

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

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
5040 31 01 0011	428557	4900 SW 178 AVE

Legal Description

Tract 16 of Section 31, Township 50 South, Range 40 East according to the Plat of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, less that portion described as Follows:

Commence at the Northwest corner of said Tract 16; thence on an assumed bearing of South 00° 48' 38" East along the west line of Tract 16 a distance of 145.09 feet to a point 185.00 feet North of the Southwest corner of said Tract 16, said point also being the Point of Beginning; thence North 89° 59' 58" East and parallel with the South line of said Tract 16 a distance of 499.53 feet; thence South 00° 48' 38" East and parallel with the said west line of Tract 16 a distance of 185.00 feet to the said South line of Tract 16; thence South 89° 59' 58" west along the said South line a distance of 499.53 feet to the Southwest corner of said Tract 16; thence North 00° 48' 38" West along said line a distance 185.00 feet to the Point of Beginning, and subject to rights-of-way and easements of record. Said lands situate, lying and being in Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 9991	\$347,550	Yes	No	No

Owner of Record on Current Tax Roll
ROGERS H C SR & LYNDA DAVIS

Billing Name & Address

4900 SW 178 AVE
SOUTHWEST RANCHES FL 33331-1146

PROPERTY INFORMATION REPORT

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:05/11/2023 **Search covers** **20 years** **through:**05/08/2023

Scott Heichel
Title Examiner

General Examiner Comments:

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

ROGERS H. C. DAVIS, SR., AND LYNDA DAVIS
 P.O. BOX 9082
 PEMBROKE PINES FL

Document

Corrective
 Warranty Deed
 Bk:9960 Pg:96

Examiner Comments

Address is incomplete. Legal
 description includes
 additional property.

Related Documents (for Reference)

Warranty Deed
 Bk:7758 Pg:112

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

OTHER PARTIES**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser



Site Address	4900 SW 178 AVENUE, SOUTHWEST RANCHES FL 33331	ID #	5040 31 01 0011
Property Owner	DAVIS, ROGERS H C SR & LYNDA	Millage	3413
Mailing Address	4900 SW 178 AVE SOUTHWEST RANCHES FL 33331-1146	Use	01-01
Abbr Legal Description	FLA FRUIT LANDS CO SUB NO 1 2-17 D 31-50-40 A POR OF TR 16 DESC AS:COMM AT NW COR OF NE1/4 SEC 31;E 15 TO POB CONT E 877.46;S 330.16; W 397.66;N 185;W 484.53;N 145.07 TO POB		

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	\$601,130	\$525,600	\$1,126,730	\$347,550	
2021	\$601,130	\$262,650	\$863,780	\$337,430	\$6,865.79
2020	\$601,130	\$236,880	\$838,010	\$332,780	\$6,747.61

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,126,730	\$1,126,730	\$1,126,730	\$1,126,730
Portability	0	0	0	0
Assessed/SOH 94	\$347,550	\$347,550	\$347,550	\$347,550
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$297,550	\$322,550	\$297,550	\$297,550

Sales History			
Date	Type	Price	Book/Page or CIN
7/1/1978	WD	\$63,800	9960 / 96

Land Calculations		
Price	Factor	Type
\$130,680	4.60	AC
Adj. Bldg. S.F. (Card, Sketch)		2526
Units/Beds/Baths		1/4/2
Eff./Act. Year Built: 1985/1984		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
34	9		B8					
R	1		B8					
1			4.6					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #50554

