



**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: 05/29/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 05/28/2019

CERTIFICATE # 2016-17349

ACCOUNT # 514204010450

ALTERNATE KEY # 670048

TAX DEED APPLICATION # 43164

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 18, Block 2, LIBERIA, according to the Plat thereof as recorded in Plat Book 1, Page 34, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: RALEIGH STREET, HOLLYWOOD FL 33020

OWNER OF RECORD ON CURRENT TAX ROLL:

TERRY EVANS

2248 RALEIGH ST

HOLLYWOOD, FL 33020-1632 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

TERRY EVANS

OR: 37158, Page: 1872

2248 RALEIGH STREET

HOLLYWOOD, FL 33020 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

TI-770

TI-770 LLC

3100 N.29 COURT

HOLLYWOOD, FL 33020 (Tax Deed Applicant)

UNITED STATES OF AMERICA
GUY A. LEWIS
UNITED STATES ATTORNEY
SOUTHERN DISTRICT OF FLORIDA
ATTN: FINANCIAL LITIGATION UNIT
99 NE 4TH STREET
3RD FLOOR
MIAMI, FL 33132-2111 (Per Judgment)

OR: 32197, Page: 1685

BROWARD COUNTY
CLERK OF THE CIRCUIT COURT
(Per Order. No address or image included for Disposition
Order per County's request.)

OR: 49312, Page: 826

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 04 01 0450

CURRENT ASSESSED VALUE: \$100,100

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: 12575, Page: 260

(This document references a Mortgage in 12575-261, however
Mortgage has expired by terms and is no longer valid.)

Death Certificate

OR: 37580, Page: 1088

****The Property Appraiser includes Mortgage in 2575-260 in error, it should be 12575-260, which is
included in this report.**

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.

Kim Pickett

Title Examiner



Site Address	RALEIGH STREET, HOLLYWOOD FL 33020	ID #	5142 04 01 0450
Property Owner	EVANS, TERRY	Millage	0513
Mailing Address	2248 RALEIGH ST HOLLYWOOD FL 33020-1632	Use	01
Abbr Legal Description	LIBERIA 1-34 B LOT 18 BLK 2		

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
2018	\$31,510	\$68,590	\$100,100	\$52,610	
2017	\$21,010	\$62,380	\$83,390	\$47,830	\$1,453.59
2016	\$21,010	\$51,560	\$72,570	\$43,490	\$1,350.21

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$100,100	\$100,100	\$100,100	\$100,100
Portability	0	0	0	0
Assessed/SOH	\$52,610	\$100,100	\$52,610	\$52,610
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	\$52,610	\$100,100	\$52,610	\$52,610

Sales History			
Date	Type	Price	Book/Page or CIN
3/22/2004	QCD	\$100	37158 / 1872
			2575 / 260

Land Calculations		
Price	Factor	Type
\$7.50	4,201	SF
Adj. Bldg. S.F. (Card, Sketch)		668
Units		1
Eff./Act. Year Built: 1999/1998		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43164

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of September 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	BROWARD COUNTY CLERK OF THE CIRCUIT COURT 201 SE 6TH STREET FORT LAUDERDALE, FL 33301	UNITED STATES OF AMERICA GUY A. LEWIS UNITED STATES ATTORNEY SOUTHERN DISTRICT OF FLORIDA ATTN: FINANCIAL LITIGATION UNIT 99 NE 4TH STREET 3RD FLOOR MIAMI, FL 33132-2111	*BERRONDO,MATIAS 2246 RALEIGH ST HOLLYWOOD, FL 33020
*ANTHONY K NELSON REV TR NELSON,ANTHONY K TRSTEE 5612 SW 20 ST HOLLYWOOD, FL 33023	TERRI A. EVANS a/k/a TERRY EVANS 1210 NW 27TH LANE FORT LAUDERDALE, FL 33311	TERRY EVANS 2248 RALEIGH STREET HOLLYWOOD, FL 33020	TERRY EVANS C/O HERMAN EVANS JR 104 CREPE MYRTLE DR GROVELAND, FL 34736-3600
TERRY EVANS 2244 RALEIGH STREET HOLLYWOOD, FL 33020			

