



**City Attorney's Communication #2020-481**  
February 5, 2020

**TO:** Mayor and City Commission

**FROM:** Fawn Powers, Assistant City Attorney

**VIA:** Mark E. Berman, City Attorney

**RE:** Request execution of Settlement Agreement and Release of Liens to resolve municipal liens and acquire vacant lot located at 3060 NW 3<sup>rd</sup> Street (the "Property")

Attached for your review is a proposed Settlement Agreement and Release of Municipal Liens (the "Settlement" attached as Exhibit 1) which would result in 815 39<sup>th</sup> Street East Corp., an inactive for-profit Delaware corporation (the "Corporation") conveying the subject Property more particularly described in Exhibit 1A to the City in exchange for the City paying the Corporation five hundred dollars (\$500) and releasing it from liability for the 14 municipal liens described in Exhibit 1B, 12 of which were recorded against the Property prior to the Corporation taking title to it.

**Background**

The Corporation acquired the Property in September 2016 from its prior owner who purchased it in October 2013 for \$10,600 at a Tax Deed Sale. As indicated on Composite Exhibit 2, the Broward County Property Appraiser has assessed the 2019 market value of the Property as \$25,770.00. Due to approximately \$4,700 in delinquent property taxes, the Property is scheduled to be sold at a Tax Deed Sale next month as further detailed in Composite Exhibit 3.

Code Enforcement staff routed the Property to my attention for prioritized enforcement action in spring 2018 as a result of its decade plus history of not being maintained. When I was finally able to locate and speak with Glenn Fishman, the Corporation's President, he promptly agreed to convey the Property to the City.

However, due to a myriad of title issues associated with this long abandoned Property, it has been an uphill battle to find an underwriter willing to insure title to the Property and then we had to work through the issues by way of affidavits and otherwise to clear the defects so that a title policy could be issued. Fortunately, the hard work has paid off and, subject to your

approval of the Settlement and acceptance of the Special Warranty Deed attached as Exhibit 1C, the City will be able to obtain a title policy on the Property so that it can be developed for affordable housing by the City's Department of Housing and Urban Improvement.

### **Conclusion**

While the City's liens are valued in excess of \$1.3 million, approximately \$1.2 million of that sum arises from daily Code Enforcement penalties that started accruing six years before the Corporation ever took title to the Property. Also, although the City spent approximately \$14,000 over the past 12 years to repeatedly clean and secure the Property as well as demolish the former unsafe structure on it, the age of the City's Nuisance Abatement and Unsafe Structure liens jeopardizes the City's ability to collect on them.

The terms of the proposed Settlement are summarized below for your convenience.

1. The Corporation will convey good and marketable fee simple title to the City via a Special Warranty Deed.
2. The City will pay the Settlement Sum of Five Hundred dollars (\$500.00) to the Corporation.
3. The City will release the Corporation for all liability arising from its 14 municipal liens on the Property.

With regard to the City's payment of a \$500 Settlement Sum, it is being proposed by way of enticement and reward to Mr. Fishman for his cooperation because as an inactive, foreign "shell" entity with no assets, operations, directors or corporate officers other than Mr. Fishman, he/the Cooperation really had no incentive to cooperate as the City has no real ability to collect on its liens either from the Corporation or Mr. Fishman personally. In addition, if Mr. Fishman hadn't cooperated, it would have cost the City several thousand dollars, staff resources and approximately six months to a year to file and complete a successful foreclosure action.

I recommend the Commission accept the terms of the proposed Settlement because although the Property Appraiser indicates its assessed value is \$25,000.00, based on history and current market conditions, the Property's present market value is probably closer to a minimum of \$40,000.00. Also, and just as important, if the City acquires marketable title to the Property it will be able to put an end to what has probably been a 20 year cycle of blight to the betterment of the community.

If you don't approve the Settlement, the Tax Deed Sale set for February 19, 2020, will go forward. Although valid government liens are not extinguished by a Tax Deed sale, the Property will likely be sold to another "investor" which poses the risk of it continuing to serve

as a source of blight. Moreover, if the City was to try and bid on it at the sale, it would probably have to pay a minimum of \$40,000 to win the bid.

It is my intention to place this Settlement on the Consent Agenda of your City Commission meeting to be held on February 11, 2020. Therefore, if you have any questions or concerns, kindly contact me beforehand so we can discuss this matter further. Please feel free to stop by the office or call me at (954) 786-4083.



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FAWN POWERS

FP/jmz  
l:cor/comsn/2019-401f

Attachments

cc: Gregory P. Harrison, City Manager  
Cassandra LaMasurier, Real Property Manager

**SETTLEMENT AGREEMENT AND RELEASE OF LIENS**

This Settlement Agreement and Release (the "Agreement") is entered into this \_\_\_\_ day of \_\_\_\_\_ 2020 by and between Glen Fishman as President of 815 39 Street East Corp., an inactive Delaware corporation (the "Corporation"), and the City of Pompano Beach, a Florida municipal corporation (the "City").

**WHEREAS**, the Corporation is the owner of the vacant lot located at 3060 NW 3<sup>rd</sup> Street, in Pompano Beach, Florida, more particularly described in Exhibit A (the "Property") which is the subject of the fourteen (14) municipal liens listed in Exhibit B attached hereto and made a part hereof;

**WHEREAS**, in exchange for the Corporation conveying the Property to the City, the City has agreed to release the Corporation from any liability for the fourteen (14) municipal liens listed in Exhibit B, all but two (2) of which were recorded against the Property prior to the Corporation taking title to the Property; and

**WHEREAS**, subject to approval of this Agreement by the City Commission of Pompano Beach, the parties have agreed to settle and resolve completely and finally any and all of their outstanding differences, disputes and claims attendant to the Property.

**NOW, THEREFORE**, in consideration of the above recitals and the promises and agreements contained in this Agreement, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties hereby agree as follows.

1. **Voluntary Agreement and Consultation with Counsel.** The Parties represent and acknowledge that (a) they have read this Agreement; (b) they have made such investigation of the matters pertaining to this Agreement as they deem necessary and find the terms of this Agreement to be satisfactory; (c) they understand all of this Agreement's terms; (d) they execute this Agreement freely, voluntarily and without coercion, with full knowledge of its significance and the legal consequences thereof; and (e) they have been represented by counsel and have had an adequate opportunity to review and consider the terms of this Agreement.
2. **General Release.** For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City does voluntarily release the Corporation from any claims or liens which it has against it through the date of this Agreement. It does not however, include any breach of the promises, covenants, conditions or representations contained in this Agreement.
3. **Terms of Settlement.** The Parties agree to all of the settlement terms listed below.
  - (i) **Voluntary Conveyance, Surrender of Property and Release of Liability for Municipal Liens.** Upon the City's approval and execution of this Agreement, the Corporation agrees to convey to the City good and marketable title to the Property via the Special Warranty Deed attached hereto and made a part hereof as Exhibit C in exchange for the City releasing the Corporation from all liability

for the fourteen (14) municipal liens listed in Exhibit B.

- (ii) **Settlement Sum.** Within 10 days of the full execution of this Agreement, City shall pay the Corporation the Settlement Sum of Five Hundred Dollars (\$500.00).
4. **Authority.** Both Parties expressly covenant, represent and warrants that they have the authority to enter into this Agreement, and that each person signing on behalf of City and the Corporation has all of the requisite power to bind that person, public body or entity.
5. **Governing Law.** This Agreement shall be governed by, and construed in accordance with, the laws of the State of Florida without regard to the conflict of law rules thereof and shall not be more strictly construed against one party than against the other by virtue of the fact that it may have been physically prepared by one party or its attorney.
6. **Severability.** Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be valid under applicable law, but if any provision of this Agreement shall be judged invalid or prohibited thereunder, such invalidity or prohibition shall be construed as if such invalidity or prohibited provision had not been inserted herein and shall not affect the remainder of such provision or the remaining provisions of this Agreement.
7. **Notices.** All notices required or permitted hereunder shall be in writing and shall be sent via email, regular U.S. mail or other recognized delivery service and addressed as follows:
- As to City:
- City Manager  
P. O. Drawer 1300  
Pompano Beach, Florida 33061  
Telephone: 954-786-4601
- With a copy to:
- City Attorney  
P.O. Box 2083  
Pompano Beach, Florida 33061  
Telephone: 954-786-4614
- As to the Corporation:
- Glen Fishman  
309 Central Avenue  
Lakewood, New Jersey 08701  
Telephone: 732-850-8318
8. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. Facsimile signature pages shall be acceptable in the absence of original signature pages.

9. **Complete Agreement.** This Agreement contains the entire agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained in this Agreement. All negotiations, understandings, conversations, and communications are merged into this Agreement and have no force and effect other than as expressed in the text of this Agreement.
10. **No Oral Modifications.** No alterations, modifications, supplements, changes, amendments, waivers, or termination of this Agreement shall be valid unless in writing and executed by both Parties. No waiver of any of the provisions of this Agreement shall constitute a waiver of any other provisions. Each Party warrants that it has not relied on any promises or representations outside of this Agreement.
11. **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Parties.
12. **Further Assurances.** Each of the Parties shall execute and deliver any and all additional papers, documents, and other assurances, and shall take such additional actions as may be necessary in connection with the performance of its obligations hereunder to carry out the parties' intent with respect to this Agreement.
13. **Expenses.** Except as provided in Paragraph 3, each Party shall bear all of its own costs and expenses incurred or to be incurred by it in connection with, related to or arising out of this Agreement, and in carrying out any transactions contemplated by this Agreement.
14. **No Precedent.** It is understood and agreed by both Parties hereto that this Agreement is executed based on the particular circumstances of this case and does not establish a precedent for the resolution of other cases.
15. **Non-Assignability.** This Agreement is not assignable and both Parties agree they shall not sell, assign, transfer, merge or otherwise convey any of their respective interests, rights, or obligations under it, in whole or in part, to any other person, corporation or entity.
16. **Non-Assignment of Claims.** Each Party represents and warrants that no other person or entity has or has had any interest in the claims, demands, or obligations or causes of action referred to in this Agreement, except as otherwise set forth herein, and that it has not sold, assigned, transferred, conveyed or otherwise disposed of any of the claims, demands, obligations or causes of action referred to herein.
17. **Default.** In the event of a default of any of the covenants and conditions set forth herein, any provision as to release of the defaulting party is null and void.
18. **Survival of Provisions.** All covenants, warranties and representations contained in this Agreement and all documents to be delivered by the parties in connection with the consummation of the transactions contained herein, shall survive the consummation of said transactions.

**IN WITNESS WHEREOF**, the Parties hereto each have approved and executed this Agreement on the dates set forth below.

**“CORPORATION”:**

WITNESSES:

**815 39<sup>TH</sup> ST. EAST CORP.**, an inactive Delaware corporation

\_\_\_\_\_

BY: \_\_\_\_\_

GLEN FISHMAN, President

\_\_\_\_\_  
(Print or type name)

\_\_\_\_\_

\_\_\_\_\_  
(Print or type name)

STATE OF NEW JERSEY  
COUNTY OF OCEAN

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by **GLEN FISHMAN** as President of 815 39<sup>TH</sup> ST. EAST CORP., an inactive Delaware corporation, on behalf of the corporation, who is personally known to me or who has produced \_\_\_\_\_, as identification.

NOTARY SEAL:

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF NEW JERSEY

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
(Commission Number)

**“CITY”:**

Witnesses:

**CITY OF POMPANO BEACH**

\_\_\_\_\_

By: \_\_\_\_\_  
REX HARDIN, MAYOR

\_\_\_\_\_

By: \_\_\_\_\_  
GREGORY P. HARRISON, CITY MANAGER

Attest:

\_\_\_\_\_  
ASCELETA HAMMOND, CITY CLERK

(SEAL)

Approved As To Form:

\_\_\_\_\_  
MARK E. BERMAN, CITY ATTORNEY

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by **REX HARDIN** as Mayor, **GREGORY P. HARRISON** as City Manager and **ASCELETA HAMMOND** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me.

NOTARY’S SEAL:

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

\_\_\_\_\_  
(Name of Acknowledger Typed, Printed or Stamped)

\_\_\_\_\_  
Commission Number

FP/jmz  
2/5/20  
L/real-est/2020-373f



EXHIBIT 1A - PROPERTY DESCRIPTION

**Legal:**            **The West 50 Feet of the East 385 Feet of the North 1/3 of the South 3/5 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4, Less the North 25 Feet Thereof of Said Section 33, Township 48 South, Range 42 East of the Public Records of Broward County, Florida**

**Folio No.**        **8233-04-7010**

**Address:**        **3060 NW 3<sup>rd</sup> Street, Pompano Beach, Florida 33069**

## EXHIBIT 1B - MUNICIPAL LIEN SUMMARY

3060 NW 3 ST  
8233-04-7010

Type	Case #	Violation Complied	Daily Accrual	Recording Reference Instr#/BK & PG & Date	Balance Due as of 01/21/2020
Code Compliance	12090034	yes	\$0.00	n/a	\$24,000.00
Code Compliance	15080106	yes	\$0.00	Instr#113465327 1/20/16	\$105,700.00
Code Compliance	10-128	yes	\$0.00	BK47100 PG1183 5/21/10	\$1,186,450.00
Nuisance Abatement	10-1036	yes	\$0.03	BK47788 PG811 3/17/11	\$275.00
				BK47815 PG1427 3/30/11	
				BK49304 PG1323 12/6/12	
Nuisance Abatement	11-58	yes	\$0.03	BK48053 PG498 7/20/11	\$220.73
				BK48077 PG1962 8/1/11	
Nuisance Abatement	11-171	yes	\$0.04	BK49150 PH1546 10/11/12	\$303.51
Nuisance Abatement	26771	yes	\$0.09	BK49443 PG1243 1/24/13	\$649.55
Nuisance Abatement	71684	yes	\$0.07	Instr#112963190 5/1/15	\$492.49
Nuisance Abatement	107390	yes	\$0.07	Instr#114120518 12/28/16	\$494.25
Nuisance Abatement	32485	yes	\$0.07	BK50068 PG998 8/9/13	\$610.88
Unsafe Structure	13-08000094	yes	\$1.49	BK50420 PG375 12/19/13	\$10,630.49
Unsafe Structure	13-18	yes	\$0.06	BK49810 PG1167 5/20/13	\$466.27
Unsafe Structure	08-44	yes	\$0.00	BK45662 PG25 9/8/08	\$639.42
Unsafe Structure	11-31	yes	\$0.00	BK48079 PG1516 8/1/11	\$229.94
				<b>Total</b>	<b>\$1,331,162.53</b>

EXHIBIT 1C

**PREPARED BY AND RETURN TO:**

Fawn Powers, Assistant City Attorney  
City of Pompano Beach  
P. O. Box 2083  
Pompano Beach, Florida 33061

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this \_\_\_\_ day of \_\_\_\_\_, 2020,  
between:

**815 39<sup>TH</sup> ST. EAST CORP.**, an inactive Delaware corporation,  
whose post office address is 309 Central Avenue, Lakewood, New  
Jersey 08701, (hereinafter called the "Grantor"),

and

**CITY OF POMPANO BEACH**, whose post office address is 100 W.  
Atlantic Boulevard, Pompano Beach, Florida 33060, (hereinafter called  
the "Grantee"),

**W I T N E S S E T H**

That Grantor, for and in consideration of the sum of TEN and No/100 DOLLARS (\$10.00)  
and other good and valuable consideration to Grantor in hand paid by Grantee, receipt of which is  
hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs, successors  
and assigns forever, all that certain land situate, lying and being in the County of Broward, State  
of Florida, to wit:

**Legal:           The West 50 Feet of the East 385 Feet of the North 1/3 of  
the South 3/5 of the Northeast ¼ of the Southwest ¼ of  
the Southwest 1/4, Less the North 25 Feet Thereof of Said  
Section 33, Township 48 South, Range 42 East of the  
Public Records of Broward County, Florida**

**Folio No.       8233-04-7010**

**Address:       3060 NW 3<sup>rd</sup> Street, Pompano Beach, Florida 33069**

SUBJECT TO:     (a) Zoning, restrictions, prohibitions and other requirements imposed by  
governmental authority; (b) Restrictions appearing on the plat or otherwise common to the  
subdivision; (c) Public utility easements of record (without serving to impose same); and taxes  
for 2020 and subsequent years.

EXHIBIT 1C

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through and under Grantor.

THIS conveyance is in furtherance of the winding down of the corporate affairs of the Grantor.

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

WITNESSES:

**815 39<sup>TH</sup> ST. EAST CORP.**, an inactive  
Delaware corporation

\_\_\_\_\_

BY: \_\_\_\_\_

GLEN FISHMAN, President

\_\_\_\_\_  
(Print or type name)

\_\_\_\_\_  
(Print or type name)

STATE OF NEW JERSEY  
COUNTY OF OCEAN

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by GLEN FISHMAN as President of **815 39<sup>TH</sup> ST. EAST CORP.**, an inactive Delaware corporation, on behalf of the corporation, who is personally known to me or who has produced \_\_\_\_\_, as identification.

NOTARY SEAL:

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF NEW JERSEY

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
(Commission Number)

## COMPOSITE EXHIBIT 2 - BCPA SUMMARY



<b>Site Address</b>	<b>3060 NW 3 STREET, POMPAÑO BEACH FL 33069</b>	<b>ID #</b>	4842 33 04 7010
<b>Property Owner</b>	815 39TH ST EAST CORP	<b>Millage</b>	1512
<b>Mailing Address</b>	1300 GRANT AVE #200 WILMINGTON DE 19806	<b>Use</b>	00
<b>Abbr Legal Description</b>	33-48-42 W 50 OF E 385 OF N1/3 OF S3/5 OF NE1/4 OF SW1/4 OF SW1/4 LESS N 25 FOR ST AKA 1078 CC		

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
2020	\$25,770		\$25,770	\$13,710	
2019	\$25,770		\$25,770	\$12,470	\$345.73
2018	\$15,460		\$15,460	\$11,340	\$255.85

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$25,770	\$25,770	\$25,770	\$25,770
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$13,710	\$25,770	\$13,710	\$13,710
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$13,710	\$25,770	\$13,710	\$13,710

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/21/2018	DRR-T	\$100	115291692	\$5.00	5,154	SF
9/19/2016	QCD-T		113969964			
10/16/2013	TXD-D	\$10,600	111909527			
7/24/2006	WD	\$180,000	42568 / 804			
4/1/1988	WD	\$100	15379 / 908			
				Adj. Bldg. S.F.		

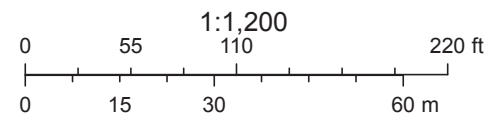
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3A					
L			3A					
1								

Property Id: 484233047010

\*\*Please see map disclaimer



January 28, 2020





COMPOSITE EXHIBIT 3 - TAX DEED AUCTION NOTICE

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

DATE: January 2nd, 2020

PROPERTY ID # 484233-04-7010 (TD # 43785)

# WARNING

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

CITY OF POMPANO BEACH  
POST OFFICE DRAWER 2083  
POMPANO BEACH, FL 33061

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3060 NW 3 STREET, POMPANO BEACH, FL 33069 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 January 31, 2020 .....\$4,255.85

Or

\* Estimated Amount due if paid by February 18, 2020 .....\$4,307.00

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 19, 2020 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, Florida

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

#### NOTICE OF APPLICATION FOR TAX DEED NUMBER 43785

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: 484233-04-7010  
Certificate Number: 3798  
Date of Issuance: 06/01/2014  
Certificate Holder: 5T WEALTH PARTNERS LP  
Description of Property: 33-48-42  
W 50 OF E 385 OF N1/3 OF S3/5 OF  
NE1/4 OF SW1/4 OF SW1/4 LESS  
N 25 FOR ST AKA 1078 CC

Name in which assessed: 815 39TH ST EAST CORP  
Legal Titleholders: 815 39TH ST EAST CORP  
1300 GRANT AVE #200  
WILMINGTON, DE 19806

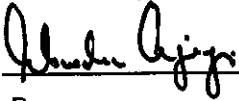
All of said property being in the County of Broward, State of Florida.

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 February, 2020. 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 16th day of January, 2020.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi  
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW  
Issues: 01/16/2020, 01/23/2020, 01/30/2020 & 02/06/2020  
Minimum Bid: 4649.27





Re

**BROWARD COUNTY 2019 TAX ROLL IS NOW OPEN FOR**

**COLLECTION:** Tax bills were mailed October 31st and can now be paid online.

**FINAL PAYMENT DEADLINE MARCH 31ST, 2020:** All 2019 tax bills must be paid by Tuesday March 31st, 2020 to avoid being delinquent. Any unpaid balance on April 1st, 2020 is subject to delinquent interest, fees, and Tax Certificate auction.

**ENROLL NOW FOR NEXT YEAR'S (2020) QUARTERLY**

**INSTALLMENT PLAN:** Click Here for the 2020 online application which you can automatically email to our office when completed. Taxes paid through Escrow Arrangement are not eligible for this plan.

**PARTIAL PAYMENTS:** Partial Payments cannot be accepted after March 31st. To make an online partial payment prior to March 31st 2020, contact [revenue@broward.org](mailto:revenue@broward.org) to request your account to be activated to accept partial payment.

**LOCAL BUSINESS TAX PAYMENTS:** After your online payment is completed and confirmed, please **PRINT YOUR BUSINESS TAX RECEIPT** from the link shown on the same payment receipt page. To request a printed receipt to be mailed to you, contact [businesstax@broward.org](mailto:businesstax@broward.org).

**WIRE PAYMENT INSTRUCTIONS:** Email [revenue@broward.org](mailto:revenue@broward.org) for wire payment instructions.

**ATTENTION TAXPAYERS:** Please be advised of the **NON-REFUNDABLE** processing fees for all online credit and debit card transactions for payment on all eligible accounts. Credit and Debit card transaction will be charged 2.55% of the full payment amount (\$1.95 minimum fee). You will be shown and asked to approve the amount of any convenience fee before completing your payment and check out process.

There is **NO FEE** for making payment by eCheck.

Bill History — Real Estate Account At 3060 NW 3 ST

Real Estate Account #484233-04-7010

Parcel details

Latest bill

View/Print full bill history

Print this page

Account Balance: \$4,677.70

**Payable Online: \$342.27**

Not Payable Online: \$4,335.43

Amounts as of 02/03/2020

Bill	Balance	Status	Action
<b>2019 Annual Bill</b>	\$342.27		<div>Pay this bill: \$34</div> <div>Print (PDF)</div>
<b>2018 Annual Bill</b>	Tax Deed (see 2013)		Print (PDF)
<b>Tax Deed Application #43785</b>		02/19/2020 Deed sale 09/09/2019 Deed certified 04/25/2019 Deed applied	
<b>2017 Annual Bill</b>	Tax Deed (see 2013)		Print (PDF)
<b>Tax Deed Application #43785</b>		02/19/2020 Deed sale 09/09/2019 Deed certified 04/25/2019 Deed applied	
<b>2016 Annual Bill</b>	Tax Deed (see 2013)		Print (PDF)
<b>Tax Deed Application #43785</b>		02/19/2020 Deed sale 09/09/2019 Deed certified 04/25/2019 Deed applied	
<b>2015 Annual Bill</b>	Tax Deed (see 2013)		Print (PDF)
<b>Tax Deed Application #43785</b>		02/19/2020 Deed sale 09/09/2019 Deed certified 04/25/2019 Deed applied	
<b>2014 Annual Bill</b>	Tax Deed (see 2013)		Print (PDF)
<b>Tax Deed Application #43785</b>		02/19/2020 Deed sale 09/09/2019 Deed certified 04/25/2019 Deed applied	
<b>2013 Annual Bill</b>	\$4,335.43		Print (PDF)
<b>Tax Deed Application #43785</b>		02/19/2020 Deed sale 09/09/2019 Deed certified 04/25/2019 Deed applied	
<b>2012 Annual Bill</b>	\$0.00	11/01/2013 <b>Paid \$1,334.64 Receipt #11D-13-00000040</b> <i>Effective 12/18/2013</i>	Print (PDF)
<b>Redeemed certificate #3796</b>	Face \$1,265.13 Rate 0.25%	12/18/2013 Certificate redeemed 06/01/2013 Certificate issued 04/15/2013 Advertisement file created	
<b>2011 Annual Bill</b>	Tax Deed (see 2009)	11/01/2013 <b>Paid \$2,156.79 Receipt #11D-13-00000040</b> <i>Effective 10/16/2013</i>	Print (PDF)
<b>Tax Deed Application #28568</b>		10/16/2013 Deed sale 02/28/2013 Deed certified 04/30/2012 Deed applied	
<b>2010 Annual Bill</b>	Tax Deed (see 2009)	11/01/2013 <b>Paid \$2,639.11 Receipt #11D-13-00000040</b> <i>Effective 10/16/2013</i>	Print (PDF)
<b>Tax Deed Application #28568</b>		10/16/2013 Deed sale 02/28/2013 Deed certified 04/30/2012 Deed applied	
<b>Total Balance</b>	<b>\$4,677.70</b>		<div>Account Balance: \$4,677</div> <div>Payable Online: \$342.27</div> <div>Not Payable Online: \$4,335.43</div>

Bill	Balance	Status	Action
 <b>2009 Annual Bill</b>	\$0.00	11/01/2013 <b>Paid \$3,865.77 Receipt #11D-13-00000040</b> <i>Effective 10/16/2013</i>	 <b>Print (PDF)</b>
 <b>Tax Deed Application #28568</b>		10/16/2013 Deed sale 02/28/2013 Deed certified 04/30/2012 Deed applied	
 <b>2008 Annual Bill</b>	\$0.00	08/03/2009 <b>Paid \$3,504.81 Receipt #2008-1017860</b> <i>Effective 07/31/2009</i>	 <b>Print (PDF)</b>
 <b>Redeemed certificate #37072</b>	Face \$3,331.96 Rate 9.75%	08/12/2009 Certificate redeemed 06/01/2009 Certificate issued 05/01/2009 Advertisement file created	
 <b>2007 Annual Bill</b>	\$0.00	08/03/2009 <b>Paid \$3,975.28 Receipt #2008-1017860</b> <i>Effective 07/31/2009</i>	 <b>Print (PDF)</b>
 <b>Redeemed certificate #29810</b>	Face \$3,280.19 Rate 18%	08/12/2009 Certificate redeemed 06/01/2008 Certificate issued 05/01/2008 Advertisement file created	
 <b>2006 Annual Bill</b>	\$0.00	12/15/2006 <b>Paid \$585.98 Receipt #2006-8825351</b>	 <b>Print (PDF)</b>
 <b>2005 Annual Bill</b>	\$0.00	12/05/2005 <b>Paid \$586.10 Receipt #2005-8002515</b> <i>Effective 12/02/2005</i>	 <b>Print (PDF)</b>
 <b>2004 Annual Bill</b>	\$0.00	12/06/2004 <b>Paid \$573.60 Receipt #2004-9194311</b> <i>Effective 11/30/2004</i>	 <b>Print (PDF)</b>
<b>Total Balance</b>	<b>\$4,677.70</b>		Account Balance: \$4,677 <b>Payable Online: \$0</b> Not Payable Online: \$4,3

