



**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: 10/25/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 10/23/2019

CERTIFICATE # 2016-17922

ACCOUNT # 514215012600

ALTERNATE KEY # 691572

TAX DEED APPLICATION # 44074

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 26, Block 14, TOWN OF HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 2036 BUCHANAN STREET, HOLLYWOOD FL 33020

OWNER OF RECORD ON CURRENT TAX ROLL:

JANICE G GRANT REV TR

FREDERICK B GRANT JR TR

500 N 26 AVE

HOLLYWOOD, FL 33020-3803 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JANICE GLORINE GRANT AND FREDERICK B OR: 27521, Page: 473

GRANT, JR., AS TRUSTEES UNDER THE JANICE

GLORINE GRANT REVOCABLE TRUST AGREEMENT

DATED 1ST DAY OF OCTOBER, 1997

500 NORTH 26TH AVENUE

HOLLYWOOD, FL 33020 (Per Deed)

FREDERICK B GRANT, JR. AND JANICE GLORINE OR: 28732, Page: 836

GRANT, AS TRUSTEES OF THE JANICE GLORINE

GRANT REVOCABLE TRUST AGREEMENT DATED

THE 1ST OF OCTOBER, 1997

500 N 26 AVENUE

HOLLYWOOD, FL 33020 (Per Deed)

(Janice Glorine Grant a/k/a Glorine Grant)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

AFFILIATED TAX CO LLC - 17

P.O. BOX 645040

CINCINNATI, OH 45264-5040 (Tax Deed Applicant)

CITY OF HOLLYWOOD
CODE COMPLIANCE DIVISION
2600 HOLLYWOOD BLVD
PO BOX 229045
HOLLYWOOD, FL 33022-9045 (Per Liens)

Instrument: 115162128
Instrument: 115162130
Instrument: 115970621

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 15 01 2600

CURRENT ASSESSED VALUE: \$287,660

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:

Quit Claim Deed

OR: 27521, Page: 472

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



Site Address	2036 BUCHANAN STREET, HOLLYWOOD FL 33020	ID #	5142 15 01 2600
Property Owner	JANICE G GRANT REV TR FREDERICK B GRANT JR TR	Millage	0513
Mailing Address	500 N 26 AVE HOLLYWOOD FL 33020-3803	Use	48
Abbr Legal Description	HOLLYWOOD 1-21 B LOT 26 BLK 14		

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	\$65,450	\$222,210	\$287,660	\$276,720	
2017	\$65,450	\$195,250	\$260,700	\$251,570	\$6,049.35
2016	\$65,450	\$170,790	\$236,240	\$228,700	\$5,663.88

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$287,660	\$287,660	\$287,660	\$287,660
Portability	0	0	0	0
Assessed/SOH	\$276,720	\$287,660	\$276,720	\$276,720
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	\$276,720	\$287,660	\$276,720	\$276,720

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/31/1998	QCD	\$100	28732 / 836	\$12.00	5,454	SF
11/25/1997	QCD	\$100	27521 / 472			
7/1/1971	WD	\$3,300				
11/1/1963	WD	\$32,000				
				Adj. Bldg. S.F. (Card, Sketch)		4000
				Eff./Act. Year Built: 1960/1959		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
W								
4000								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #44074

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 February 2020, 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	JANICE G GRANT REV TR 2036 BUCHANAN ST HOLLYWOOD, FL 33020	FREDERICK B GRANT JR TR 2036 BUCHANAN ST HOLLYWOOD, FL 33020	JANICE G GRANT REV TR 500 N 26 AVE HOLLYWOOD, FL 33020-3803
FREDERICK B GRANT JR TR 500 N 26 AVE HOLLYWOOD, FL 33020-3803	CITY OF HOLLYWOOD CODE COMPLIANCE DIVISION 2600 HOLLYWOOD BLVD PO BOX 229045 HOLLYWOOD, FL 33022-9045	FREDERICK B GRANT, JR AND JANICE GLORINE GRANT, AS TRUSTEES OF THE JANICE GLORINE GRANT REVOCABLE TRUST AGREEMENT DATED THE 1ST OF OCTOBER, 1997 500 N 26 AVENUE HOLLYWOOD, FL 33020	*JSW PROPERTIES HOLLYWOOD LLC 8930 STATE RD 84 SUITE 181 DAVIE, FL 33324

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 February 2020 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

INSTR # 116225266
Recorded 12/10/19 at 03:30 PM
Broward County Commission
1 Page(s)
#17

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 44074

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: 514215-01-2600
Certificate Number: 17922
Date of Issuance: 05/25/2017
Certificate Holder: AFFILIATED TAX CO LLC - 17
Description of Property: HOLLYWOOD 1-21 B
LOT 26 BLK 14

Name in which assessed: JANICE G GRANT REV TR FREDERICK B GRANT JR TR
Legal Titleholders: JANICE G GRANT REV TR
FREDERICK B GRANT JR TR
500 N 26 AVE
HOLLYWOOD, FL 33020-3803

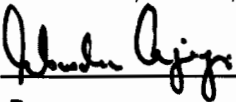
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of March, 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 2nd 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: 02/13/2020, 02/20/2020, 02/27/2020 & 03/05/2020
Minimum Bid: 31550.12

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Name in which assessed: JANICE G GRANT REV TR
Legal Titleholders: FREDERICK B GRANT JR TR
JANICE G GRANT REV TR
500 N 26 AVE
HOLLYWOOD, FL 33020-3803