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 3rd day of September 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

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 43164

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: 514204-01-0450
Certificate Number: 17349
Date of Issuance: 05/25/2017
Certificate Holder: TI-770TI-770 LLC
Description of Property: LIBERIA 1-34 B
LOT 18 BLK 2

INSTR # 115926705
Recorded 07/12/19 at 04:35 PM
Broward County Commission
1 Page(s)
#15

Name in which assessed: EVANS, TERRY
Legal Titleholders: EVANS, TERRY
2248 RALEIGH ST
HOLLYWOOD, FL 33020-1632

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 16th day of October, 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 12th day of September, 2019.

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: 09/12/2019, 09/19/2019, 09/26/2019 & 10/03/2019
Minimum Bid: 6677.92

Broward County, Florida

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Name in which assessed: EVANS, TERRY
Legal Titleholders: EVANS, TERRY
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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: 09/12/2019, 09/19/2019, 09/26/2019 & 10/03/2019
Minimum Bid: 6677.92

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

43164

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 17349

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

09/12/2019 09/19/2019 09/26/2019 10/03/2019

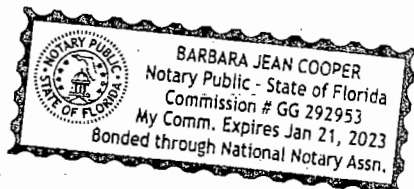
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and 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

3 day of OCTOBER, A.D. 2019

(SEAL)

GUERLINE WILLIAMS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 43164

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Certificate Number: 17349

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TI-770 TI-770 LLC

Description of Property:

LIBERIA 1-34 B

LOT 18 BLK 2

Name in which assessed:

EVANS, TERRY

Legal Titleholders:

EVANS, TERRY

2248 RALEIGH ST

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

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broward.deedauction.net

*Pre-registration is required to bid.

Dated this 12th day of September, 2019.

Bertha Henry

County Administrator

RECORDS, TAXES, AND

TREASURY DIVISION

(Seal)

By: Abiodun Ajayi

Deputy

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

Minimum Bid: 6677.92

401-314

9/12-19-26 10/3 19-11/0000423966B

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

RETURN OF SERVICE

Assignment: 10737 ***SERVE ASAP - RETURN TO TAX NOTICE TRAY*** Service Sheet # 10-036654

BROWARD COUNTY, FL vs. EVANS TERRY

TD 43164

PLAINTIFF
EVANS TERRY

VS. COUNTY/BROWARD

DEFENDANT: 10-10-2019 CASE

TYPE OF WRIT
EVANS TERRY

COURT

HEARING DATE

SERVE

2244 RALEIGH STREET
HOLLYWOOD, FL 33020

Received this process on

09/11/2019
Date

9-11-19

7am # 16720

14279

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

9984

Attorney

☒ **Served**

☐ **Not Served - see comments**

9-11-19
Date

at 900 AM
Time

On **EVANS, TERRY**, 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: **9-11-19-900am-Posted # 16720**

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: **Obrienne Bell 16720 D.S.**

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514204-01-0450 (TD #43164)

RECEIVED SHERIFF

2019 SEP 10 AM 10:38

WARNING

BROWARD COUNTY, FLORIDA

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 September 30, 2019\$6,591.10

Or

* Amount due if paid by October 15, 2019\$6,677.92

*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 October 16, 2019 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

