



A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

TDA# 49941

Web: [www.grantstreet.com](http://www.grantstreet.com)

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

Phone: (412) 391-5555

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At the request of the County Tax Collector for Broward County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
4942 32 06 0580	353403	NO PROPERTY ADDRESS

**Legal Description**

Lot 19, Block 2, ROOSEVELT GARDENS, according to the plat thereof, recorded in Plat Book 24, Page 49, of the Public Records of Broward County, Florida.

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**Other Parcel Info**

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 10023	\$85,760	No	No	No

**Owner of Record on Current Tax Roll**  
T C LAND HOLDINGS OF BROWARD LLC

**Billing Name & Address**

1100 STATE ROAD 7 STE 200A  
MARGATE FL 33068

# PROPERTY INFORMATION REPORT

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This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report 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 is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

**Report Date:** 11/15/2022      **Search covers**      **20 years**      **through:** 11/01/2022

*Brian Johnson*  
Title Examiner

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**General Examiner Comments:**

**APPARENT TITLE HOLDER****Name & Address of Record**

T C LAND HOLDINGS OF BROWARD LLC  
1100 STATE ROAD 7, SUITE 200A  
MARGATE FL 33068

**Document**

Quit Claim Deed  
Inst:116349789

**Examiner Comments**

OTHEL TURNER, REGISTERED AGENT  
O/B/O TC LAND HOLDINGS OF BROWARD LLC  
1100 STATE ROAD 7  
SUITE 200A  
MARGATE FL 33068

Sunbiz-Owner

**Related Documents (for Reference)**

Warranty Deed  
Bk:9537 Pg:462

Quit Claim Deed  
Bk:34513 Pg:1733

Quit Claim Deed  
Bk:34513 Pg:1734

**MORTGAGE HOLDER****Name & Address of Record****Document****Examiner Comments**

None found.

**Related Documents (for Reference)**

None found.

**LIEN HOLDER****Name & Address of Record****Document****Examiner Comments**

None found.

**Related Documents (for Reference)**

None found.

**OTHER PARTIES****Name & Address of Record****Document****Examiner Comments**

None found.

**Related Documents (for Reference)**

None found.

**OTHER DOCUMENTS****File Name**

49941PA.pdf



<b>Site Address</b>	NW 10 COURT, UNINCORPORATED FL 33311	<b>ID #</b>	4942 32 06 0580
<b>Property Owner</b>	T C LAND HOLDINGS OF BROWARD LLC	<b>Millage</b>	0012
<b>Mailing Address</b>	1100 STATE ROAD 7 STE 200A MARGATE FL 33068	<b>Use</b>	00
<b>Abbr Legal Description</b>	ROOSEVELT GARDENS 24-49 B LOT 19 BLK 2		

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
2022	\$85,760		\$85,760	\$73,160	
2021	\$66,510		\$66,510	\$66,510	\$1,306.67
2020	\$42,010		\$42,010	\$18,940	\$528.23

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$85,760	\$85,760	\$85,760	\$85,760
Portability	0	0	0	0
Assessed/SOH	\$73,160	\$85,760	\$73,160	\$73,160
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$73,160	\$85,760	\$73,160	\$73,160

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/11/2020	QC*-T		116349789	\$12.25	7,001	SF
1/30/2003	QC*	\$100	34513 / 1734			
11/21/2002	QCD	\$100	34513 / 1733			
4/1/1981	WD	\$6,500	9537 / 462			
				Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #49941

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 March 2023, 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 FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 100 N ANDREWS AVE 7TH FLOOR FORT LAUDERDALE, FL 33301	T C LAND HOLDINGS OF BROWARD LLC 1100 STATE ROAD 7, SUITE 200A MARGATE, FL 33068	OTHEL TURNER, REGISTERED AGENT O/B/O TC LAND HOLDINGS OF BROWARD LLC 1100 STATE ROAD 7 SUITE 200A MARGATE, FL 33068	*LEWIS, ALTHEA 3007 NW 10 CT FORT LAUDERDALE, FL 33311
*MCBRIDE, BOBBY R 3008 NW 11 ST FORT LAUDERDALE, FL 33311			

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 March 2023 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 Misty Del Hierro

6

# Broward County, Florida

**INSTR # 118603469**  
Recorded 01/04/23 at 02:36 PM  
Broward County Commission  
1 Page(s)  
#6

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 49941

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: 494232-06-0580  
Certificate Number: 10023  
Date of Issuance: 05/26/2020  
Certificate Holder: BLACK CUB, LLC SB MUNI CUST FOR  
Description of Property: ROOSEVELT GARDENS 24-49 B  
LOT 19 BLK 2

Name in which assessed: T C LAND HOLDINGS OF BROWARD LLC  
Legal Titleholders: T C LAND HOLDINGS OF  
BROWARD LLC  
1100 STATE ROAD 7 STE 200A  
MARGATE, FL 33068

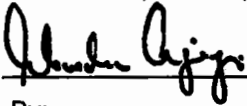
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of April, 2023. 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 4th day of January, 2023.

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: 03/16/2023, 03/23/2023, 03/30/2023 & 04/06/2023  
Minimum Bid: 5207.45

# Broward County, Florida

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

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LOT 19 BLK 2

Name in which assessed: T C LAND HOLDINGS OF BROWARD LLC  
Legal Titleholders: T C LAND HOLDINGS OF  
BROWARD LLC  
1100 STATE ROAD 7 STE 200A  
MARGATE, FL 33068

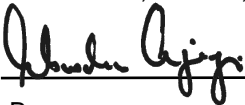
All of said property being in the County of Broward, State of Florida.

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

Dated this 11th day of January, 2023.

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: 03/16/2023, 03/23/2023, 03/30/2023 & 04/06/2023  
Minimum Bid: 5562.45



## BROWARD

STATE OF FLORIDA  
COUNTY OF BROWARD:

Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

49941  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 10023

in the XXXX Court,  
was published in a newspaper by print in the issues of  
Broward Daily Business Review f/k/a Broward Review on

03/16/2023 03/23/2023 03/30/2023 04/06/2023

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

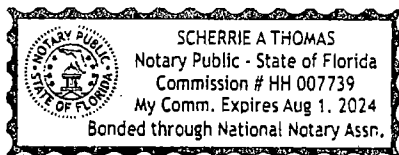
*Barbara Jean Cooper*

Sworn to and subscribed before me this  
6 day of APRIL, A.D. 2023

*Scherrie A Thomas*

(SEAL)

BARBARA JEAN COOPER personally known to me



**Broward County, Florida  
RECORDS, TAXES & TREASURY  
DIVISION/TAX DEED SECTION  
NOTICE OF APPLICATION FOR  
TAX DEED NUMBER 49941**

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Property ID: 494232-06-0580

Certificate Number: 10023

Date of Issuance: 05/26/2020

Certificate Holder:

BLACK CUB, LLC SB MUNI CUST  
FOR

Description of Property:

ROOSEVELT GARDENS 24-49 B  
LOT 19 BLK 2

Name in which assessed:

T C LAND HOLDINGS OF  
BROWARD LLC

Legal Titleholders:

T C LAND HOLDINGS OF  
BROWARD LLC

1100 STATE ROAD 7 STE 200A  
MARGATE, FL 33068

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

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broward.deedauction.net

\*Pre-registration is required to bid.

Dated this 11th day of January, 2023.

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: 5562.45

401-314

3/16-23-30 4/6 23-05/0000650236B

**BROWARD-COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23008017

Broward County, FL VS T C Land Holdings of Broward LLC

**RETURN OF SERVICE**

Court Case # TD 49941

Hearing Date: 04/19/2023

Received by CCN 11002

03/02/2023 11:51 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: T C Land Holdings of Broward LLC NW 10 Court Unincorporated FL 33311

Served:

X

Not Served:

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

Date: 03/02/2023 Time: 4:15 PM

On T C Land Holdings of Broward LLC 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:** Posted Tax Notice on fence at the back of vacant lot. Property is located between 3001 & 3007 on NW 10 Court in Ft. Laud.

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: *C. Mitchell* 11002

D.S.

C. Mitchell, #11002

## RECEIPT INFORMATION

## EXECUTION COSTS

## DEMAND/LEVY INFORMATION

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

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 # 494232-06-0580 (TD #49941)

RECEIVED SHERIFF  
2023 MAR -1 PM 11:24  
BROWARD COUNTY, FLORIDA

# WARNING

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

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

## NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by March 31, 2023 .....\$3,933.76

Or

\* Amount due if paid by April 18, 2023 .....\$3,979.76

\*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 April 19, 2023 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**

T C LAND HOLDINGS OF  
BROWARD LLC  
NW 10 CT  
UNINCORPORATED FL 33311

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

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23008017

Broward County, FL VS T C Land Holdings of Broward LLC

**RETURN OF SERVICE**

Court Case # TD 49941

Hearing Date: 04/19/2023

Received by CCN 9032

03/02/2023 7:37 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: T C Land Holdings of Broward LLC 1100 State Road 7 Ste 200A Margate FL 33068

Served:

X

Not Served:

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

Date: 03/02/2023 Time: 10:39 AM

On T C Land Holdings of Broward LLC 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:

**SUBSTITUTE SERVICE**

To Vernice Williams / Designated employee:

At the defendant's usual place of abode on "any person residing therein 15 years of age or older", in accordance with F.S. 48.031(1)(a); or to the defendant's spouse at a location in accordance with F.S. 48.031(2)(a); or to the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business.

**COMMENTS:** Served in hand Vernice Williams  
Eye Color: Brown, Gender: Female, Hair Color: Brown, Race: Black

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.

V. Barnhouse, #9032

**RECEIPT INFORMATION**

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

**EXECUTION COSTS****DEMAND/LEVY INFORMATION**

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 494232-06-0580 (TD # 49941)

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

## ORIGINAL DOCUMENT

### NOTE

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**PLEASE SERVE THIS ADDRESS OR LOCATION**

T C LAND HOLDINGS OF  
BROWARD LLC  
1100 STATE ROAD 7 STE 200A  
MARGATE, FL 33068

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

RECEIVED SHERIFF  
2023 MAR -1 AM 11:24  
BROWARD COUNTY, FLORIDA

This instrument prepared by:  
LEONARD E. ZEDECK, Esq.  
8870 W. Oakland Park Blvd., #101  
SUNRISE, FL 33351

FOLIO NO.: 4942-32-06-0050; 4942-32-06-0090;  
4942-32-06-0140; 4942-32-06-0220, and 4942-32-06-0580

(Space Above This Line For Recording Data)

## QUIT CLAIM DEED

**THIS QUIT-CLAIM DEED**, executed this 11<sup>th</sup> day of February, 2020, by **TLC INVESTMENT GROUP, INC.**, a Florida corporation, Grantor\*, to **T C LAND HOLDINGS OF BROWARD, LLC**, a Florida Limited Liability Company, whose post office address is 1100 State Road 7, Suite 200A, Margate, FL 33068, Grantee,

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/XX (\$10.00) in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **Broward**, State of Florida to-wit:

**The East ½ of Lot 3, the East ½ of Lot 5, the West ½ of Lot 8, and Lot 14, Block 1, ROOSEVELT GARDENS, according to the Plat thereof, as recorded in Plat Book 24, Page 49, of the Public Records of Broward County, Florida.**

**Lot 19, Block 2, ROOSEVELT GARDENS, according to the Plat thereof, recorded in Plat Book 24, Page 49, of the Public Records of Broward County, Florida.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

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

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

Signed, sealed and delivered  
in presence of:

sign: *Ronald Widemar*  
print: Ronald S. Widemar

sign: *Frances Solomon*  
print: FRANCES SOLOMON

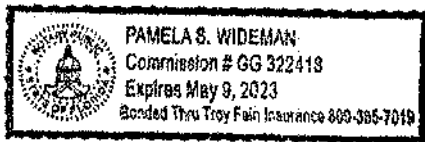
**TLC INVESTMENT GROUP, INC.**, a Florida  
corporation

By: *George Campbell*  
**GEORGE CAMPBELL, President**

STATE OF FLORIDA       )  
                                  ) SS:  
COUNTY OF BROWARD    )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this \_\_\_\_\_ day of February, 2020, by **GEORGE CAMPBELL, President of TLC INVESTMENT GROUP, INC., a Florida corporation**, on behalf of the corporation. He ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

NOTARY PUBLIC:



Sign: *Pamela S. Wideman*  
Print: Pamela S. Wideman  
Notary Public, State of Florida  
My Commission Expires: 5/9/2023



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
TC LAND HOLDINGS OF BROWARD LLC

### Filing Information

<b>Document Number</b>	L20000036208
<b>FEI/EIN Number</b>	APPLIED FOR
<b>Date Filed</b>	01/29/2020
<b>Effective Date</b>	01/27/2020
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1100 STATE ROAD 7  
SUITE 200A  
MARGATE, FL 33068

### Mailing Address

1100 STATE ROAD 7  
SUITE 200A  
MARGATE, FL 33068

### Registered Agent Name & Address

TURNER, OTHEL  
1100 STATE ROAD 7  
SUITE 200A  
MARGATE, FL 33068

### Authorized Person(s) Detail

#### **Name & Address**

Title Managing Member

CAMPBELL, TROY  
1100 STATE ROAD 7, SUITE 200A  
MARGATE, FL 33068

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2021	04/29/2021
2022	01/23/2022



**Document Images**

[01/23/2022 -- ANNUAL REPORT](#)

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[01/29/2020 -- Florida Limited Liability](#)

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WARRANTY DEED  
STATUTORY  
F.S. 689.02

JIFFY FORM 42

# This Indenture,

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

Made this 11th day of April, A.D. 1981  
BETWEEN Billie J. H. Levy as Trustee for Roosevelt Gardens Inv. Co.

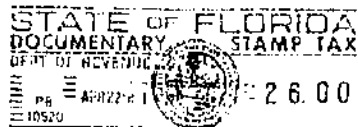
of the County of Broward in the State of Florida, part of the first part, and  
Jerry W. Smith and Battle W. Smith his wife,

of the County of Broward in the State of Florida whose post office address is  
3086 S.W. 20 Street Fort Lauderdale, Florida

part 1st of the second part

**Witnesseth,** That the said part y of the first part, for and in consideration of the sum of Two Dollars and other good and Valuable Considerations Dollars, to her in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said part 1st of the second part, their heirs and assigns forever, the following described land, situate and being in the County of State of Florida to wit

Lot (1) Situate, Block (2) Two of ROOSEVELT GARDENS a subdivision lying in Section 30, Township 40 S., Range 30 E., as recorded in Plat Book 10 at page 40 of the Public Records of Broward County, Florida.

RECORDED  
APR 15 1981  
BROWARD COUNTY

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

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

Signed, sealed and delivered in the presence of:

*Billie J. H. Levy*  
*Milton L. Levy*

*Billie J. H. Levy* L.S.  
L.S.  
L.S.  
L.S.

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

Billie J. H. Levy

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

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of April, A.D. 1981

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
GRAHAM W. WATT  
COUNTY ADMINISTRATOR

*Catherine Phillips*

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES FEB 26 1984  
BONDED THRU GENERAL INS. UNDERWRITERS

REF 9537 PAGE 462

470

W/C TRI - COUNTY for:-

**Lawyers Advantage Title Grp**

821 W. Broward Blvd # 110  
Plantation, FL 33324

This instrument prepared by:  
George Campbell

Folio Number:

Grantees Social Security No.:

**THIS QUIT-CLAIM DEED**, made the 21 day of Nov., 2002 A.D. between the Grantor, **Jerry C. Smith and Mattie M. Smith, Husband and Wife**, whose address is 3080 NW 20th Street, Fort Lauderdale, FL 33311, of the County of Broward, State of Florida, to the Grantee, **George Campbell**, whose address is 1881 NW 35 Avenue, Fort Lauderdale, FL 33311..

**WITNESSETH** that the Grantor, for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00) and other valuable considerations to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quit-claimed to the Grantee and Grantee's heirs and assigns forever, the following described land situate, lying and being in the County of Broward, State of Florida, to wit:

**Lot 18 and Lot 19, Block 2, ROOSEVELT GARDENS, according to the Plat thereof, as recorded in Plat Book 24, page 49, of the Public Records of Broward County, Florida.**

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estates, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

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

**SIGNED, SEALED AND DELIVERED** in the presence of:

Frances Davis

Jerry C. Smith  
JERRY C. SMITH

Willie Charles Davis

Mattie M. Smith  
MATTIE M. SMITH

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 21 day of Nov., 2002 by **JERRY C. SMITH and MATTIE M. SMITH**, who is/are personally known to me, or has produced a valid drivers license as identification; an oath was not taken.

**WITNESS** my hand and official seal in the County and State last aforesaid.

Frances D. Philpart  
Notary Public



Frances D. Philpart  
Commission # CG 811274  
Expires Feb. 21, 2003  
Bonded Thru  
Atlantic Bonding Co., Inc.



Frances D. Philpart  
Commission # CG 811274  
Expires Feb. 21, 2003  
Bonded Thru  
Atlantic Bonding Co., Inc.

2

W/C TRI - COUNTY for:-

**Lawyers Advantage Title Grp**

8271 W. Broward Blvd # 110  
Plantation, FL 33324

This instrument prepared by:  
George Campbell  
1881 NW 35 Avenue  
Fort Lauderdale, FL 33311

Folio Number:

Grantees SSN:

**THIS QUIT-CLAIM DEED**, made the 30 day of January, 2003, A.D. between the Grantor, **GEORGE CAMPBELL**, whose address is 1881 NW 35 Avenue, Fort Lauderdale, FL 33311, of the County of Broward, State of Florida, to the Grantee, **TLC INVESTMENT GROUP, INC., a Florida corporation**, whose address is 1881 NW 35 Avenue, Fort Lauderdale, FL 33311.

**WITNESSETH** that the Grantor, for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00) and other valuable considerations to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quit-claimed to the Grantee and Grantee's heirs and assigns forever, the following described land situate, lying and being in the County of Broward, State of Florida, to wit:

**Lot 18 and Lot 19, Block 2, ROOSEVELT GARDENS, according to the Plat thereof, as recorded in Plat Book 24, page 49, of the Public Records of Broward County, Florida.**

Grantor hereby avers that the subject property is not his homestead or the homestead of any member of his family. Grantor resides at 1881 NW 35 Avenue, Fort Lauderdale, FL.

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estates, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

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

**SIGNED, SEALED AND DELIVERED** in the presence of:

*Dana K. Sadaka*  
Dana K. Sadaka  
*[Signature]*  
Touhy

*George Campbell*  
GEORGE CAMPBELL

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 30 day of January, 2003, by George Campbell, who is personally known to me, or has produced a valid drivers license as identification; an oath was not taken.

**WITNESS** my hand and official seal in the County and State last aforesaid.



Dana K. Sadaka  
Commission # CC 934575  
Expires March 8, 2003  
Bonded Thru  
Atlantic Bonding Co., Inc.

*Dana K. Sadaka*  
Notary Public

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

**DATE: March 1st, 2023**

**PROPERTY ID # 494232-06-0580 (TD # 49941)**

# WARNING

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

\*LEWIS, ALTHEA  
3007 NW 10 CT  
FORT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 10 CT UNINCORPORATED, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

\* Estimated Amount due if paid by March 31, 2023 .....\$3,933.76

Or

\* Estimated Amount due if paid by April 18, 2023 .....\$3,979.76

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 19, 2023 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: March 1st, 2023**

**PROPERTY ID # 494232-06-0580 (TD # 49941)**

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\*MCBRIDE, BOBBY R  
3008 NW 11 ST  
FORT LAUDERDALE, FL 33311

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

**DATE: March 1st, 2023**

**PROPERTY ID # 494232-06-0580 (TD # 49941)**

# WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 10 CT UNINCORPORATED, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

**DATE: March 1st, 2023**

**PROPERTY ID # 494232-06-0580 (TD # 49941)**

# WARNING

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T C LAND HOLDINGS OF BROWARD LLC  
1100 STATE ROAD 7, SUITE 200A  
MARGATE, FL 33068

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



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

**DATE: March 1st, 2023**

**PROPERTY ID # 494232-06-0580 (TD # 49941)**

# WARNING

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

OTHEL TURNER, REGISTERED AGENT  
O/B/O TC LAND HOLDINGS OF BROWARD LLC  
1100 STATE ROAD 7  
SUITE 200A  
MARGATE, FL 33068

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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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**TD 49941 APRIL 2023 WARNING**  
**CITY OF FORT LAUDERDALE**  
**ATTN: CITY ATTORNEY OFFICE**  
**100 N ANDREWS AVE 7TH FLOOR**  
**FORT LAUDERDALE, FL 33301**

Sent To

Street, Apt  
or PO Box

City, State,

PS Form 3800, August 2006

See Reverse for Instructions

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Total Postage

**TD 49941 APRIL 2023 WARNING**  
T C LAND HOLDINGS OF BROWARD LLC  
1100 STATE ROAD 7, SUITE 200A  
MARGATE, FL 33068

Sent To

Street, Apt. No.  
or PO Box No.  
City, State, Zi

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U.S. Postal Service<sup>TM</sup>

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		
<div><div>Sent To</div><div>Street, Apt. # or PO Box N</div><div>City, State, ZIP</div></div> <div><b>TD 49941 APRIL 2023 WARNING</b> OTHEL TURNER, REG AGENT O/B/O TC LAND HOLDINGS OF BROWARD LLC 1100 STATE ROAD 7 SUITE 200A MARGATE, FL 33068</div>		
PS Form 3800, August 2006		ons

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For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Postmark Here	
Total F	<b>TD 49941 APRIL 2023 WARNING</b>
<b>Sent To</b>	<b>*LEWIS, ALTHEA</b>
<b>Street, / or PO B</b>	<b>3007 NW 10 CT</b>
<b>City, Sta</b>	<b>FORT LAUDERDALE, FL 33311</b>
PS Form 3800, August 2006	
See Reverse for Instructions	

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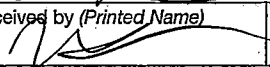

U.S. Postal Service<sup>TM</sup>


**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

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

**OFFICIAL USE**

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Certified Fee		
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Restricted Delivery Fee (Endorsement Required)		
Total Price		
Sent To	TD 49941 APRIL 2023 WARNING	
Street, Apt. or PO Box	*MCBRIDE, BOBBY R	
City, State	3008 NW 11 ST	
	FORT LAUDERDALE, FL 33311	
PS Form 3800, August 2006 See Reverse for Instructions		

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Signature <b>X</b>  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: <div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>TD 49941 APRIL 2023 WARNING</b>  <b>*LEWIS, ALTHEA</b>  <b>3007 NW 10 CT</b>  <b>FORT LAUDERDALE, FL 33311</b> </div>		B. Received by (Printed Name)  C. Date of Delivery	
<div style="text-align: center;">   9590 9402 7448 2055 8284 89 </div>		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
<div style="border: 1px solid black; padding: 5px;"> 7007 0710 0001 2801 9917 </div>		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"/> Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>		A. Signature <b>X</b> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: <b>TD 49941 APRIL 2023 WARNING</b> OTHEL TURNER, REG AGENT O/B/O TC LAND HOLDINGS OF BROWARD LLC 1100 STATE ROAD 7 SUITE 200A MARGATE, FL 33068		B. Received by (Printed Name) <i>Vernice Williams</i> C. Date of Delivery	
 9590 9402 7448 2055 8284 96		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
		3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation† <input type="checkbox"/> Signature Confirmation Restricted Delivery	
7007 0710 0001 2801 9900		all Restricted Delivery (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		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 49941 APRIL 2023 WARNING  
CITY OF FORT LAUDERDALE  
ATTN: CITY ATTORNEY OFFICE  
100 N ANDREWS AVE 7TH FLOOR  
FORT LAUDERDALE, FL 33301



9590 9402 7448 2055 8285 19

7007 0710 0001 2801 9887

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Handwritten Signature]*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

*[Handwritten: Gonzalez]*

C. Date of Delivery

*[Handwritten: 3/6]*

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

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

☐ Delivery Restricted Delivery

☐ Registered Mail Restricted Delivery

(over \$500)

**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 49941 APRIL 2023 WARNING**  
**\*MCBRIDE, BOBBY R**  
**3008 NW 11 ST**  
**FORT LAUDERDALE, FL 33311**



9590 9402 7448 2055 8284 72

2. Article Number (Transfer from)

7007 0710 0001 2801 9924

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

B. Received by (Printed Name)

☐ Agent  
☐ Addressee

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

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

In Delivery Restricted Delivery

Mail  
Mail Restricted Delivery  
(over \$500)

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

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 49941 APRIL 2023 WARNING**  
**T C LAND HOLDINGS OF BROWARD LLC**  
**1100 STATE ROAD 7, SUITE 200A**  
**MARGATE, FL 33068**



9590 9402 7448 2055 8285 02

7007 0710 0001 2801 9894

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x *Vernice Wilkins*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

*Vernice Wilkins*

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation¹

☐ Signature Confirmation Restricted Delivery

Mail  
 Restricted Delivery