



**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222**  
**Phone: (412) 391-5555 Fax: (412) 391-7608**  
**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**  
  
**[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 07/29/2019

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 07/28/2019

**CERTIFICATE #** 2016-3555

**ACCOUNT #** 484306000590

**ALTERNATE KEY #** 141261

**TAX DEED APPLICATION #** 43499

**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:

BEGIN 1,320 feet south and 330 feet east of the northwest corner of Section 6, Township 48 South, Range 43 east; thence run North 100 feet; thence: east 80 feet; thence south 100 feet; thence west 80 feet, to the point of beginning; said lands being situate, lying and being in Broward County, Florida.

**PROPERTY ADDRESS:** 95 SW 1 COURT, DEERFIELD BEACH FL 33441

### OWNER OF RECORD ON CURRENT TAX ROLL:

SHARON LAVERN NIXON

214 SW 1 TER

DEERFIELD BEACH, FL 33441-3418 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

CARL J. NIXON, DECEASED AND

OR: 35555, Page: 580

SHARON LAVERN NIXON

214 SW 1ST TERR

DEERFIELD BEACH, FL 33441 (Per Deed)

(Carl J. Nixon is deceased. A Death Certificate was found in the Official Records of Broward County. No Probate documents were found or needed as title was held as husband and wife and therefore not subject to probate.)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FLORIDA TAX CERTIFICATE FUND MUNICIPAL TAX LLC

C/O FCAP CUSTODIAN FOR FTCFIMT LLC

PO BOX 775311

CHICAGO, IL 60677 (Tax Deed Applicant)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4843 06 00 0590

**CURRENT ASSESSED VALUE:** \$56,000

**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:**

Corrective Administrator's Deed

OR: 5388, Page: 904

(Deed appears to contain incorrect reference (4598-621)  
to original Administrator's Deed. Unable to locate original deed.)

Quit Claim Deed

OR: 31417, Page: 320

Re-recorded Quit Claim Deed  
(Corrects deed in 31417-320.)

OR: 32175, Page: 1269

Death Certificate

OR: 42971, Page: 1659

Final Order Quieting Title

Instrument: 113270789

**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.**

**Suzette Servas**

Title Examiner



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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43499

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of December 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 DEERFIELD BEACH 150 NE 2 AVE DEERFIELD BEACH, FL 33441	NIXON,SHARON LAVERN 95 SW 1 CT DEERFIELD BEACH, FL 33441	NIXON,SHARON LAVERN 214 SW 1 TER DEERFIELD BEACH, FL 33441-3418	CARL J. NIXON 214 SW 1ST TERR DEERFIELD BEACH, FL 33441
DARYL D PARKS, ESQ PARKS LAW, LLC 240 N MAGNOLIA DR TALLAHASSEE, FL 32301	JAMES L CLARKE, ESQ 701 S HOWARD AVE STE 201 TAMPA, FL 33606	*MCDOUGLE PROPERTIES LLC 49 S DIXIE HWY DEERFIELD BEACH, FL 33441	

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 2nd day of December 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 43499

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: 484306-00-0590  
Certificate Number: 3555  
Date of Issuance: 05/25/2017  
Certificate Holder: FLORIDA TAX CERTIFICATE FUND MUNICIPAL TAX LLC  
Description of Property: 6-48-43  
BEG 1320 S & 330 E OF NW COR  
OF SEC,N 100,E 80,S 100,  
W 80 TO BEG

**INSTR # 116102407**  
Recorded 10/09/19 at 10:39 AM  
Broward County Commission  
1 Page(s)  
#8

Name in which assessed: NIXON,SHARON LAVERN  
Legal Titleholders: NIXON,SHARON LAVERN  
214 SW 1 TER  
DEERFIELD BEACH, FL 33441-3418

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of January, 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:

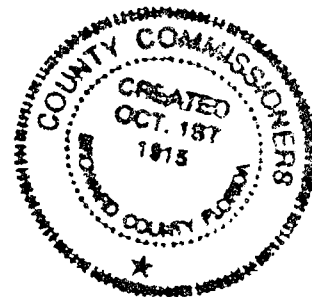
broward.deedauktion.net  
*\*Pre-registration is required to bid.*

Dated this 1st day of October, 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: 12/12/2019, 12/19/2019, 12/26/2019 & 01/02/2020  
Minimum Bid: 5092.29

# Broward County, Florida

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

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Description of Property: 6-48-43  
BEG 1320 S & 330 E OF NW COR  
OF SEC,N 100,E 80,S 100,  
W 80 TO BEG  
  
Name in which assessed: NIXON,SHARON LAVERN  
Legal Titleholders: NIXON,SHARON LAVERN  
214 SW 1 TER  
DEERFIELD BEACH, FL 33441-3418

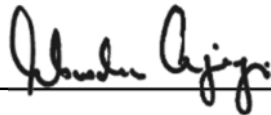
All of said property being in the County of Broward, State of Florida.

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

Dated this 12th day of December, 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: 12/12/2019, 12/19/2019, 12/26/2019 & 01/02/2020  
Minimum Bid: 5441.29

73-160109

CORRECTIVE  
ADMINISTRATOR'S DEED

THIS INDENTURE, made this 2nd day of August, 1973, between CLARENCE BAILEY, as Administrator of the Estate of RUTH E. NIXON, deceased, party of the first part, and CARL J. COLVIN a/k/a CARL J. NIXON, whose mailing address is 124 Southwest 1st Terrace, Deerfield Beach, Florida, party of the second part;

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration, to him in hand paid, the receipt of which is hereby acknowledged, has granted, bargained, sold and transferred and by these presents does grant, bargain, sell and transfer unto the party of the second part, his heirs and assigns forever, all interest and title of the Estate of RUTH E. NIXON, deceased, in and to the following described property located in Broward County, Florida, to-wit:

Vacant lot on the corner of Southwest 1st Avenue and Southwest 1st Street, Deerfield Beach, Florida, described as follows:

BEGIN 1,320 feet south and 330 feet east of the northwest corner of Section 6, Township 48 South, Range 43 east; thence run North 100 feet; thence east 80 feet; thence south 100 feet; thence west 80 feet, to the point of beginning; said lands being situate, lying and being in Broward County, Florida.

Subject to taxes for the year 1971 and subsequent years.

Subject to restrictions, limitations and easements of record.

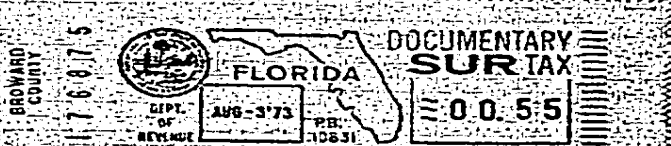
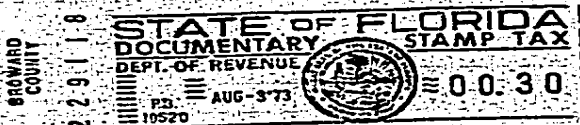
Grantee acknowledges that this is a gift of inheritance from the Estate of RUTH E. NIXON, deceased, in accordance with Agreement Between Administrator and Heirs, dated June 7, 1971, and filed in Probate Case No. 32063, Broward County, Florida.

THIS DEED is given to correct the description in Administrator's Deed dated August 13, 1971, recorded in Official Record Book 4598, Page 621, Public Records of Broward County, Florida, on August 31, 1971, wherein the following was inadvertently omitted in the typing of said deed: "thence south 100 feet;"

JACK HINCHER, COUNTY RECORDER

73 AUG 2 PM 4:27

RECORDED  
5388  
PAGE 504



RALPH A. HAUSER, ATTORNEY AT LAW  
The Hauser Building, 212 North Federal, Deerfield Beach, Florida 33441

Will Call

672

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right to dower, reversion, remainder and easements thereunto belonging or in any-wise appertaining.

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

The party of the first part represents and warrants that he has good right and lawful authority to execute this deed and that he received authority to execute same by virtue of an Order entered in the County Judges' Court, in and for Broward County, Florida on the 21st day of July, 1971.

IN WITNESS WHEREOF, the said party of the first part has here-  
unto set his hand and seal this 2nd day of August, 1971.

Witness:

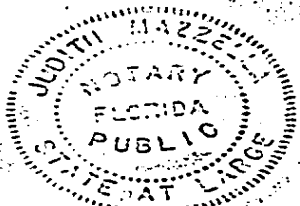
Judith Mazzella  
Helene M. Hauser

Clarence Bailey  
CLARENCE BAILEY, Administrator  
of the Estate of  
RUTH E. NIXON, Deceased

STATE OF FLORIDA  
COUNTY OF BROWARD

On this day before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared CLARENCE BAILEY, Administrator of the Estate of RUTH E. NIXON, deceased, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State aforesaid this 2nd day of August, 1973.



Judith Mazzella  
Notary Public

Notary Public, State of Florida at Large  
My Commission Expires July 26, 1975  
Bonded By American Fire & Casualty Co.

-2-

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
JACK WHEELER  
COUNTY COMPTROLLER

RALPH A. HAUSER, ATTORNEY AT LAW  
The Hauser Building, 212 North Federal, Deerfield Beach, Florida 33441

OFF 5388  
PAGE 005



**INSTR # 100925605**  
**OR BK 31417 PG 0320**  
RECORDED 03/28/2001 08:15 AM  
COMMISSION  
BROWARD COUNTY  
**DOC STMP-D 0.70**  
DEPUTY CLERK 1942

Prepared by and Returned to:

Mark A. Rothman, Esquire  
8814 Rocky Creek Drive  
Tampa, FL 33615

QUIT CLAIM DEED

Property Identification No. 18306-00-05900

THIS QUIT CLAIM DEED, executed this 14<sup>th</sup> day of March, 2001, by

CARL J. NIXON, a single man, first party, to

CARL J. NIXON, a single man and LORETTA B. ANDERSON, a single woman, as joint tenants with rights of survivorship, whose post office address is 214 SW 1<sup>st</sup> Terrace, Deerfield Beach, FL 33441, of the County of Broward, State of Florida, second party,

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

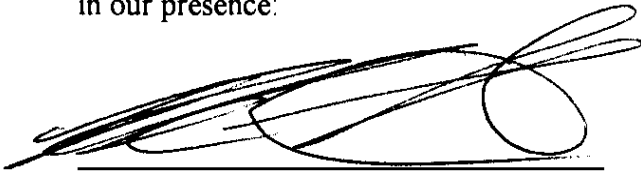
WITNESSETH, That the said first party, for an in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to wit:

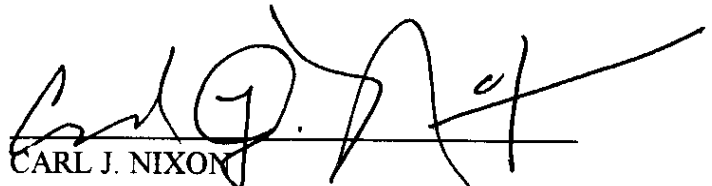
Beginning 1320 S & 330 E of NW Corner of Section, N 100, E 80, S 100, W 80  
to beginning, at Plat Book 11052, Page 611, as recorded in the Public Records of  
Broward County, Florida

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 said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

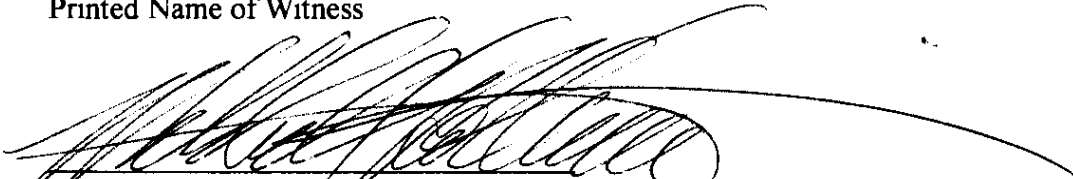
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

  
Witness

  
CARL J. NIXON

MARK ROTHMAN  
Printed Name of Witness

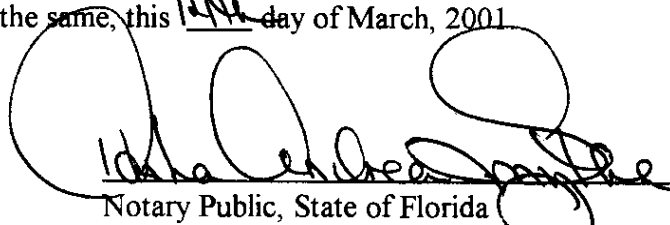
  
Witness

MITCHELL ROTHMAN  
Printed Name of Witness

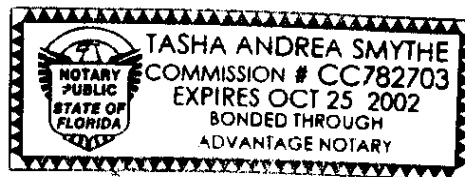
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared CARL J. NIXON, and personally known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, this 24th day of March, 2001.



  
Notary Public, State of Florida

My Commission Expires:



INSTR # 100925605  
OR BK 31417 PG 0320  
RECORDED 08/28/2001 06:15 AM  
COMMISSION  
BROWARD COUNTY  
DOC STMP-D 0.70  
DEPUTY CLERK 1042

Prepared by and Returned to:

Mark A. Rothman, Esquire  
8814 Rocky Creek Drive  
Tampa, FL 33615

QUIT CLAIM DEED

Property Identification No. 18306-00-05900

THIS QUIT CLAIM DEED, executed this 14<sup>th</sup> day of March, 2001, by

CARL J. NIXON, a ~~single~~ <sup>\* married</sup> man, first party, to

CARL J. NIXON, a ~~single~~ <sup>\* married</sup> man and LORETTA B. ANDERSON, a single woman, as joint tenants with rights of survivorship, whose post office address is 214 SW 1<sup>st</sup> Terrace, Deerfield Beach, FL 33441, of the County of Broward, State of Florida, second party,

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for an in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to wit:

Beginning 1320 S & 330 E of NW Corner of Section, N 100, E 80, S 100, W 80 to beginning, at Plat Book 11052, Page 611, as recorded in the Public Records of Broward County, Florida

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 said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

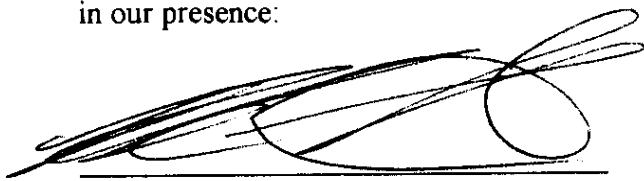
DEPUTY CLERK 1043  
DOC STMP-D 0.70  
BROWARD COUNTY  
COMMISSION  
RECORDED 10/01/2001 08:27 AM  
OR BK 32175 PG 1269  
INSTR # 101367885

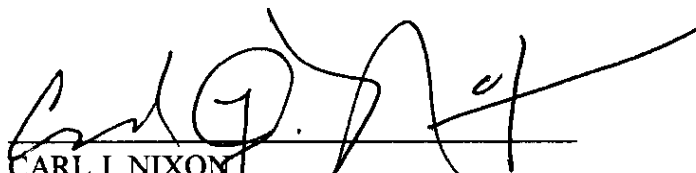
Page 1 of 2

2


\* = THIS DEED IS BEING RE-RECORDED IN ORDER TO CORRECT THE ERRORS INDICATED BY THE BLUE \*

Signed, sealed and delivered  
in our presence:

  
Witness

  
CARL J. NIXON

MARK ROTHMAN  
Printed Name of Witness

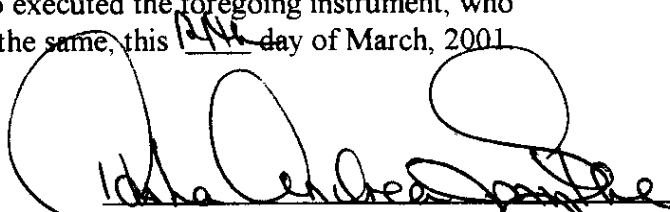
  
Witness

MITCHELL ROTHMAN  
Printed Name of Witness

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared CARL J. NIXON, and personally known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, this 1st day of March, 2001

[REDACTED]

  
Notary Public, State of Florida

My Commission Expires:



1

This Document Prepared By/  
Return To:  
JOHN C. RAYSON, ESQ.  
Second Floor  
2400 E. Oakland Park Blvd.  
Fort Lauderdale, FL 33306

Parcel ID No.:18306-03-05900

**QUITCLAIM DEED**

**THIS QUITCLAIM DEED**, executed this 8 day of July 2003 by the first party, CARL J. NIXON, a married man, whose post office address is 214 SW 1<sup>st</sup> Terr., Deerfield Beach, FL 33441 to second party CARL J. NIXON, a married man, and SHARON LAVERN NIXON, his wife, whose post office address is 214 SW 1<sup>st</sup> Terr., Deerfield Beach, FL 33441.

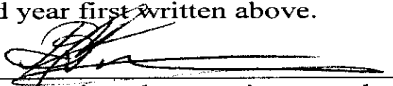
**WITNESSETH**, that the said first party for good consideration and for the sum of \$10.00 (ten dollars) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Broward, State of Florida, to wit:

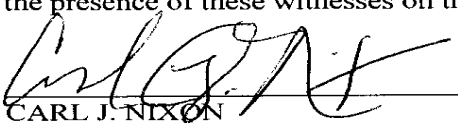
Beginning 1320 S & 330 E of NW Corner of Section, N 100, E 80, S 100, W 80 to beginning, at Plat Book 11052, Page 611, as recorded in the Public Records of Broward County, Florida

Subject to conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances and taxes for the year 2003 and subsequent years.

**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 said first part, either in law or equity to the only proper use, benefit and behalf of the said second party forever.

**SIGNED SEALED AND DELIVERED** in the presence of these witnesses on the day and year first written above.

  
witness sign above, print name below

  
CARL J. NIXON

(2)

Bill C. TAYLOR

Samuel Levine

witness sign above, print name below

SAMUEL LEVINE

STATE OF FLORIDA  
COUNTY OF BROWARD

SWORN TO AND SUBSCRIBED before me this 8 day of July 2003 by CARL J. NIXON, who is ~~personally known to me~~ or who produce \_\_\_\_\_ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 8 day of July 2003.

My Commission Expires:

John C. Rayson  
Notary Public



John Rayson  
MY COMMISSION # DD045375 EXPIRES  
October 1, 2005  
BONDED THRU TROY FAIR INSURANCE, INC.

\*\*\*\* FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 10/2/2015 12:00:11 PM.\*\*\*\*

**IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT,  
IN AND FOR BROWARD COUNTY, FLORIDA**

**SHARON L. NIXON,**

**Plaintiff,**

**vs.**

**CIVIL CASE NO.: 05-015446-12**

**LORETTA ANDERSON,**

**Defendant.**

\_\_\_\_\_/

**FINAL ORDER QUIETING TITLE**

THIS CAUSE having come before the Court upon the foregoing Plaintiff's Motion for Summary Judgment and/or Motion for Judgment on the Pleadings, and this Court being fully advised in the premises after the hearing on September 15, 2015, finds as follows:

It is, therefore, ORDERED and adjudged that Plaintiff's Motion for Summary Judgment is hereby GRANTED. Defendant Loretta Anderson has no legal interest and/or other interest and/or legal right in PROPERTIES 1 & 2 delineated below and subject to the above-styled action. As such, this Court holds as follows:

Plaintiff Sharon Nixon lawfully possesses Quiet Title on both properties subject to the above-styled action; to wit, properties with the following legal description:

1. PROPERTY 1: EDGECOMBS Addition to Deerfield, 1-92 PB, Lot 4, 5 Block 3, at Plat Book 15684, Page 142, as recorded in the Public Records of Broward County, Florida.

AND

2. PROPERTY 2: Beginning at 1320 S & 330 E of NW Corner of Section, N 100, E 80, S 100, W 80 to beginning, Deerfield Beach, Broward County, Florida, at Plat Book 11052, Page 611, as recorded in the Public Records of Broward County, Florida.

DONE and ORDERED in Broward County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Honorable Michael Gates  
CIRCUIT COURT JUDGE

Copies to:

Daryl D. Parks, Esquire  
Jasmine Rand, Esquire  
PARKS & CRUMP, L.L.C.  
240 North Magnolia Drive  
Tallahassee, Florida 32301  
*Attorneys for Plaintiff*

James L. Clark, Esquire  
James L. Clark, P.A.  
701 S. Howard Ave., Ste. 201  
Tampa, Florida 33606-2473

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

**DATE: December 2nd, 2019**

**PROPERTY ID # 484306-00-0590 (TD # 43499)**

# WARNING

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

NIXON, SHARON LAVERN  
214 SW 1 TER  
DEERFIELD BEACH, FL 33441-3418

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 95 SW 1 COURT, DEERFIELD BEACH, FL 33441 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 December 31, 2019 .....\$5,374.07  
Or
- \* Estimated Amount due if paid by January 14, 2020 .....\$5,441.29

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 15, 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, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

**DATE: December 2nd, 2019**

**PROPERTY ID # 484306-00-0590 (TD # 43499)**

# WARNING

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

NIXON, SHARON LAVERN  
95 SW 1 CT  
DEERFIELD BEACH, FL 33441

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 95 SW 1 COURT, DEERFIELD BEACH, FL 33441 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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

**DATE: December 2nd, 2019**

**PROPERTY ID # 484306-00-0590 (TD # 43499)**

# WARNING

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

CARL J. NIXON  
214 SW 1ST TERR  
DEERFIELD BEACH, FL 33441

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

**DATE: December 2nd, 2019**

**PROPERTY ID # 484306-00-0590 (TD # 43499)**

# WARNING

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CITY OF DEERFIELD BEACH  
150 NE 2 AVE  
DEERFIELD BEACH, FL 33441

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

**DATE: December 2nd, 2019**

**PROPERTY ID # 484306-00-0590 (TD # 43499)**

# WARNING

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DARYL D PARKS, ESQ  
PARKS LAW, LLC  
240 N MAGNOLIA DR  
TALLAHASSEE, FL 32301

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

**DATE: December 2nd, 2019**

**PROPERTY ID # 484306-00-0590 (TD # 43499)**

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JAMES L CLARKE, ESQ  
701 S HOWARD AVE STE 201  
TAMPA, FL 33606

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

**DATE: December 2nd, 2019**

**PROPERTY ID # 484306-00-0590 (TD # 43499)**

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MCDUGLE PROPERTIES LLC  
49 S DIXIE HWY  
DEERFIELD BEACH, FL 33441

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[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)**

7019 0140 0000 6238 8973

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ \_\_\_\_\_  
☐ Return Receipt (electronic) \$ \_\_\_\_\_  
☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_  
☐ Adult Signature Required \$ \_\_\_\_\_  
☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

**TD 43499 JANUARY 2020 WARNING**  
CITY OF DEERFIELD BEACH  
150 NE 2 AVE  
DEERFIELD BEACH, FL 33441

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

See Reverse for Instructions

7019 0140 0000 6238 8980

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
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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 at  
\$ \_\_\_\_\_

Sent To  
Street and Apt. # \_\_\_\_\_  
City, State, ZIP+ \_\_\_\_\_

**TD 43499 JANUARY 2020 WARNING**  
NIXON, SHARON LAVERN  
95 SW 1 CT  
DEERFIELD BEACH, FL 33441

7019 0140 0000 6238 8997

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**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
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**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage a

\$

Sent To

Street and Apt. #

City, State, ZIP+

Postmark  
Here

**TD 43499 JANUARY 2020 WARNING**

NIXON, SHARON LAVERN  
214 SW 1 TER  
DEERFIELD BEACH, FL 33441-3418

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

See Reverse for Instructions

7019 0140 0000 6238 9000

U.S. Postal Service<sup>TM</sup>  
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Certified Mail Fee

\$

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☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

\$

Total Postage

\$

Sent To

Street and Apt

City, State, Zip

Postmark  
Here

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CARL J. NIXON  
214 SW 1ST TERR  
DEERFIELD BEACH, FL 33441

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

See reverse for instructions

7019 0140 0000 6238 9017

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

For delivery information, visit our website at [www.usps.com](http://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 and	
\$	
Sent To	
Street and Apt. No.	
City, State, ZIP+4	

**TD 43499 JANUARY 2020 WARNING**

DARYL D PARKS, ESQ  
PARKS LAW, LLC  
240 N MAGNOLIA DR  
TALLAHASSEE, FL 32301

7019 0140 0000 6238 9024

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**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ \_\_\_\_\_  
☐ Return Receipt (electronic) \$ \_\_\_\_\_  
☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_  
☐ Adult Signature Required \$ \_\_\_\_\_  
☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

Postmark  
Here

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JAMES L CLARKE, ESQ  
701 S HOWARD AVE STE 201  
TAMPA, FL 33606

7019 0140 0000 6238 9031

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://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	<b>TD 43499 JANUARY 2020 WARNING</b>
Street and Apt.	<b>MCDUGLE PROPERTIES LLC</b>
	<b>49 S DIXIE HWY</b>
City, State, Zip	<b>DEERFIELD BEACH, FL 33441</b>

## 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 43499 JANUARY 2020 WARNING**  
CITY OF DEERFIELD BEACH  
150 NE 2 AVE  
DEERFIELD BEACH, FL 33441



9590 9402 4618 8323 4331 53

2. /

7019 0140 0000 6238 8973

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ 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

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery☐ Restricted Delivery (over \$500)

## SENDER: COMPLETE THIS SECTION

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**TD 43499 JANUARY 2020 WARNING**

DARYL D PARKS, ESQ  
PARKS LAW, LLC  
240 N MAGNOLIA DR  
TALLAHASSEE, FL 32301



9590 9402 4618 8323 4331 15

2

7019 0140 0000 6238 9017

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. (Received by) (Printed Name)

C. Addressee

D. 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"/> Delivery Restricted Delivery        | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Restricted Delivery                 |   |

(over \$500)