EVANS, TERRY
2244 RALEIGH STREET
HOLLYWOOD, FL 33020

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: 16737 SERVE ASAP - RETURN TO TAX NOTICE TRAY Service Sheet # 19-036656
BROWARD COUNTY, FL vs. EVANS, TERRY TD 45154
PLAINTIFF VS. DEFENDANT CASE
COUNTY/BROWARD
TYPE OF WRIT COURT HEARING DATE
EVANS, TERRY 224R RALPH STREET
SERVE HOLLYWOOD, FL 33020

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

9884 Attorney

Received this process on 9-11-19
Date 9/10/2019
TOM # 16720

☒ Served

☐ Not Served - see comments

9-11-19 at 855am
Date Time

On EVANS, TERRY, 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

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☐ 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)

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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: 9-11-19 855am-Posted # 16720

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: Chienne Bui 16720 D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514204-01-0450 (TD # 43164)

RECEIVED SHERIFF

2019 SEP 10 AM 10:38

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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

EVANS, TERRY
2248 RALEIGH ST
HOLLYWOOD, FL 33020-1632

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

C-67911

ABSTRACT OF JUDGMENT
NOTICE

Pursuant to Title 28, United States Code, Section 3201, this judgment, upon the filing of this abstract in the manner in which a notice of tax lien would be filed under paragraphs (1) and (2) of 26 U.S.C. §6323(f), creates a lien on all real property of the defendant(s) and has priority over all other liens or encumbrances which are perfected later in time. The lien created by this section is effective, unless satisfied, for a period of 20 years and may be renewed by filing a notice of renewal. If such notice of renewal is filed before the expiration of the 20 year period to prevent the expiration of the lien and the court approves the renewal, the lien shall relate back to the date the judgment is filed.

CASE NO. 00-7010-CIV-FERGUSON

Name and address of Parties against whom judgments have been obtained		Names of Parties in whose favor judgments have been obtained	
TERRI A. EVANS 1210 NW 27 th Lane FORT LAUDERDALE, FL 33311 SS# [REDACTED]		UNITED STATES OF AMERICA	
Amount of Judgment	Names of Creditor's Attorneys		When Docketed
\$2170.71, plus pre-judgment interest at 8.00% to the date of judgment entry May 18, 2001, plus interest at 3.760% since the date of judgment entry.	GUY A. LEWIS UNITED STATES ATTORNEY SOUTHERN DISTRICT OF FLORIDA 99 NE 4TH STREET 3RD FLOOR MIAMI, FL 33132-2111 ATTN: FINANCIAL LITIGATION UNIT		

UNITED STATES OF AMERICA CLERK'S OFFICE

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA

SS.

I CERTIFY, That the foregoing is a correct **Abstract of the Judgment** entered or registered by this Court.

Dated: September 20, 2001CLARENCE MADDOX
Court Administrator/Clerk of the CourtBy [Signature]
Deputy ClerkINSTR # 101380158
OR BK 32197 PG 1685RECORDED 10/04/2001 12:56 PM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 2000DEFERRED ITEM
Return Document To
Business Operations

2

This instrument was prepared
by and is to be returned to:
FRANK CASTORO, ESQ.
LAW OFFICES OF FRANCIS X. CASTORO, P.A.
2100 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020
TELEPHONE: (954) 922-0505
TELECOPIER: (954) 922-4674

Q U I T - C L A I M D E E D

MADE THIS 22nd day of March, 2004, by and between:

HERMAN EVANS, SR., a single man, with an address of: 2248 Raleigh Street,
Hollywood, Florida 33020 (the "Grantor"*)

-and-

TERRY EVANS, a single man, with an address of: 2248 Raleigh Street, Hollywood,
Florida 33020 (the "Grantee"*)

* Grantor and Grantee are used for singular and plural as context requires.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand and paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-Claim unto the Grantee forever, all right, title, interest, claims and demands which the Grantor has, or may have, in and to the following lot, piece or parcel of land, situate, lying and being in the County of BROWARD, Florida, to-wit:

LEGAL DESCRIPTION: Lot 18, Block 2, LIBERIA, according to the Plat thereof as recorded in Plat Book 1, Page 34, of the Public Records of Broward County, Florida.

PROPERTY ID NO.: 11204-01-04500

SUBJECT TO:

1. Taxes for the current year and subsequent years;
2. Zoning restrictions, ordinances, prohibitions and other requirements or regulations imposed by governmental authorities;
3. Restrictions, Conditions, Easements, Reservations, Agreements, Declarations and/or Limitations of record, or matters otherwise appearing on the plat or common to the subdivision; and
4. Public utility easements of record, if any.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

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

WITNESSES AS TO GRANTOR'S SIGNATURE:

GRANTOR: HERMAN EVANS, SR.

WITNESS #1) Judy Price
PRINT NAME: JUDY PRICE

Herman Evans Sr
BY: HERMAN EVANS, SR.

WITNESS #2) Frank Castoro
PRINT NAME: FRANK CASTORO

STATE OF FLORIDA)
) **SS:**
COUNTY OF BROWARD)

BEFORE ME, an officer duly qualified to take acknowledgements, personally appeared: **HERMAN EVANS, SR.**, who presented: **FLORIDA DRIVER'S LICENSE** as identification and on that basis to me known to be the person described in and who executed the foregoing **QUIT-CLAIM DEED** and he acknowledged before me that he executed the same on the 22nd day of March, 2004.



Francis X. Castoro
MY COMMISSION # DD169977 EXPIRES
January 5, 2007
BONDED THRU TROY FAIR INSURANCE, INC.

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA

This Warranty Deed Made the 29th day of March A. D. 19 85 by

HERMAN EVANS, JR. and SYLVIA EVANS, his wife
hereinafter called the grantor, to

HERMAN EVANS, SR. and ETHEL EVANS, his wife

whose postoffice address is 2244 Raleigh Street, Hollywood, Florida 33022
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 17 and 18, Block 2, LIBERIA, according to the Plat thereof as recorded in Plat Book 1, Page 34, of the Public Records of Broward County, Florida.

Subject to a Mortgage in Favor of Dubin Mortgage Company of even date herewith.

Grantors acknowledge that they were continuously married since 2/8/63 until the present.

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 84.

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:

[Signature]
[Signature]

[Signature: Herman Evans, Jr.] LS
[Signature: Sylvia Evans] 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

Herman Evans, Jr. and Sylvia Evans,
his wife

to me known to be the persons 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 March A. D. 19 85.

Notary Public, State of Florida
My Commission Expires May 12, 1986

This instrument prepared by:

Address

Jan. Square, Esquire
2201 N. W. 98th Avenue
Surfside, Fl. 33322
305-748-0920

SPACE BELOW FOR RECORDERS USE

103.50

RECORDED IN THE OFFICIAL RECORDS ROOM
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

MAY 31 10 20 AM '85

OFF 12575 PAGE 260

500
16

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

DATE: September 3rd, 2019
PROPERTY ID # 514204-01-0450 (TD # 43164)

WARNING

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

TERRY EVANS
2244 RALEIGH STREET
HOLLYWOOD, FL 33020

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2244 RALEIGH 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.

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

* Estimated Amount due if paid by September 30, 2019\$6,591.10
Or
* Estimated Amount due if paid by October 15, 2019\$6,677.92

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 16, 2019 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: September 3rd, 2019
PROPERTY ID # 514204-01-0450 (TD # 43164)

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

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: September 3rd, 2019
PROPERTY ID # 514204-01-0450 (TD # 43164)

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BROWARD COUNTY CLERK OF
THE CIRCUIT COURT
201 SE 6TH STREET
FORT LAUDERDALE, FL 33301

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

DATE: September 3rd, 2019
PROPERTY ID # 514204-01-0450 (TD # 43164)

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UNITED STATES OF AMERICA GUY A. LEWIS
UNITED STATES ATTORNEY SOUTHERN DISTRICT OF
FLORIDA ATTN: FINANCIAL LITIGATION UNIT
99 NE 4TH STREET 3RD FLOOR
MIAMI, FL 33132-2111

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

DATE: September 3rd, 2019
PROPERTY ID # 514204-01-0450 (TD # 43164)

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BERRONDO, MATIAS
2246 RALEIGH ST
HOLLYWOOD, FL 33020

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

DATE: September 3rd, 2019
PROPERTY ID # 514204-01-0450 (TD # 43164)

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ANTHONY K NELSON REV TR
NELSON, ANTHONY K TRSTEE
5612 SW 20 ST
HOLLYWOOD, FL 33023

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

DATE: September 3rd, 2019
PROPERTY ID # 514204-01-0450 (TD # 43164)

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TERRI A. EVANS
a/k/a TERRY EVANS
1210 NW 27TH LANE
FORT LAUDERDALE, FL 33311

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

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PROPERTY ID # 514204-01-0450 (TD # 43164)

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TERRY EVANS
2248 RALEIGH STREET
HOLLYWOOD, FL 33020

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TERRY EVANS
C/O HERMAN EVANS JR
104 CREPE MYRTLE DR
GROVELAND, FL 34736-3600

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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 43164 OCTOBER 2019 WARNING
BERRONDO, MATIAS
2246 RALEIGH ST
HOLLYWOOD, FL 33020



9590 9402 4473 8248 0087 18

2. Article Number (Transfer from service label)

7019 0140 0000 3869 9386

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|------------------------------------------------------------------|---------------------------------------------------------------------|
| <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 |
| Mail | |
| Mail Restricted Delivery | |
| 00) | |

Domestic Return Receipt

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TD 43164 OCTOBER 2019 WARNING
CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020



9590 9402 4473 8248 0087 49

2. Article Number (Transfer from service label)

7019 0140 0000 3869 9355

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

M. MERINO

C. Date of Delivery

9/9/19

D. Is delivery address different from item 1?

☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery

all Restricted Delivery

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation☐ Signature Confirmation Restricted Delivery

09 / 11 / 19 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

TD 43164 OCTOBER 2019 WARNING

ANTHONY K NELSON REV TR
NELSON, ANTHONY K TRSTEE
5612 SW 20 ST
HOLLYWOOD, FL 33023



9590 9402 4473 8248 0087 01

Article Number (Transfer from service label)

7019 0140 0000 3869 9393

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

Amy Nelson

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

D)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 43164 OCTOBER 2019 WARNING
UNITED STATES OF AMERICA GUY A. LEWIS
UNITED STATES ATTORNEY SOUTHERN DISTRICT OF
FLORIDA ATTN: FINANCIAL LITIGATION UNIT
99 NE 4TH STREET 3RD FLOOR
MIAMI, FL 33132-2111



9590 9402 4473 8248 0087 25

2. Article Number (Transfer from service label)

7019 0140 0000 3869 9379

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Print Name)

J. G. SARTO

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

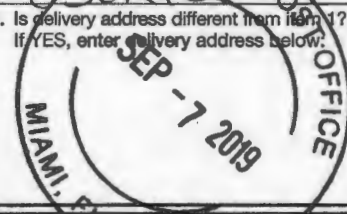
3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery

(all

Restricted Delivery

))

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1 Article Addressed to:

TD 43164 OCTOBER 2019 WARNING
BROWARD COUNTY CLERK OF
THE CIRCUIT COURT
201 SE 6TH STREET
FORT LAUDERDALE, FL 33301



9590 9402 4473 8248 0087 32

2 Article Number (Transfer from service label)

7019 0140 0000 3869 9362

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X B. Rodriguez

☒ Agent
☐ Addressee

B. Received By (Printed Name)

P. Rodriguez SEP - 6 2019

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"/> 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 |

Mail

Mail Restricted Delivery

(0)