**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 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:

TOWN OF SOUTHWEST RANCHES ANDREW D BURNS ADMIN 13400 GRIFFIN ROAD SOUTHWEST RANCHES, FL 33330	DAVIS, ROGERS H C SR 4900 SW 178TH AVE SOUTHWEST RANCHES, FL 33331-1146	DAVIS,LYNDA 4900 SW 178TH AVE SOUTHWEST RANCHES, FL 33331-1146	DAVIS, ROGERS H C SR PO BOX 9082 PEMBROKE PINES, FL 33024
DAVIS, LYNDA PO BOX 9082 PEMBROKE PINES, FL 33024	*MYSTIC TRUST LLC 19195 MYSTIC POINTE DR APT 106 AVENTURA, FL 33180-4503	*WACHTEL, YEHUDA GENE RIBEIRO, ALMIBETE 5050 SW 178TH AVE SOUTHWEST RANCHES, FL 33331-1148	*MATTHEWS, EARNEST T & SANDRA J 17610 SW 48TH ST SOUTHWEST RANCHES, FL 33331-1110
*MP HOLDINGS LLC 6520 SW 181ST LN SOUTHWEST RANCHES, FL 33331-1636	*WYSOCKI, SHIRLEY A 4910 SW 178TH AVE SOUTHWEST RANCHES, FL 33331-1146		

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 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**

2

Broward County, Florida

INSTR # 118898080
Recorded 06/05/23 at 02:05 PM
Broward County Commission
1 Page(s)
#2

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50554

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: 504031-01-0011

Certificate Number: 9991

Date of Issuance: 05/25/2021

Certificate Holder: MERCURY FUNDING, LLC

Description of Property: FLA FRUIT LANDS CO SUB NO 1
2-17 D 31-50-40
A POR OF TR 16 DESC AS:COMM AT
See Additional Legal on Tax Roll

Name in which assessed: DAVIS,ROGERS H C SR & LYNDA

Legal Titleholders: DAVIS,ROGERS H C SR & LYNDA
4900 SW 178 AVE
SOUTHWEST RANCHES, FL 33331-1146

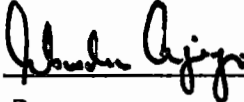
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of September, 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 1st day of June, 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: 08/17/2023, 08/24/2023, 08/31/2023 & 09/07/2023
Minimum Bid: 199159.82

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50554

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Description of Property: FLA FRUIT LANDS CO SUB NO 1
2-17 D 31-50-40
A POR OF TR 16 DESC AS:COMM AT
See Additional Legal on Tax Roll

Name in which assessed: DAVIS,ROGERS H C SR & LYNDA
Legal Titleholders: DAVIS,ROGERS H C SR & LYNDA
4900 SW 178 AVE
SOUTHWEST RANCHES, FL 33331-1146

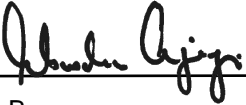
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of September, 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.deedauktion.net
**Pre-registration is required to bid.*

Dated this 1st day of June, 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: 08/17/2023, 08/24/2023, 08/31/2023 & 09/07/2023
Minimum Bid: 199159.82

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

50554
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 9991

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

08/17/2023 08/24/2023 08/31/2023 09/07/2023

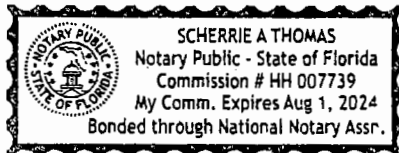
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Barbara Jean Cooper

Sworn to and subscribed before me this
7 day of SEPTEMBER, 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 50554**

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: 504031-01-0011
Certificate Number: 9991
Date of Issuance: 05/25/2021
Certificate Holder:
MERCURY FUNDING, LLC
Description of Property:
FLA FRUIT LANDS CO SUB NO 1
2-17 D 31-50-40
A POR OF TR 16 DESC AS:
COMM AT
See Additional Legal on Tax Roll
Name in which assessed:
DAVIS, ROGERS H C SR & LYNDA
Legal Titleholders:
DAVIS, ROGERS H C SR & LYNDA
4900 SW 178 AVE
SOUTHWEST RANCHES,
FL 33331-1146

All of said property being in the County of Broward, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of September, 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.deedauktion.net
*Pre-registration is required to bid.
Dated this 8th day of June, 2023.
Monica Cepero
County Administrator
RECORD, 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: 199514.82
401-314
8/17-24-31 9/7: 23-13/0000676922B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23027890

Broward County, FL VS Rogers H C Davis Sr and/or Lynda

RETURN OF SERVICE



Court Case # TD 50554

Hearing Date: 09/20/2023

Received by CCN 13192

08/02/2023 9:09 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Rogers H C Davis Sr and/or Lynda 4900 SW 178 Avenue Southwest Ranches FL 33331**

Served:

Not Served:

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

Date: 08/10/2023 Time: 11:18 AM

On Rogers H C Davis Sr and/or Lynda in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

Posted Residential: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

COMMENTS: Posted Tax Notice on front door of property

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

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

By:

D.S.

M. Moore, #13192

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504031-01-0011 (TD #50554)

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
2023 AUG - 1
5:31
BROWARD COUNTY
TAX DEED SECTION

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, 2023\$25,385.70

Or

* Amount due if paid by September 19, 2023\$25,739.82

*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 20, 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

PLEASE SERVE THIS ADDRESS OR LOCATION

DAVIS, ROGERS H C SR AND/OR LYNDA
4900 SW 178 AVE
SOUTHWEST RANCHES, FL 33331-1146

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

Name _____

Address _____

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

81-352585

This Indenture, Made this 2nd day of November 19 81.

EDWARD J. WYSOCKI and SHIRLEY ANN WYSOCKI, his wife
4900 S.W. 178th Avenue, Fort Lauderdale
of the County of Broward, State of Florida, grantor, and
ROGERS H.C. DAVIS, SR., and LYNDA DAVIS, his wife
whose post office address is P.O. Box 9082, Pembroke Pines
of the County of Broward, State of Florida, grantee.

Witnesseth, That said grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Tract 16 of Section 31, Township 50 South, Range 40 East according to the Plat of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, less that portion described as follows:

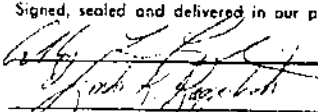
Commence at the Northwest corner of said Tract 16; thence on an assumed bearing of South 00° 48' 38" East along the West line of Tract 16 a distance of 145.09 feet to a point 185.00 feet North of the Southwest corner of said Tract 16, said point also being the Point of Beginning; thence North 89° 59' 58" East and parallel with the South line of said Tract 16 a distance of 499.53 feet; thence South 00° 48' 38" East and parallel with the said West line of Tract 16 a distance of 185.00 feet to the said South line of Tract 16; thence South 89° 59' 58" West along the said South line a distance of 499.53 feet to the Southwest corner of said Tract 16; thence North 00° 48' 38" West along said West line of Tract 16 a distance of 185.00 feet to the Point of Beginning, and subject to rights-of-way and easements of record. Said lands situate, lying and being in Broward County, Florida and containing 7.5000 acres, more or less.

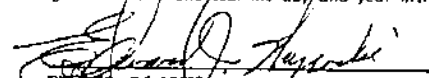
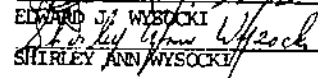
This Warranty Deed corrects that certain Warranty Deed dated July 21, 1978, recorded September 8, 1978 at OR Book 7758, Page 112 of the Official Records of Broward County, Florida. (See Rider attached)

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

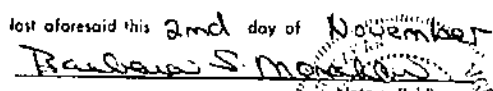
* "Grantor" and "grantee" are used for singular or plural, as context requires.

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



 (Seal)
EDWARD J. WYSOCKI
 (Seal)
SHIRLEY ANN WYSOCKI
_____ (Seal)
_____ (Seal)

STATE OF Florida
COUNTY OF Broward
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Edward J. Wysocki and Shirley Ann Wysocki to me known to be the person & described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of November 19 81.
 Notary Public

My commission expires: _____
NOTARY PUBLIC STATE OF FLORIDA

Record and Return to:
Linda K. Rospolich, Inc.
Abrams, Anton, Robbins,
Resnick, Schneider & Unger, P.C.
P. O. Box 650
Hollywood, Florida 33022

9960 RACE 96 7A

RIDER TO WARRANTY DEED FROM EDWARD J. WYSOCKI and
SHIRLEY ANN WYSOCKI, as Grantors, to ROGERS H.C.
DAVIS, SR., and LYNDA DAVIS, as Grantees.

Subject to an easement agreement between Grantors and Grantees
dated November 2, 1981 over the following property:

The South 15.00 feet of the following described parcel:

That portion of Tract 16 of Section 31, Township 50
South, Range 40 East, according to the Plat of "FLORIDA
FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" as recorded in
Plat Book 2, Page 17 of the Public Records of Dade County,
Florida, described as follows:

Beginning at the Northwest corner of said Tract 16; thence
on an assumed bearing of North 90° 00' 00" East along the
North line of said Tract 16, a distance of 765.07 feet
to a point 509.96 feet West of the Northeast corner of
said Tract 16; thence South 01° 18' 13" East and parallel
with the East line of said Tract 16, a distance of 145.09
feet; thence South 89° 59' 58" West and parallel with
the South line of said Tract 16, a distance of 766.31 feet
to a point of the West line of said Tract 16, said point
being 185.00 feet North of the Southwest corner of said
Tract 16; thence North 00° 48' 36" West along said West
line a distance of 145.09 feet to the Point of Beginning,
and subject to rights-of-way and easements of record.
Said lands situate, lying and being in Broward County,
Florida.

GRABAM W. WATE
COUNTY CLERK

OFF
REC
9960 PAGE
97

78-233138

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This instrument was prepared by:

Name MICHAEL E. SAMUEL, ESQ.

Address 1939 Harrison Street

Hollywood, Florida

191.40
70.00

This Indenture, Made this 21st day of July 19 78, Between

EDWARD J. WYSOCKI and SHIRLEY ANN WYSOCKI, his wife
of the County of Broward, State of Florida, grantor*, and

ROGERS H. C. DAVIS, SR., and LYNDA DAVIS, his wife

whose post office address is 2400 West Broward Boulevard, Fort Lauderdale

of the County of Broward, State of Florida, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of

TEN AND NO/100 Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

That portion of Tract 16 of Section 31, Township 50 South, Range 40 East, according to the Plat of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, as recorded in Plat Book 2, Page 17, of the Public Records of Dade County, Florida, more particularly described as follows:

The North one-half (N $\frac{1}{2}$) of the North one-half (N $\frac{1}{2}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of said Section 31, Less therefrom the South 185.00 feet of the West 588.65 feet and also less the West 15.00 feet thereof for right-of-way. Subject to right-of-way and easements of record.

Said lands situate, lying and being in Broward County, Florida.

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

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

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Michael E. Samuel

Ante Kramer

Edward J. Wysocki (Seal)

Shirley Ann Wysocki (Seal)

Shirley Ann Wysocki (Seal)

Shirley Ann Wysocki (Seal)

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared EDWARD J. WYSOCKI and SHIRLEY ANN WYSOCKI, his wife

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

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of July 19 78.

My commission expires:

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
I. A. HESTER
COUNTY ADMINISTRATOR

Michael E. Samuel
Notary Public

State of Florida at Large

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 19 1979
BONDEC THRU GENERAL INS. UNDERWRITERS

RETURN TO:
MICHAEL E. SAMUEL
1939 Harrison Street
Hollywood, Florida 33020

78 SEP 8 PM 1:45

REF 7758 PAGE 112

207

DATE: August 1st, 2023

PROPERTY ID # 504031-01-0011 (TD # 50554)

WARNING

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

*MATTHEWS, EARNEST T & SANDRA J
17610 SW 48TH ST
SOUTHWEST RANCHES, FL 33331-1110

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4900 SW 178 AVE SOUTHWEST RANCHES, FL 33330 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

* Estimated Amount due if paid by August 31, 2023\$25,385.70

Or

* Estimated Amount due if paid by September 19, 2023\$25,739.82

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: August 1st, 2023
PROPERTY ID # 504031-01-0011 (TD # 50554)

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*MP HOLDINGS LLC
6520 SW 181ST LN
SOUTHWEST RANCHES, FL 33331-1636

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DATE: August 1st, 2023

PROPERTY ID # 504031-01-0011 (TD # 50554)

WARNING

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*MYSTIC TRUST LLC
19195 MYSTIC POINTE DR APT 106
AVENTURA, FL 33180-4503

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DATE: August 1st, 2023
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WARNING

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*WACHTEL, YEHUDA GENE
RIBEIRO, ALMIBETE
5050 SW 178TH AVE
SOUTHWEST RANCHES, FL 33331-1148

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4900 SW 178 AVE SOUTHWEST RANCHES, FL 33330 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: August 1st, 2023
PROPERTY ID # 504031-01-0011 (TD # 50554)

WARNING

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*WYSOCKI, SHIRLEY A
4910 SW 178TH AVE
SOUTHWEST RANCHES, FL 33331-1146

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

DATE: August 1st, 2023
PROPERTY ID # 504031-01-0011 (TD # 50554)

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DAVIS, LYNDA
PO BOX 9082
PEMBROKE PINES, FL 33024

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DAVIS, ROGERS H C SR
4900 SW 178TH AVE
SOUTHWEST RANCHES, FL 33331-1146

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

DATE: August 1st, 2023
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SOUTHWEST RANCHES, FL 33331-1146

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DATE: August 1st, 2023
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TOWN OF SOUTHWEST RANCHES
ANDREW D BURNS ADMIN
13400 GRIFFIN ROAD
SOUTHWEST RANCHES, FL 33330

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PO BOX 9082
PEMBROKE PINES, FL 33024

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9589 0710 5270 0159 8479 28

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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Total	
\$	
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City, State	

TD 50554 SEPTEMBER 2023 WARNING
TOWN OF SOUTHWEST RANCHES
ANDREW D BURNS ADMIN
13400 GRIFFIN ROAD
SOUTHWEST RANCHES, FL 33330

7201 0950 0000 0560 1201

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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Postage	\$ _____
Total	\$ TD 50554 SEPTEMBER 2023 WARNING
Sent to	DAVIS, ROGERS H C SR
Street	4900 SW 178TH AVE
City, State, ZIP+4	SOUTHWEST RANCHES, FL 33331-1146
City, State, ZIP+4	

7021 0950 0000 3271 2108

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Postage

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Total Price **TD 50554 SEPTEMBER 2023 WARNING**

Sent To **DAVIS, LYNDA**

Street a **4900 SW 178TH AVE**

City, State, ZIP+4® **SOUTHWEST RANCHES, FL 33331-1146**

7021 0950 0000 3271 2115

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Postmark
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Postage	
\$	
Total	
\$	

TD 50554 SEPTEMBER 2023 WARNING

DAVIS, ROGERS H C SR

PO BOX 9082

PEMBROKE PINES, FL 33024

9589 0710 5270 0159 6510 8159 83

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postmark
Here

Postage

\$

TD 50554 SEPTEMBER 2023 WARNING

Total Po:

\$

Sent To

DAVIS, LYNDA

PO BOX 9082

Street an

PEMBROKE PINES, FL 33024

City, State, ZIP+4®

9589 0710 5270 0159 8524 89

U.S. Postal Service
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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
Here

Postage

\$

Total P

\$

Sent To

Street a

City, Sta

TD 50554 SEPTEMBER 2023 WARNING
***MYSTIC TRUST LLC**
19195 MYSTIC POINTE DR APT 106
AVENTURA, FL 33180-4503

9589 0710 5270 0159 8524 96

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OFFICIAL USE

Certified Mail Fee		Postmark Here
\$		
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	\$ _____	
Postage		
\$		
Total F	TD 50554 SEPTEMBER 2023 WARNING	
\$	*WACHTEL, YEHUDA GENE	
<i>Sent To</i>	RIBEIRO, ALMIBETE	
<i>Street</i>	5050 SW 178TH AVE	
<i>City, State, ZIP+4</i>	SOUTHWEST RANCHES, FL 33331-1148	

9589 0710 5270 0159 8479 35

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

Postmark
Here

Postage	
\$	
Total F	
\$	
<i>Sent To</i>	
<i>Street &</i>	
<i>City, St.</i>	

TD 50554 SEPTEMBER 2023 WARNING
***MATTHEWS, EARNEST T & SANDRA J**
17610 SW 48TH ST
SOUTHWEST RANCHES, FL 33331-1110

9589 0710 5270 0159 8479 42

U.S. Postal Service
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Domestic Mail Only

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OFFICIAL USE

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

Postmark
Here

Total P	TD 50554 SEPTEMBER 2023 WARNING
\$	*MP HOLDINGS LLC
Sent To	6520 SW 181ST LN
Street	SOUTHWEST RANCHES, FL 33331-1636
City, S...	

9589 0710 5270 0159 8479 59

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

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

OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total P	TD 50554 SEPTEMBER 2023 WARNING
\$	*WYSOCKI, SHIRLEY A
<i>Sent To</i>	4910 SW 178TH AVE
<i>Street a</i>	SOUTHWEST RANCHES, FL 33331-1146
<i>City, Stz</i>	

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 50554 SEPTEMBER 2023 WARNING
DAVIS, ROGERS H C SR
4900 SW 178TH AVE
SOUTHWEST RANCHES, FL 33331-1146



9590 9402 7201 1284 6319 53

2. Article Number, (Transfer from service label)

7021 0950 0000 3271 2092

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent
 Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

8/17

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation®
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 50554 SEPTEMBER 2023 WARNING
*WYSOCKI, SHIRLEY A
4910 SW 178TH AVE
SOUTHWEST RANCHES, FL 33331-1146



9590 9402 7201 1284 6320 04

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8479 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

Yes

If YES, enter delivery address below:

No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail 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:

TD 50554 SEPTEMBER 2023 WARNING
 *MATTHEWS, EARNEST T & SANDRA J
 17610 SW 48TH ST
 SOUTHWEST RANCHES, FL 33331-1110



2. Article Number (Transfer from service label)

9589 0710 5270 0159 8479 35

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) _____

C. Date of Delivery 8/7

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

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 Restrict
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"/> 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

TD 50554 SEPTEMBER 2023 WARNING
DAVIS, LYNDA
4900 SW 178TH AVE
SOUTHWEST RANCHES, FL 33331-1146



9590 9402 7201 1284 6319 46

2. Article Number (Transfer from carrier label)

7021 0950 0000 3271 2108

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

8/4

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

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 50554 SEPTEMBER 2023 WARNING
TOWN OF SOUTHWEST RANCHES
ANDREW D BURNS ADMIN
13400 GRIFFIN ROAD
SOUTHWEST RANCHES, FL 33330



9590 9402 7201 1284 6319 60

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8479 28

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

(00)

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.

TD 50554 SEPTEMBER 2023 WARNING
*MYSTIC TRUST LLC
19195 MYSTIC POINTE DR APT 106
AVENTURA, FL 33180-4503



9590 9402 7201 1284 6319 15
Transfer from service label

COMPLETE THIS SECTION ON DELIVERY

A. Signature X  Agent
 Address

B. Received by (Printed Name) C. Date of Delivery
8/15

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 50554 SEPTEMBER 2023 WARNING
*MP HOLDINGS LLC
6520 SW 181ST LN
SOUTHWEST RANCHES, FL 33331-1636



9590 9402 7201 1284 6320 11

2. Article Number (Transfer from service label)

9589 0710 5270 0154 8479 42

COMPLETE THIS SECTION ON DELIVERY

A. Signature

L

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

8/7/23

D. Is delivery address different from item 1? If YES, enter delivery address below:

Yes

No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery