



**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**
Phone: (412) 391-5555 Fax: (412) 391-7608
E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 04/12/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 04/12/2018

CERTIFICATE # 2009-3319

ACCOUNT # 484235320660

ALTERNATE KEY # 226639

TAX DEED APPLICATION # 40641

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Lot 13, Block 5, Monticello Park Amended Plat of Blocks 1, 2, 3, 4, 5, and 6, according to the Plat thereof, recorded in Plat Book 16, Page 21, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: NW 12 STREET, POMPAÑO BEACH FL 33060

OWNER OF RECORD ON CURRENT TAX ROLL:

CLANCY NANAN

4848 SW 25 AVE

FORT LAUDERDALE, FL 33312 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

CLANCY NANAN

Instrument: 114091552

4848 SW 28TH AVE

FORT LAUDERDALE, FL 33312 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

EQUITY TRUST COMPANY CUSTODIAN FBO JOHN M. LOVEJOY ROTH IRA

600 NE 127 AVENUE

VANCOUVER, WA 98684 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4842 35 32 0660

CURRENT ASSESSED VALUE: \$25,010

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed

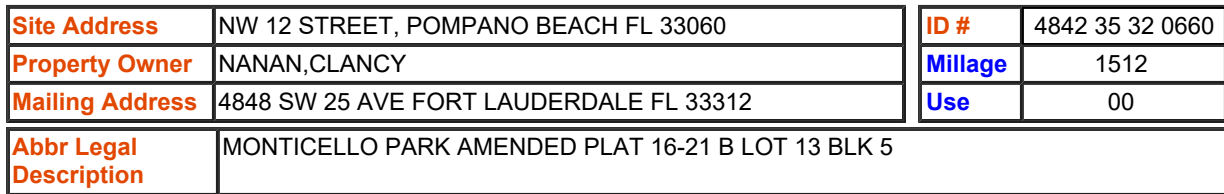
OR: 14053, Page: 222

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It 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 in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Wendy Carter

Title Examiner



Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$25,010		\$25,010	\$25,010	
2017	\$25,010		\$25,010	\$25,010	\$494.53
2016	\$20,850		\$20,850	\$18,340	\$385.92

	County	School Board	Municipal	Independent
Just Value	\$25,010	\$25,010	\$25,010	\$25,010
Portability	0	0	0	0
Assessed/SOH	\$25,010	\$25,010	\$25,010	\$25,010
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,010	\$25,010	\$25,010	\$25,010

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/9/2016	QCD-T	\$100	114091552	\$3.00	8,338	SF
			4053 / 222			
				Adj. Bldg. S.F.		

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
L								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #40641

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 2018, 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:

CLANCY NANAN 4848 SW 28TH AVE FORT LAUDERDALE, FL 33312	EQUITY TRUST COMPANY CUSTODIAN FBO JOHN M. LOVEJOY ROTH IRA 600 NE 127 AVENUE VANCOUVER, WA 98684	CITY OF POMPANO BEACH 100 W. ATLANTIC BLVD., SUITE 467 POMPANO BEACH, FL 33060	CITY OF POMPANO BEACH 100 WEST ATLANTIC BLVD POMPANO BEACH, FL 33060
NANAN, CLANCY 4848 SW 25TH AVE FORT LAUDERDALE, FL 33312			

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT, PERMITTING LICENSING & PROTECTION DIVISION GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPEMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT GCW – 1 NORTH UNIVERSITY DR MAILBOX 302 PLANTATION, FL 33324	BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION; RIGHT OF WAY SECTION ONE N. UNIVERSITY DR., STE 300 B PLANTATION, FL 33324
BROWARD COUNTY WATER & WASTEWATER 2555 W. COPANS RD POMPANO BEACH, FL 33069	PUBLIC WORKS DEPT REAL PROPERTY GOVERNMENTAL CENTER, RM 326, 115 S. ANDREWS AVE FT. LAUDERDALE, FL 33301	BROWARD COUNTY SHERIFF’S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315

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 2018 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

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 40641

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: 484235-32-0660
Certificate Number: 3319
Date of Issuance: 06/01/2010
Certificate Holder: EQUITY TRUST COMPANY CUSTODIAN FBO JOHN M. LOVEJOY ROTH IRA
Description of Property: MONTICELLO PARK AMENDED PLAT
16-21 B
LOT 13 BLK 5

Name in which assessed: NANAN,CLANCY
Legal Titleholders: NANAN,CLANCY
4848 SW 25 AVE
FORT LAUDERDALE, FL 33312

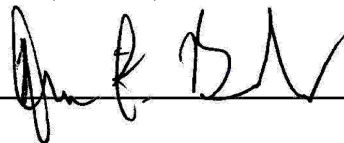
All of said property being in the County of Broward, State of Florida.

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 September, 2018. 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 August, 2018.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: 

Dana F. Buker
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: 08/16/2018, 08/23/2018, 08/30/2018 & 09/06/2018
Minimum Bid: 8416.94

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

STATE OF FLORIDA COUNTY OF BROWARD:

Before the undersigned authority personally appeared GUERLINE WILLIAMS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

40641

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 3319

in the XXXX Court,
was published in said newspaper in the issues of

08/16/2018 08/23/2018 08/30/2018 09/06/2018

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
6 day of SEPTEMBER, A.D. 2018

Scherrie A Thomas

(SEAL)

* GUERLINE WILLIAMS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 40641

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: 484235-32-0660
Certificate Number: 3319
Date of Issuance: 06/01/2010

Certificate Holder:

EQUITY TRUST COMPANY CUS-
TODIAN FBO JOHN M. LOVEJOY
ROTH IRA

Description of Property:

MONTICELLO PARK AMENDED
PLAT
16-21 B
LOT 13 BLK 5

Name in which assessed:

NANAN, CLANCY

Legal Titleholders:

NANAN, CLANCY
4848 SW 25 AVE
FORT LAUDERDALE, FL 33312

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 September, 2018. 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 August, 2018.

Bertha Henry

County Administrator

RECORDS, TAXES, AND

TREASURY DIVISION

(Seal)

By: Dana F. Buker

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: 8416.94
401-314

8/16-23-30 9/6 18-20/0000332522B

BROWARD COUNTY SHERIFF'S OFFICE
P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

RETURN OF SERVICE

Assignment: 14966 Service Sheet # 18-035348
SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY
BROWARD COUNTY, FL vs. NANAN, CLANCY vs. TD 40641 CASE
PLAINTIFF DEFENDANT
TAX SALE NOTICE COUNTY/BROWARD COURT 9/19/2018 HEARING DATE
TYPE OF WRIT
NANAN, CLANCY NW 12 STREET - (VACANT LOT)
SERVE POMPAHO BEACH, FL 33060

14279
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301
JULIE AIKMAN, SUPV.
9884 Attorney

Received this process on

Date 8/7/2018

☒ Served

☐ Not Served - see comments

Date 8/10/18

at

Time 1238

On NANAN, CLANCY, 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 a copy of the complaint, petition, or initial pleading, by the following method:

☐ **INDIVIDUAL SERVICE**

SUBSTITUTE SERVICE:

☐ At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit:

_____, in accordance with F.S. 48.031(1)(a)

☐ To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)

☐ 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

CORPORATE SERVICE:

☐ To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081

☐ To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)

☐ To _____, as resident agent of said corporation in accordance with F.S. 48.091

☐ **PARTNERSHIP SERVICE:** To _____, partner, or to _____, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

☐ **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

1st attempt date/time: _____

2nd attempt date/time: _____

☐ **POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

1st attempt date/time: _____

2nd attempt date/time: _____

☒ **OTHER RETURNS:** See comments

COMMENTS: Posted

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"

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: Ronnie Lo 14560
D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484235-32-0660 (TD #40641)

RECEIVED SHERIFF
2016 AUG -7 AM 8:51
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 August 31, 2018\$7,735.18

Or

* Amount due if paid by September 18, 2018\$7,825.74

*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 19, 2018 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/recordtaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

NANAN, CLANCY
NW 12 STREET
POMPANO BEACH, FL 33060
(VACANT LOT)

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

BROWARD COUNTY SHERIFF'S OFFICE
P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

RETURN OF SERVICE

Assignment: 17540 Service Sheet # 18-035350
BROWARD COUNTY, FL vs. NANAN, CLANCY
PLAINTIFF vs. DEFENDANT
TAX SALE NOTICE TYPE OF WRIT COUNTY/BROWARD COURT
NANAN, CLANCY SERVE 4848 SW 25 AVENUE
FORT LAUDERDALE, FL 33312
Received this process on 8/9/2018
Date 8/9/2018 at 0730

14279
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301

JULIE AIKMAN, SUPV.
9884 Attorney

☒ Served
☐ Not Served - see comments
8/9/2018 at 0730
Date Time

On NANAN, CLANCY, 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 a copy of the complaint, petition, or initial pleading, by the following method:

☐ **INDIVIDUAL SERVICE**

SUBSTITUTE SERVICE:

- ☐ At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit: _____, in accordance with F.S. 48.031(1)(a)
- ☐ To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)
- ☐ 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

CORPORATE SERVICE:

- ☐ To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081
- ☐ To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)
- ☐ To _____, as resident agent of said corporation in accordance with F.S. 48.091
- ☐ **PARTNERSHIP SERVICE:** To _____, partner, or to _____, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

- ☐ **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

1st attempt date/time: _____ 2nd attempt date/time: _____

- ☐ **POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

1st attempt date/time: _____ 2nd attempt date/time: _____

☒ **OTHER RETURNS:** See comments

COMMENTS: 8/9/2018 0730 POSTED AT FRONT DOOR

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"

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: Jim Pennington 14932 D.S.
Pennington

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484235-32-0660 (TD # 40641)

RECEIVED SHERIFF

2016 AUG -7 AM 8:51

BROWARD COUNTY, FLORIDA

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

**ORIGINAL
DOCUMENT**

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Or

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

NANAN, CLANCY
4848 SW 25 AVE
FORT LAUDERDALE, FL 33312

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

87000702

This Warranty Deed Made the 29th day of December A. D. 19 86 by

ZARA P. DEVRIES, a/k/a ZARA P. BUCK, a married woman

hereinafter called the grantor, to

HENRY C. ADKINS

whose postoffice address is 561 S.E. 3rd Avenue, Pompano Beach, Florida 33060
hereinafter called the grantee;

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

Lots 13, 14, 15, 16 and 17 in Block 5, of AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, and 6, of MONTICELLO PARK, according to the Plat thereof, recorded in Plat Book 16, at Page 21, of the Public Records of Broward County, Florida.

SUBJECT TO Conditions, restrictions and limitation of record, if any, and taxes for the year 1987 and subsequent years.

Neither the above described property nor any parcel contiguous thereto constitutes the homestead of the grantor herein or any member of her family.

2250
Notary Public
for Broward County
Florida
J. L. Hubert

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 87

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Zara P. Buck

ZARA P. DEVRIES, a/k/a

ZARA P. BUCK

Zara P. Buck

LS

LS

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

ZARA P. DEVRIES a/k/a ZARA P. BUCK,
a married woman

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

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of

December

A. D. 19 86

This instrument prepared by:

Address

SPACE BELOW FOR RECORDERS USE

RECORDED IN THE OFFICE OF THE CLERK
OF BROWARD COUNTY
F. T. JOHNSON
COUNTY ADMINISTRATOR

LAW OFFICES
JOSEPH A. HUBERT

2400 E. COMMERCIAL BLVD. #512
FT. LAUDERDALE, FL 33308

07 JAN 5 PM 3:03

OFF 14053 PAGE 222

STATE OF FLORIDA
PUBLIC
CLERK
BROWARD COUNTY

2

RECORDING REQUESTED BY:

Name: Clancy Nanan

INSTRUMENT PREPARED BY:

Name: Scott L. Adkins

Address: 561 S.E. Third Avenue

Pompano Beach, Florida 33060

(Above reserved for official use
only)

RETURN DEED TO:

Name: Clancy Nanan

Address: 4848 S.W. 25 Avenue

Fort Lauderdale, FL 33312

SEND TAX STATEMENTS TO:

Name: Clancy Nanan

Address: 4848 S.W. 28th Avenue

Fort Lauderdale, FL 33312

Title Order # N/A

Tax Parcel/APN # 4842-35-32-0660

Escrow # N/A

QUIT CLAIM DEED FOR FLORIDA

STATE OF FLORIDA

COUNTY OF BROWARD

DATE: December 1, 2016

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of \$10.00, the receipt and sufficiency of which is hereby acknowledged, Henry C. Adkins, ("Grantor") hereby quitclaims to Clancy Nanan, ("Grantee") and Grantee's heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate (the "Property") located at vacant lot, N.W. 12th Street, Pompano Beach, Florida.

Legal Description: Lot 13, Block 5, Monticello Park Amended Plat 16-21 B, according to the Plat thereof, recorded in Plat Book 16, page 21 of the public records of Broward County Florida, a/k/a vacant lot on N.W. 12th Street, Pompano Beach, Florida.

Grantor 1: Henry C. Adkins
Marital Status: Divorced
Address: 561 S.E. Third Ave
Pompano Beach, Florida 33060

Grantee 1: Clancy Nanan
Marital Status: Single
Address: 4848 S.W. 25th Avenue
Pompano Beach, FL 33312

Vesting Information / Property Interest: Sole Owner
Signatures

Grantor signed, sealed, and delivered this Quit Claim Deed to Grantee on December ^{9th} 2016.

Grantor 1:

x/ Henry C. Adkins
Henry C. Adkins

Print Name: Henry C. Adkins
Henry C. Adkins

Witnesses

On this the 9th day of December 2016, the foregoing instrument was sworn to and acknowledged before me by Henry Clay Adkins, known or proven to me to be the persons whose names are subscribed to within the instrument. I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

FIRST WITNESS

x/ Jasmine P Miller
Dated: 12-9-16

Print Name: Jasmine P Miller

Address:
~~561 S.E. Third Avenue~~
~~Pompano Beach, FL 33060~~

248 SE 18th Ave
Deerfield Beach, FL 33441

SECOND WITNESS

x/ [Signature]

Dated: 12/9/16

Print Name:

Jennifer A. Ramirez

Address:

The UPS Store

43 South Powerline Road

Pompano Beach, FL 33069

954-935-5100

Notary Public

STATE OF FLORIDA

COUNTY OF BROWARD

On this the 9th day of December, 2016, the foregoing instrument was sworn to and acknowledged before me by Henry Clay Adkins known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument.

WITNESS my hand and official seal.

PRINT: Lauren Sacks [Affix seal]

SIGN: [Signature] My Commission Expires June 28, 2020

NOTARY PUBLIC



Lauren P. Sacks
Commission # FF995226
Expires: June 28, 2020
Bonded thru Aaron Notary

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

DATE: August 1st, 2018

PROPERTY ID # 484235-32-0660 (TD # 40641)

WARNING

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

CLANCY NANAN
4848 SW 28TH AVE
FORT LAUDERDALE, FL 33312

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 12 STREET, POMPANO BEACH, FL 33060 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 August 31, 2018\$7,735.18

Or

* Estimated Amount due if paid by September 18, 2018\$7,825.74

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 19, 2018 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: August 1st, 2018

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EQUITY TRUST COMPANY CUSTODIAN
FBO JOHN M. LOVEJOY ROTH IRA
600 NE 127 AVENUE
VANCOUVER, WA 98684

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DATE: August 1st, 2018

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100 W. ATLANTIC BLVD., SUITE 467
POMPANO BEACH, FL 33060

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DATE: August 1st, 2018

PROPERTY ID # 484235-32-0660 (TD # 40641)

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100 WEST ATLANTIC BLVD
POMPANO BEACH, FL 33060

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

DATE: August 1st, 2018

PROPERTY ID # 484235-32-0660 (TD # 40641)

WARNING

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NANAN, CLANCY
4848 SW 25TH AVE
FORT LAUDERDALE, FL 33312

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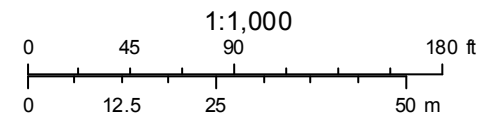
www.broward.org/recordstaxestreasury

Property Id: 484235320660

**Please see map disclaimer



June 22, 2018



7018 0040 0000 6297 9173

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, ZIP

TD 40641 SEPTEMBER 2018 WARNING

NANAN, CLANCY

4848 SW 25TH AVE

FORT LAUDERDALE, FL 33312

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7018 0040 0000 6297 9166

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

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 or P.O. Box

City, State, and ZIP+4[®]

TD 40641 SEPTEMBER 2018 WARNING

CITY OF POMPANO BEACH
100 WEST ATLANTIC BLVD
POMPANO BEACH, FL 33060

7018 0040 0000 6297 9159

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

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

TD 40641 SEPTEMBER 2018 WARNING

\$
Sent To
Street and A
City, State, .

CITY OF POMPANO BEACH
100 W. ATLANTIC BLVD., SUITE 467
POMPANO BEACH, FL 33060

7018 0040 0000 6297 9142

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 | \$ | |

Postage

\$

Total Postage

\$

Sent To

Street and

City, State,

TD 40641 SEPTEMBER 2018 WARNING

EQUITY TRUST COMPANY CUSTODIAN

FBO JOHN M. LOVEJOY ROTH IRA

600 NE 127 AVENUE

VANCOUVER, WA 98684

Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7018 0040 0000 6297 9135

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 Post

TD 40641 SEPTEMBER 2018 WARNING

Sent To

CLANCY NANAN

Street and

4848 SW 28TH AVE

City, State,

FORT LAUDERDALE, FL 33312

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

- 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:

CITY OF POMPANO BEACH
100 WEST ATLANTIC BLVD
POMPANO BEACH, FL 33060



9590 9402 4167 8092 9788 25

2. Article Number (Transfer from service label)

7018 0040 0000 6297 9166

PS Form 3811, July 2015 PSN 7530-02-000-9053

A. Signature

X Michele H. ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Michele Hermann	8-13-18
-----------------	---------

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

3. Service Type

- | | |
|--|--|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |

Mail Restricted Delivery

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature

X Michel Her ☒ Agent ☐ Addressee

B₁ Received by (Printed Name)

Michèle Herrmann 8-13-18

C. Date of Delivery	
---------------------	--

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

CITY OF POMPANO BEACH

100 W. ATLANTIC BLVD., SUITE 467
POMPAÑO BEACH, FL 33060



9590 9402 4167 8092 9752 51

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
- ☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)

7018 0040 0000 6297 9159

Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY													
<ul style="list-style-type: none">■ 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.		<p>A. Signature X <i>John M. Lovejoy</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>													
<p>1. Article Addressed to:</p> <p>TD 40641 SEPTEMBER 2018 WARNING EQUITY TRUST COMPANY CUSTODIAN FBO JOHN M. LOVEJOY ROTH IRA 600 NE 127 AVENUE VANCOUVER, WA 98684</p> <p> 9590 9402 4167 8092 9752 13</p>		<p>3. Service Type</p> <table><tbody><tr><td><input type="checkbox"/> Adult Signature</td><td><input type="checkbox"/> Priority Mail Express®</td></tr><tr><td><input type="checkbox"/> Adult Signature Restricted Delivery</td><td><input type="checkbox"/> Registered Mail™</td></tr><tr><td><input type="checkbox"/> Certified Mail®</td><td><input type="checkbox"/> Registered Mail Restricted Delivery</td></tr><tr><td><input type="checkbox"/> Certified Mail Restricted Delivery</td><td><input type="checkbox"/> Return Receipt for Merchandise</td></tr><tr><td><input type="checkbox"/> Collect on Delivery</td><td><input type="checkbox"/> Signature Confirmation™</td></tr><tr><td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td><td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td></tr></tbody></table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®														
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<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery														
<p>2. Article Number (Transfer from service label)</p> <p>7018 0040 0000 6297 9142</p>															

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt