

Tax Deed # 51195
Property Identification No. 494330-AL-0650

DR-506
R.01/95

Tax Deed

County of Broward

State of Florida

The following Tax Sale Certificate Numbered **9346** issued on **May 25, 2021** 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 **20th** day of **March, 2024**, offered for sale as required by law for cash to the highest bidder and was sold to:

JP&JP INVESTMENT LLC

whose address is: P.O. BOX 814586 HOLLYWOOD, FL 33081 being the highest bidder and having paid the sum of his bid as required by the laws of Florida.

Now on this **21st** day of **March, 2024** in the County of Broward, State of Florida in consideration of the sum of **(\$68,800.00) Sixty Eight Thousand Eight 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

CONDOMINIUM UNIT NO. 0U40, OF THE TIDES AT BRIDGESTONE SQUARE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 38350, PAGE 280, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Witness:


Carmen Villeda 115 S. Andrews Ave, Fort Lauderdale, FL 33301

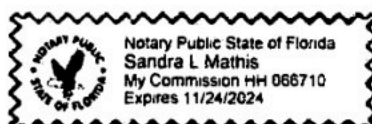

Sandra Mathis 115 S. Andrews Ave, Fort Lauderdale, FL 33301

 (Seal)
Clerk of Circuit Court or County Comptroller
Deputy County Administrator

State of Florida
County of Broward

On this **21st** day of **March, 2024**, before me **Sandra L. Mathis** personally appeared **Monica Cepero, County Administrator**, by **Misty B Del Hierro, Deputy** in and for the State and this County personally known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purposed therein mentioned.

Witness my hand and office seal date aforesaid.





Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51195

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: 494330-AL-0650

Certificate Number: 9346

Date of Issuance: 05/25/2021

Certificate Holder: RAM TAX LIEN FUND LP RTLF-FL, LLC

Description of Property: THE TIDES AT BRIDGESIDE SQUARE
CONDOMINIUM UNIT OU 40
PER CDO BK/PG: 38350/280

Condominium Unit No. OU40, of THE TIDES AT BRIDGESTONE SQUARE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official records Book 38350, Page 280, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Name in which assessed: 3020 PROPERTY 305 LLC

Legal Titleholders: 3020 PROPERTY 305 LLC
111 N POMPANO BEACH BLVD #1104
POMPANO BEACH, FL 33062

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

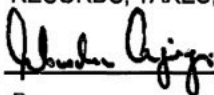
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of March, 2024. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.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: 11795.52

401-314

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51195

**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 February 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:

3020 PROPERTY 305 LLC
3020 NE 32 AVENUE #OU 40
FORT LAUDERDALE, FL 33308

3020 PROPERTY 305 LLC
111 N POMPANO BCH BLVD APT
1104
POMPANO BEACH, FL 33062-5716

UNITED STATES OF AMERICA
MARY ROGERS
ASSISTANT U.S. ATTORNEY
UNITED STATES ATTORNEY'S OFFICE
50 KENNEDY PLAZA, 8TH FLOOR
PROVIDENCE, RI 02903

CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL 33301-1016

BECKER & POLIAKOFF, P.A., REG AGT
O/B/O THE TIDES AT BRIDGESIDE
SQUARE CONDO ASSOC, INC.
625 N FLAGLER DR 7TH FLOOR
W PALM BEACH, FL 33401

THE TIDES AT BRIDGESIDE SQUARE
CONDOMINIUM ASSOCIATION, INC.
3020 N.E. 32ND AVENUE
MANAGEMENT OFFICE
FT LAUDERDALE, FL 33308

MICHELLE A LOPEZ
STROCK & COHEN, ZIPPER LAW
GROUP PA
2900 GLADES CIR STE 750
WESTON, FL 33327-2284

3020 PROPERTY 305, LLC
3020 NE 32 AVENUE #305
FORT LAUDERDALE, FL 33308

YULIA ABRAMOVA, REG AGENT
O/B/O 3020 PROPERTY 305, LLC
3020 NE 32 AVE #305
FORT LAUDERDALE, FL 33308

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 February 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