

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
5142 04 01 1320	670128	ATLANTA ST HOLLYWOOD 33020

Legal Description

LOT 30, BLOCK 5 LIBERIA, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 15003	\$45,040	No	No	No

Owner of Record on Current Tax Roll
EQUAL SHARE INVESTMENT GROUP LLC

Billing Name & Address

7958 PINES BLVD SUITE 324
PEMBROKE PINES FL 33024

UPDATE 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: 03/22/2024

Search covers previous search through: 02/22/2024

Kinsey Ram
Title Examiner

Note: Parties and documents from previous search are not included in this update.

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

Notice of Application for Tax Deed
Inst:119304704

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

Document Type

Property Appraiser

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51351

**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 April 2024, 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 HOLLYWOOD TREASURY DIVISION 2600 HOLLYWOOD BLVD HOLLYWOOD, FL 33020	EQUAL SHARE INVESTMENT GROUP, LLC. 7958 PINES BLVD SUITE 324 PEMBROKE PINES, FL 33024	RICARDEAU JOSEPH, REGISTERED AGENT O/B/O EQUAL SHARE INVESTMENT GROUP, LLC. 7958 PINES BOULEVARD 324 PEMBROKE PINES, FL 33024	*SARDONA DEVELOPMENT GROUP LLC 19790 WEST DIXIE HWY STE 1001 MIAMI, FL 33180
*2234 ATLANTA STREET LAND TR FELDER, STACEY G TRSTEE 805 N ANDREWS AVE 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 April 2024 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**

Broward County, Florida

INSTR # 119304704

Recorded 12/26/23 at 04:15 PM

Broward County Commission

1 Page(s)

#11

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51351

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: 514204-01-1320
Certificate Number: 15003
Date of Issuance: 05/25/2021
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: LIBERIA 1-34 B
LOT 30 BLK 5

Name in which assessed: EQUAL SHARE INVESTMENT GROUP LLC
Legal Titleholders: EQUAL SHARE INVESTMENT GROUP LLC
7958 PINES BLVD SUITE 324
PEMBROKE PINES, FL 33024

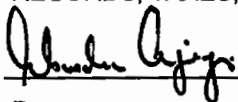
All of said property being in the County of Broward, State of Florida.

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 March, 2024. 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 20th day of December, 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: browardcountylegalnotices.com
Publish the Weeks of: 02/15/2024, 02/22/2024, 02/29/2024 & 03/07/2024
Minimum Bid: 4035.57

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51351

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: 514204-01-1320
Certificate Number: 15003
Date of Issuance: 05/25/2021
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: LIBERIA 1-34 B
LOT 30 BLK 5

Name in which assessed: EQUAL SHARE INVESTMENT GROUP LLC
Legal Titleholders: EQUAL SHARE INVESTMENT GROUP LLC
7958 PINES BLVD SUITE 324
PEMBROKE PINES, FL 33024

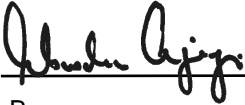
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of May, 2024. 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.deeduction.net
**Pre-registration is required to bid.*

Dated this 26th day of March, 2024.

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: browardcountylegalnotices.com
Publish the Weeks of: 04/11/2024, 04/18/2024, 04/25/2024 & 05/02/2024
Minimum Bid: 4189.95

Notice of Application for Tax Deed Legal Notice

04/11/2024 9:43 AM (EDT)



Please choose a category Notice of Application for Tax Deed

Title BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION
NOTICE OF APPLICATION FOR MAY 15, 2024, TAX DEED AUCTION

Publish Date 04/11/2024

Publish Time 9:37 AM (EDT)

Description STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 51243, 51313, 51351, 51562, 51564, 51568, 51577, 51578, 51579, 51582, 51589, 51602, 51609, 51610, 51618, 51624, 51629, 51640, 51647, 51653, 51682, 51683, 51706, 51709, 51716, 51718, 51731, 51736, 51741, 51742, 51747, 51748, 51752, 51760, 51764, 51767, 51769, 51771, 51779.
TAX DEED AUCTION SCHEDULED MAY 15, 2024
PUBLISH THE WEEKS OF 04/11/2024, 04/18/2024, 04/25/2024, 05/02/2024 at <https://browardcountylegalnotices.com>

Attach Files (Optional)

 ADS MAY 15, 2024 TAX DEED AUCTION.pdf

Submitted by (Email Address) Cvilleda@broward.org

Signature

A handwritten signature in black ink, appearing to read "Cvilleda".

BROWARD COUNTY SHERIFF'S OFFICE
2601 West Broward Blvd Fort Lauderdale, Florida 33312

RETURN OF SERVICE



Sheriff # 24012244
Broward County, FL VS Equal Share Investment Group LLC

Court Case # TD 51351
Hearing Date:05/15/2024
Received by CCN 18909
04/04/2024 7:45 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Equal Share Investment Group LLC Atlanta Street (SEE MAP) Hollywood FL 33020**

Served:
Not Served:

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

Date: 04/04/2024 Time: 1:50 PM

On Equal Share Investment Group 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:

CORPORATE SERVICE

To / :

Holding the listed position of said corporation in the absence of any superior officer in accordance with F.S. 48.081; or an employee of defendant corporation in accordance with F.S. 48.081(3); or a resident agent of said corporation in accordance with F.S 48.091.

COMMENTS: Posted Tax Notice on lot visible front street

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.

A. Scull, #18909

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 # 514204-01-1320 (TD #51351)

RECEIVED SHERIFF
2024 APR -3 AM 7:41
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 April 30, 2024\$3,688.64

Or

* Amount due if paid by May 14, 2024\$3,732.42

*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 May 15, 2024 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

EQUAL SHARE INVESTMENT GROUP LLC
ATLANTA ST
HOLLYWOOD, FL 33020

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 # 24012244

Broward County, FL VS Equal Share Investment Group LLC

RETURN OF SERVICE



Court Case # TD 51351

Hearing Date:05/15/2024

Received by CCN 18909

04/04/2024 1:38 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: Equal Share Investment Group LLC 7958 Pines Boulevard Ste 324 Pembroke Pines FL 33024

Served:

Not Served:

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

Date: 04/04/2024 Time: 11:32 AM

On Equal Share Investment Group 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 CHRIS HOLT / Designated employee - CLERK:

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: SUB SERVED CHRIS HOLT

Gender: Male, Hair Color: Brown, Height - Feet: 5, Height - Inches: 8, Race: White, Weight: 190 LBS

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.

V. Moss, #16809

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 SHERIFF'S OFFICE
2601 West Broward Blvd Fort Lauderdale, Florida 33312

RETURN OF SERVICE



BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514204-01-1320 (TD # 51351)

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

ORIGINAL DOCUMENT

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 April 30, 2024\$3,688.64

Or

* Amount due if paid by May 14, 2024\$3,732.42

*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 May 15, 2024 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

EQUAL SHARE INVESTMENT GROUP LLC
7958 PINES BLVD SUITE 324
PEMBROKE PINES, FL 33024

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

RECEIVED SHERIFF
2024 APR -3 AM 7:41
BROWARD COUNTY, FLORIDA

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51351

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: 514204-01-1320
Certificate Number: 15003
Date of Issuance: 05/25/2021
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: LIBERIA 1-34 B
LOT 30 BLK 5

Name in which assessed: EQUAL SHARE INVESTMENT GROUP LLC
Legal Titleholders: EQUAL SHARE INVESTMENT GROUP LLC
7958 PINES BLVD SUITE 324
PEMBROKE PINES, FL 33024

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 March, 2024. 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 20th day of December, 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: browardcountylegalnotices.com
Publish the Weeks of: 02/15/2024, 02/22/2024, 02/29/2024 & 03/07/2024
Minimum Bid: 4035.57

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 51351

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
5142 04 01 1320	670128	ATLANTA ST HOLLYWOOD 33020

Legal Description

LOT 30, BLOCK 5 LIBERIA, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 15003	\$35,030	No	No	No

Owner of Record on Current Tax Roll
EQUAL SHARE INVESTMENT GROUP LLC

Billing Name & Address

7958 PINES BLVD SUITE 324
PEMBROKE PINES FL 33024

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:10/11/2023 **Search covers** **20 years** **through:**10/03/2023

Kinsey Ram
Title Examiner

General Examiner Comments:

The Property Appraiser includes 543-543 in error.

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
EQUAL SHARE INVESTMENT GROUP, LLC. 7958 PINES BLVD SUITE 324 PEMBROKE PINES FL 33024	Tax Deed Inst:115890725	
RICARDEAU JOSEPH, REGISTERED AGENT O/B/O EQUAL SHARE INVESTMENT GROUP, LLC. 7958 PINES BOULEVARD 324 PEMBROKE PINES FL 33024	Sunbiz	

Related Documents (for Reference)

Warranty Deed
Bk:600 Pg:388

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

Document Type

Property Appraiser

Tax Deed # 43020
Property Identification No. 514204-01-1320

DR-506
R.01/95

Tax Deed

County of Broward

State of Florida

The following Tax Sale Certificate Numbered 18865 issued on May 26, 2016 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed. the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 19th day of June, 2019, offered for sale as required by law for cash to the highest bidder and was sold to:

EQUAL SHARE INVESTMENT GROUP LLC

whose address is: 7958 PINES BLVD SUITE324 PEMBROKE PINES, FL 33024 being the highest bidder and having paid the sum of his bid as required by the laws of Florida.

Now on this 20th day of June, 2019 in the County of Broward, State of Florida in consideration of the sum of (\$8,700.00) Eight Thousand Seven Hundred Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

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

LOT 30, BLOCK 5 LIBERIA, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



Witness:

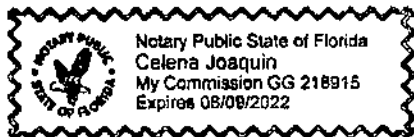
[Handwritten signatures of witnesses]

[Handwritten signature: Juliette M. Aikman] (Seal)
Clerk of Circuit Court or County Comptroller
Deputy County Administrator
State of Florida
County of Broward

On this 20th day of June, 2019, before me Celena Joaquin personally appeared Bertha Henry, County Administrator, by Juliette M Aikman, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposed therein mentioned.

[Handwritten signature]

Witness my hand and office seal date aforesaid.



3

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 43020

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: 514204-01-1320
Certificate Number: 18865
Date of Issuance: 05/26/2016
Certificate Holder: TAX ASSET INVESTMENTS LLC
Description of Property: LIBERIA 1-34 B
LOT 30 BLK 5

Name in which assessed: SMITH, MARY A CHEEKS, MARY
Legal Titleholders: SMITH, MARY A
CHEEKS, MARY
821 E BRIGHTON AVE APT 305
SYRACUSE, NY 13204

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 June, 2019. 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:

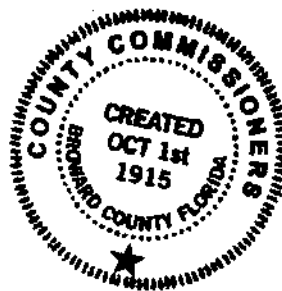
broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 16th day of May, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: Abiodun Ajayi

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: 05/16/2019, 05/23/2019, 05/30/2019 & 06/06/2019
Minimum Bid: 3242.64

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43020

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 May 2019, 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 HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

CITY OF DEERFIELD BEACH
OFFICE OF CODE COMPLIANCE
150 NE 2ND AVENUE
DEERFIELD BEACH, FL 33441

BARCLAYS BANK DELAWARE
125 S WEST STREET
WILMINGTON, DE 19801

HAYT, HAYT & LANDAU, P.L.
ATTORNEY FOR BARCLAYS BANK
DELAWARE
7765 SW 87 AVE, SUITE 101
MIAMI, FL 33173

UNIFUND CCR PARTNERS ASSIGNEE
OF
PALISADES ACQUISITION XVI
10625 TECHWOODS CIRLCE
CINCINATTI, OH 45242

JOSEPH F. ROSEN, ESQ.
ATTORNEY FOR UNIFUND CCR
PARTNERS
POLLACK & ROSEN, P.A.
800 DOUGLAS ROAD, NORTH TOWER,
SUITE 450
CORAL GABLES, FL 33134

*2234 ATLANTA STREET LAND TR
FELDER, STACEY G TRSTEE
805 N ANDREWS AVE
FORT LAUDERDALE, FL 33311

*MSC INTERNATIONAL GROUP 1 LLC
1890 TYLER ST
HOLLYWOOD, FL 33020

MARY I SMITH
16380 S POST ROAD, APT #102
WESTON, FL 33331

MARY E SMITH
5331 NE 8 AVE
DEERFIELD BEACH, FL 33064

MARY S SMITH
9435 NW 55TH ST
SUNRISE, FL 33351-7801

MARY A SMITH
821 E BRIGHTON AVE APT 305
SYRACUSE, NY 13204-4129

MARY A SMITH
5 MORRIS AVE
HUNINGTON, NY 11743-5534

MARY CHEEKS
821 E BRIGHTON AVE APT 305
SYRACUSE, NY 13204-4129

MARY CHEEKS
5 MORRIS AVE
HUNINGTON, NY 11743-5534

MARY ALBERTA SMITH AND MARY
CHEEKS
ROUTE 1, BOX 172-A
HOLLYWOOD, FL

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 May 2019 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL



Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By 
Deputy Juliette M. Aikman



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

Detail by Entity Name

Florida Limited Liability Company
EQUAL SHARE INVESTMENT GROUP, LLC.

Filing Information

Document Number	L18000289927
FEI/EIN Number	APPLIED FOR
Date Filed	12/18/2018
Effective Date	12/18/2018
State	FL
Status	ACTIVE

Principal Address

7958 Pines Boulevard
324
PEMBROKE PINE, FL 33024

Changed: 01/04/2019

Mailing Address

7958 Pines Boulevard
324
PEMBROKE PINE, FL 33024

Changed: 03/26/2020

Registered Agent Name & Address

JOSEPH , RICARDEAU
7958 Pines Boulevard
324
PEMBROKE PINE, FL 33024

Name Changed: 01/04/2019

Address Changed: 03/07/2022

Authorized Person(s) Detail

Name & Address

Title MGR

JOSEPH, RICARDEAU
7958 PINES BLVD
324
PEMBROKE PINE, FL 33024

Title MGR

Janvier, Marie
7958 Pines Boulevard
324
PEMBROKE PINE, FL 33024

Annual Reports

Report Year	Filed Date
2021	03/11/2021
2022	03/07/2022
2023	02/09/2023

Document Images

02/09/2023 -- ANNUAL REPORT	View image in PDF format
03/07/2022 -- ANNUAL REPORT	View image in PDF format
03/11/2021 -- ANNUAL REPORT	View image in PDF format
03/26/2020 -- ANNUAL REPORT	View image in PDF format
01/04/2019 -- ANNUAL REPORT	View image in PDF format
12/18/2018 -- Florida Limited Liability	View image in PDF format

WARRANTY DEED
(STATUTORY)

STAMPED COPY DD
521253

DEVELOPING CORPORATION
MIAMI 23, FLORIDA

This Indenture, Made this 8th day of September A. D. 1947
BETWEEN Charlie Coleman, a single man,

of the County of Citrus, in the State of Florida, part V of the first part, and
Mary Alberta Smith and Sam Speake, as tenants by the entirety, whose
address is Route 1, Box 122-A, Hollywood,

of the County of Brevard, in the State of Florida, part 123 of the second part.

WITNESSETH, That the said part V of the first part, for and in consideration of the sum of
Ten Dollars and other lawful money of the United States

to him in hand paid by the part 123 of the second part, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said part 123 of the second part,
their heirs and assigns, forever, the following described land, situate, lying and being in the
County of Brevard and State of Florida, to-wit:

Lot 10, Block 1, Subdivision No. 11, according to
the plat of said subdivision of the
County of Brevard, State of Florida, bearing
recording certificate No. 11,111, recorded in
Volume 11,111, Page 11, of the Public Records
of the County of Brevard, State of Florida,
dated and recorded on the 24th day of
September, 1947.

Subject to the restrictions and pro-
visions of the plat of said subdivision, and from Hollywood,
Florida, to the County of Brevard, Florida, made the
24th day of September, 1947.



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

IN WITNESS WHEREOF, the said part V of the first part has hereunto set
hand and seal the day and year above written.

Signed, sealed and delivered in presence of us:

Louise Dumas
Louise Dumas

cc Charlie Coleman

STATE OF FLORIDA

COUNTY OF CITRUS

DET. 600 PAGE 389

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Charles Coleman, a single man,

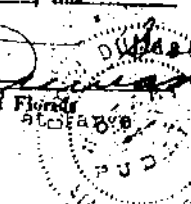
to me well known to be the person described in and who executed the foregoing deed, and acknowledged before me that he executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at Crystal River

County of Citrus and State of Florida this 8th day of September, A. D. 1942.

My Commission expires... Notary Public, State of Florida... My commission expires December 31, 1942... Granted by American Surety Co. of N.Y.

Brown D... Notary Public, State of Florida



STATE OF Florida

COUNTY OF Citrus

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ... known to me to be the wife of the said ...

on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal at

County of ... and State of ... this ... day of ... A. D. 19...

My commission expires:

Notary Public, State of Florida

Plat 1 B & C 172 A

170-1

PARCOS FORM DD SPECIAL ACKNOWLEDGEMENT From To Dated 19... STATE OF FLORIDA, County of... Clerk of the Circuit Court in and for said County, hereby certify that the foregoing deed has this day been duly recorded in the public records of said County, in Book Page... WITNESS my hand and seal this day of A. D. 19...

W. H. ... Clerk of Circuit Court

STATE OF FLORIDA COUNTY OF BREVARD

This instrument filed for record 16 days of Sept 1942 and recorded in book 600 on page 377 RECORD VERIFIED.

TER CABOT, Clerk of the Circuit Court

W. H. ... D.C.

SEP 17 11 13 AM 1942

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

DATE: April 1st, 2024
PROPERTY ID # 514204-01-1320 (TD # 51351)

WARNING

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

*2234 ATLANTA STREET LAND TR
FELDER, STACEY G TRSTEE
805 N ANDREWS AVE
FORT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT ATLANTA STREET, HOLLYWOOD, FL 33020 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 April 30, 2024\$3,688.64
- Or
- * Estimated Amount due if paid by May 14, 2024\$3,732.42

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2024 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

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

DATE: April 1st, 2024
PROPERTY ID # 514204-01-1320 (TD # 51351)

WARNING

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

*SARDONA DEVELOPMENT GROUP LLC
19790 WEST DIXIE HWY STE 1001
MIAMI, FL 33180

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT ATLANTA STREET, HOLLYWOOD, FL 33020 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 April 30, 2024\$3,688.64
- Or
- * Estimated Amount due if paid by May 14, 2024\$3,732.42

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2024 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

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

DATE: April 1st, 2024
PROPERTY ID # 514204-01-1320 (TD # 51351)

WARNING

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

CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT ATLANTA STREET, HOLLYWOOD, FL 33020 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 April 30, 2024\$3,688.64
- Or
- * Estimated Amount due if paid by May 14, 2024\$3,732.42

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2024 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

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

DATE: April 1st, 2024
PROPERTY ID # 514204-01-1320 (TD # 51351)

WARNING

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

EQUAL SHARE INVESTMENT GROUP, LLC.
7958 PINES BLVD SUITE 324
PEMBROKE PINES, FL 33024

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT ATLANTA STREET, HOLLYWOOD, FL 33020 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 April 30, 2024\$3,688.64
- Or
- * Estimated Amount due if paid by May 14, 2024\$3,732.42

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2024 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

DATE: April 1st, 2024
PROPERTY ID # 514204-01-1320 (TD # 51351)

WARNING

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

RICARDEAU JOSEPH, REGISTERED AGENT O/B/O EQUAL SHARE INVESTMENT GROUP, LLC.
7958 PINES BOULEVARD
324
PEMBROKE PINES, FL 33024

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT ATLANTA STREET, HOLLYWOOD, FL 33020 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 April 30, 2024\$3,688.64
- Or
- * Estimated Amount due if paid by May 14, 2024\$3,732.42

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2024 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

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 (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 Postage

\$ _____

Sent To

Street and

City, State,

TD 51351 MAY 2024 WARNING
***2234 ATLANTA STREET LAND TR**
FELDER, STACEY G TRSTEE
805 N ANDREWS AVE
FORT LAUDERDALE, FL 33311

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 (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 Postage

\$

Sent To

Street and

City, State

TD 51351 MAY 2024 WARNING
***SARDONA DEVELOPMENT GROUP LLC**
19790 WEST DIXIE HWY STE 1001
MIAMI, FL 33180

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 (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

TD 51351 MAY 2024 WARNING

\$ _____

Sent

CITY OF HOLLYWOOD

Street

TREASURY DIVISION

City

2600 HOLLYWOOD BLVD

HOLLYWOOD, FL 33020

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 (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 Postage

\$ _____

Sent To

Street and

City, State

TD 51351 MAY 2024 WARNING
EQUAL SHARE INVESTMENT GROUP, LLC.
7958 PINES BLVD SUITE 324
PEMBROKE PINES, FL 33024

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 (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 Fee

TD 51351 MAY 2024 WARNING

\$

RICARDEAU JOSEPH, REGISTERED AGENT O/B/O EQUAL

Sent To

SHARE INVESTMENT GROUP, LLC.

Street

7958 PINES BOULEVARD 324

City, St

PEMBROKE PINES, FL 33024

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 51351 MAY 2024 WARNING
***SARDONA DEVELOPMENT GROUP LLC**
 19790 WEST DIXIE HWY STE 1001
 MIAMI, FL 33180



9590 9402 8592 3244 9549 24

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4215 74

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

Daniel Munez

C. Date of Delivery

4/10/24

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
- Mail Restricted Delivery (over \$500)