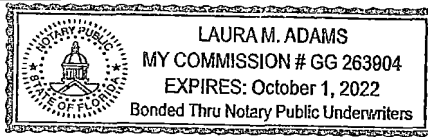
This document can be recorded and shall then constitute a lien for said costs against the above-described property.

By: [Signature]  
CODE ENFORCEMENT MANAGER

PERSONALLY appeared before me, the undersigned authority, Donald J Quier, well known to me and known by me and acknowledged before me that he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that he was duly authorized to do so. He is personally known to me or has produced a Florida driver's license as identification.

WITNESS my hand and official seal this 9/15/2021

Laura M. Adams  
Notary Public  
My Commission Expires:



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to:  
SCOTT GERHARDT  
1232 CLUB DR W APT D  
DELRAY BEACH, FL 33445

this 15 day of September, 2021.

Laura M. Adams  
Recording Secretary



3



**CERTIFICATION**  
I certify this to be a true and correct copy of the record in my office. WITNESSETH my hand and official-seal of the City of Oakland Park, Florida this 24th day of October, 2021  
John Herin, Jr. City Clerk

CITY OF OAKLAND PARK  
CODE ENFORCEMENT DEPARTMENT  
5399 N. DIXIE HWY SUITE 3  
OAKLAND PARK, FL 33334

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE  
CITY OF OAKLAND PARK  
STATE OF FLORIDA

IN THE MATTER OF:  
CITY OF OAKLAND PARK  
VS  
SCOTT GERHARDT  
1232 CLUB DR W APT D  
DELRAY BEACH, FL 33445

CASE NO: CODE20210600001332  
CEB NO: SP21 128

**ORDER IMPOSING PENALTY/LIEN**

This cause came on for public hearing before the Code Enforcement Board/Special Magistrate of the City of Oakland Park, Florida, (herein referred to as "Board/Magistrate") on **October 19, 2021** after due notice to Respondent(s), at which time the Board/Magistrate heard testimony under oath, received evidence, and issued its Findings of Fact and Conclusions of Law and thereupon issued its oral Order which was reduced to writing and furnished to Respondent(s).

Said Order required Respondent(s) to take certain action by a time certain, as specifically set forth in that Order.

Accordingly, it having been brought to the Board/Magistrate's attention that Respondent(s) has not complied with the order dated **August 17, 2021**, and having considered the gravity of the violation(s), the actions taken by the violator to correct the violation(s), and any previous violations committed by the violator, it is hereby:

ORDERED that Code Enforcement Board/Magistrate certifies a fine in the amount of **\$2,250** and orders Respondent(s) pay to the **CITY OF OAKLAND PARK** a fine in the amount of **\$250.00/day/violation** beginning on **September 02, 2021**, which is the date previously set by the Code Enforcement Board/Magistrate for compliance, for each and every day the violation(s) of **SEC.8.7(A)**, and is not accruing as the violation(s) has been brought into compliance at **4811 NE 8 AVE, OAKLAND PARK, FL** plus **\$100** for the preparation and recording of lien and release of lien and **\$150** Code Enforcement Administrative fees.

The property is described as:

**494214100980**  
**GARDEN ACRES 42-17 B LOT 28 BLK 5**

after **09/02/2021**, which was the date previously set by the Board/Magistrate's order for Compliance.

If the owner of the property indicated above is on active duty and serving with the United States Armed Services, a letter claiming such status must be submitted within 30 days to the Oakland Park Community Enhancement Department at the address stated above.

This Order can be recorded and shall then constitute a lien for all the accrued fines against the above described property, and any other real or personal property that the violator owns in Broward County, where recorded pursuant to Section 162.09 of the Florida Statutes.

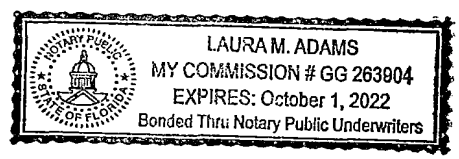
DONE AND ORDERED this **October 19, 2021** at Oakland Park, Florida.

By:   
SPECIAL MAGISTRATE

*PERSONALLY appeared before me, the undersigned authority, **John Herin, Jr.**, well known to me and known by me and acknowledged before me that he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that he was duly authorized to do so. He is personally known to me or has produced a Florida drivers license as identification.*

WITNESS my hand and official seal this 10/22/2021

*Laura M. Adams*  
Notary Public  
My Commission Expires:



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to:

SCOTT GERHARDT  
1232 CLUB DR W APT D  
DELRAY BEACH, FL 33445

this 22 day of October, 2021.

*Laura M. Adams*  
Recording Secretary



**CERTIFICATION**  
I certify this to be a true and correct copy of the record in my office. WITNESSETH my hand and official seal of the City of Oakland Park, Florida this 21 day of April, 2022  
*[Signature]* City Clerk

CITY OF OAKLAND PARK  
COMMUNITY ENHANCEMENT DIVISION  
5399 N. DIXIE HWY SUITE 3  
OAKLAND PARK, FL 33334

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE  
CITY OF OAKLAND PARK  
STATE OF FLORIDA

IN THE MATTER OF:  
CITY OF OAKLAND PARK  
VS  
SCOTT GERHARDT  
4811 NE 8 AVE  
OAKLAND PARK, FL 3333

CASE NO: CODE2022112000002088  
CEB NO: SP22 017R

**IMPOSITION OF LIEN**

This cause, having come before the City of Oakland Park, Florida at which time the materials provided were reviewed and city staff was authorized to proceed with repairs on the property based on a finding by the Code Enforcement Board/Special Magistrate that the violations thereon, or the conditions causing the violations, constitute a threat to public health, safety and welfare. All costs incurred to be placed as liens against the property.

MOWING, DERBIS REMOVAL	\$2,254.00
ADMINISTRATIVE FEES	\$ <u>75.00</u>
TOTAL COST	\$2,329.00

ORDERED that Respondent(s) pay to the CITY OF OAKLAND PARK a fine in the amount of \$2,329.00 plus \$100 for the recording of liens and release of liens for the violation(s) of

**SEC.8.7(A) Overgrowth**

No person owning or having possession of any land within the city shall allow graffiti, the accumulation of refuse, stagnant water or the development of dense growth of grass or weeds in excess of nine (9) inches, trees, vines or underbrush thereon.  
Corrective Action: *Cut Grass & Weeds and maintain property*

that existed at 4811 NE 8 AVE AVE OAKLAND PARK, FL 33334, described as:

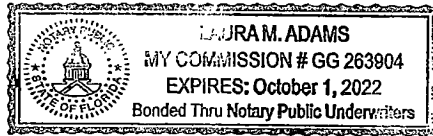
494214100980  
GARDEN ACRES 42-17 B LOT 28 BLK 5

This document can be recorded and shall then constitute a lien for said costs against the above described property.

By: \_\_\_\_\_  
CODE ENFORCEMENT SUPERVISOR

PERSONALLY appeared before me, the undersigned authority, Albert Margerum, well known to me and known by me and acknowledged before me that he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that he was duly authorized to do so. He is personally known to me or has produced a Florida drivers license as identification.

WITNESS my hand and official seal this 8 day of April, 2022.



Laura M. Adams  
Notary Public  
My Commission Expires:

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to:  
SCOTT GERHARDT  
4800 NE 8 AVE  
OAKLAND PARK, FL

this 8 day of April, 2022.

Laura M. Adams  
Recording Secretary

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

**DATE: August 1st, 2022**  
**PROPERTY ID # 494214-10-0980 (TD # 48841)**

# WARNING

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

GERHARDT, SCOTT MICHAEL  
1232 CLUB DR W APT D  
DELRAY BEACH, FL 33445-2862

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4811 NE 8 AVENUE, OAKLAND PARK FL 33334 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 August 31, 2022 .....\$13,101.94
- Or
- \* Estimated Amount due if paid by September 20, 2022 .....\$13,282.48

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 21, 2022 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 1st, 2022**

**PROPERTY ID # 494214-10-0980 (TD # 48841)**

# WARNING

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

JUDY V. GERHARDT A/K/A JUDITH MARIE HART  
4811 NE 8TH AVE  
OAKLAND PARK, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4811 NE 8 AVENUE, OAKLAND PARK FL 33334 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 August 31, 2022 .....\$13,101.94

Or

\* Estimated Amount due if paid by September 20, 2022 .....\$13,282.48

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 21, 2022 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 1st, 2022**  
**PROPERTY ID # 494214-10-0980 (TD # 48841)**

# WARNING

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

CITY OF OAKLAND PARK CODE ENFORCEMENT DIVISION

5399 N. DIXIE HWY SUITE 3  
OAKLAND PARK, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4811 NE 8 AVENUE, OAKLAND PARK FL 33334 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 August 31, 2022 .....\$13,101.94
- Or
- \* Estimated Amount due if paid by September 20, 2022 .....\$13,282.48

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 21, 2022 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 1st, 2022  
PROPERTY ID # 494214-10-0980 (TD # 48841)

# WARNING

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

\*GARCIA, OMAR M &  
GARCIA, MARTA G  
4810 NE 7TH AVE  
OAKLAND PARK, FL 33334-3214

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4811 NE 8 AVENUE, OAKLAND PARK FL 33334 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 August 31, 2022 .....\$13,101.94
- Or
- \* Estimated Amount due if paid by September 20, 2022 .....\$13,282.48

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 21, 2022 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 1st, 2022**  
**PROPERTY ID # 494214-10-0980 (TD # 48841)**

# WARNING

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

\*ROBINSON, SANDRA  
4805 NE 8 AVE  
OAKLAND PARK, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4811 NE 8 AVENUE, OAKLAND PARK FL 33334 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 August 31, 2022 .....\$13,101.94
- Or
- \* Estimated Amount due if paid by September 20, 2022 .....\$13,282.48

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 21, 2022 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 1st, 2022**  
**PROPERTY ID # 494214-10-0980 (TD # 48841)**

# WARNING

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

\*SORTO, ELVIA C EST  
4821 NE 8 AVE  
OAKLAND PARK, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4811 NE 8 AVENUE, OAKLAND PARK FL 33334 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 August 31, 2022 .....\$13,101.94
- Or
- \* Estimated Amount due if paid by September 20, 2022 .....\$13,282.48

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 21, 2022 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 1st, 2022**  
**PROPERTY ID # 494214-10-0980 (TD # 48841)**

# WARNING

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

CITY OF OAKLAND PARK  
ANDREW THOMPSON, BUDGET OFFICE  
3650 NE 12 AVE  
OAKLAND PARK, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4811 NE 8 AVENUE, OAKLAND PARK FL 33334 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 August 31, 2022 .....\$13,101.94
- Or
- \* Estimated Amount due if paid by September 20, 2022 .....\$13,282.48

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 21, 2022 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 1st, 2022**  
**PROPERTY ID # 494214-10-0980 (TD # 48841)**

# WARNING

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

GERHARDT, SCOTT MICHAEL  
4811 NE 8 AVE  
OAKLAND PARK, FL 3334-3215

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4811 NE 8 AVENUE, OAKLAND PARK FL 33334 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 August 31, 2022 .....\$13,101.94
- Or
- \* Estimated Amount due if paid by September 20, 2022 .....\$13,282.48

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 21, 2022 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 1st, 2022**  
**PROPERTY ID # 494214-10-0980 (TD # 48841)**

# WARNING

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

GERHARDT, SCOTT MICHAEL  
114 WEST 238 ST #4J  
BRONX, NY 10463

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4811 NE 8 AVENUE, OAKLAND PARK FL 33334 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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

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Sent To

Street

City, St.

**TD 48841 SEPTEMBER 2022 WARNING**  
GERHARDT, SCOTT MICHAEL  
1232 CLUB DR W APT D  
DELRAY BEACH, FL 33445-2862

7017 2680 0000 4987 5013

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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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**TD 48841 SEPTEMBER 2022 WARNING**  
**JUDY V. GERHARDT A/K/A JUDITH MARIE HART**  
**4811 NE 8TH AVE**  
**OAKLAND PARK, FL 33334**

City, State, ZIP+4®

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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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**TD 48841 SEPTEMBER 2022 WARNING**

**CITY OF OAKLAND PARK CODE ENFORCEMENT**

**DIVISION**

**5399 N. DIXIE HWY SUITE 3**

**OAKLAND PARK, FL 33334**

City, State, ZIP+4

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

See Reverse for Instructions

7017 2660 0000 4967 5037



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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	\$ _____

Postmark  
Here

Postage

\$

Total

**TD 48841 SEPTEMBER 2022 WARNING**

\$

**\*GARCIA, OMAR M &**

Sen:

**GARCIA, MARTA G**

Street

**4810 NE 7TH AVE**

City

**OAKLAND PARK, FL 33334-3214**

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

See Reverse for Instructions

7017 2680 0000 4987 5044

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Certified Mail Fee

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

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

Postmark  
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Postage

\$

Total

\$

Sent

Street

City, State

**TD 48841 SEPTEMBER 2022 WARNING**  
**\*ROBINSON, SANDRA**  
**4805 NE 8 AVE**  
**OAKLAND PARK, FL 33334**

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

See Reverse for Instructions

7017 2680 0000 4987 5051

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

Postmark  
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Postage  
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Total F  
\$ \_\_\_\_\_  
Sent To  
Street  
City, S

**TD 48841 SEPTEMBER 2022 WARNING**  
\*SORTO, ELVIA C EST  
4821 NE 8 AVE  
OAKLAND PARK, FL 33334

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

Postmark  
Here

Postage  
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Total F  
\$  
Sent To  
Street  
City, State, ZIP+4®

**TD 48841 SEPTEMBER 2022 WARNING**  
CITY OF OAKLAND PARK  
ANDREW THOMPSON, BUDGET OFFICE  
3650 NE 12 AVE  
OAKLAND PARK, FL 33334

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Certified Mail Fee

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

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

Postmark  
Here

Postage

\$

Total

\$

Sent To

Street

City, State, ZIP+4

**TD 48841 SEPTEMBER 2022 WARNING**

**GERHARDT, SCOTT MICHAEL**

**114 WEST 238 ST #4J**

**BRONX, NY 10463**

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Certified Mail Fee

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

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

Postmark  
Here

Postage

\$

**TD 48841 SEPTEMBER 2022 WARNING**

Total Po

\$

Sent To

GERHARDT, SCOTT MICHAEL  
4811 NE 8 AVE  
OAKLAND PARK, FL 3334-3215

Street or

City, State, ZIP+4®

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

See Reverse for Instructions

**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 48841 SEPTEMBER 2022 WARNING**  
 \*GARCIA, OMAR M &  
 GARCIA, MARTA G  
 4810 NE 7TH AVE  
 OAKLAND PARK, FL 33334-3214



9590 9402 7338 2028 4089 19

2. Article Number (Transfer from)

7017 2680 0000 4987 5044

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *OMG*

- Agent
- Addressee

B. Received by (Printed Name)

*OMAR GARCIA*

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
- Insured Mail Restricted Delivery (over \$500)
- 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, or on the front if space permits.

1. Article Addressed to:

**JD 48841 SEPTEMBER 2022 WARNING**  
\*ROBINSON, SANDRA  
4805 NE 8 AVE  
OAKLAND PARK, FL 33334



9590 9402 7338 2028 4089 02

2. Article Number (Transfer from service label)

7017 2680 0000 4987 5051

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)

Sandra Robinson

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
- Mail
- 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 48841 SEPTEMBER 2022 WARNING**  
**CITY OF OAKLAND PARK**  
**ANDREW THOMPSON, BUDGET OFFICE**  
**3650 NE 12 AVE**  
**OAKLAND PARK, FL 33334**



9590 9402 7338 2028 4088 96

2. Affirmation Number  
**7017 2680 0000 4987 5075**

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*COV19*

- Agent
- Addressee

B. Received by (Printed Name)

*BI- 3/22*

C. Date of Delivery

*8/1/22*

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