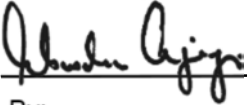
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broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 13th day of February, 2020.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy

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

Publish: DAILY BUSINESS REVIEW
Issues: 02/13/2020, 02/20/2020, 02/27/2020 & 03/05/2020
Minimum Bid: 31906.12

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 SCHERRIE A. THOMAS, 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

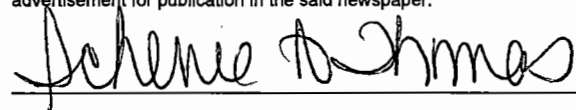
44074

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 17922

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

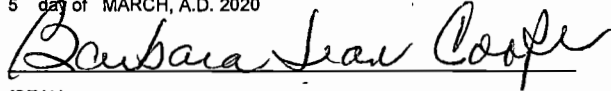
02/13/2020 02/20/2020 02/27/2020 03/05/2020

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.



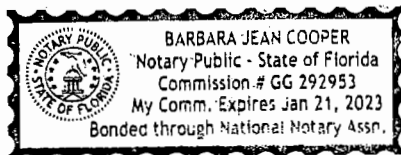
Sworn to and subscribed before me this

5 day of MARCH, A.D. 2020



(SEAL)

SCHERRIE A. THOMAS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 44074

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Certificate Number: 17922

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Certificate Holder:

AFFILIATED TAX CO LLC -17

Description of Property:

HOLLYWOOD 1-21 B

LOT 26 BLK 14

Name in which assessed:

JANICE G GRANT REV TR

FREDERICK B GRANT JR TR

Legal Titleholders:

JANICE G GRANT REV TR

FREDERICK B GRANT JR TR

500 N 26 AVE

HOLLYWOOD, FL 33020-3803

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

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broward.deedauction.net

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Dated this 13th day of February, 2020.

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: 31906.12

1401-314

2/13-20-27 3/5 20-10/0000455720B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20005167

Broward County VS Janice G. Grant Reb Tr, Et Al

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Janice G. Grant 500 N 26 Avenue Hollywood FL 33020****RETURN OF SERVICE**

20005167

Court Case # TD 44074

Received by CCN 16737

02/14/2020 7:00 AM

Served:

X

Not Served:

Broward County Revenue - Delinq Tax Section
115 S Andrews Avenue
Room A-100
Fort Lauderdale FL 33301

Date: 02/14/2020 Time: 7:01 AM

On Janice G. Grant 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 copy of the complaint petition or initial pleading by the following method:

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

COMMENTS: POSTED ON 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"

Gregory Tony, Sheriff
Broward County, Florida

By:



L. Spivey, #16737

D.S.

RECEIPT INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

EXECUTION COSTS**DEMAND/LEVY INFORMATION**

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514215-01-2600 (TD # 44074)

RECEIVED SHERIFF
2020 FEB -4 PM 1:59
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

**ORIGINAL
DOCUMENT**

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 February 28, 2020\$23,868.69

Or

* Amount due if paid by March 17, 2020\$24,175.29

*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 March 18, 2020 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

JANICE G GRANT REV TR AND/OR

FREDERICK B GRANT JR TR

500 N 26 AVE

HOLLYWOOD, FL 33020-3803

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

RETURN OF SERVICE***20005167***

Sheriff # 20005167

Court Case # TD 44074

Broward County VS Janice G. Grant Reb Tr, Et Al

Received by CCN 16737

02/14/2020 7:11 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Janice G. Grant 2036 Buchanan Street Hollywood FL 33020**

Served:

X

Not Served:

Broward County Revenue - Delinq Tax Section
115 S Andrews Avenue
Room A-100
Fort Lauderdale FL 33301

Date: 02/14/2020 Time: 7:12 AM

On Janice G. Grant 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 copy of the complaint petition or initial pleading by the following method:

Posted Commercial: By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

COMMENTS: POSTED ON 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"

**Gregory Tony, Sheriff
Broward County, Florida**

By:

#16737**D.S.****L. Spivey, #16737**

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Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514215-01-2600 (TD #44074)

RECEIVED SHERIFF
2020 FEB -4 PM 1:46
BROWARD COUNTY, FLORIDA

WARNING

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

NOTE

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www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

**JANICE G GRANT REV TR AND/OR
FREDERICK B GRANT JR TR
2036 BUCHANAN ST
HOLLYWOOD, FL 33020**

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

21.
→ **RETURN TO:**

Name: HENRY R. ZIPPAY, JR., ESQ.
Address:
633 S. E. 3rd Avenue, #201
Fort Lauderdale, FL 33301

THIS INSTRUMENT PREPARED BY:

Name: HENRY R. ZIPPAY, JR. ESQ.
Address:
633 Southeast Third Avenue #201
Fort Lauderdale, FL 33301

Property Appraiser's Parcel
Identification (Folio) Number:

11215-01-26000

Grantee(s) SSN:
[REDACTED]

98-482391 T#002
08-13-98 10:26AM

\$ 0.70
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

THIS QUIT-CLAIM DEED, executed this 31st day of July, A.D. 1998, by

FREDERICK B. GRANT, JR. and JANICE GLORINE GRANT, as Trustees of the
FREDERICK B. GRANT, JR. REVOCABLE TRUST AGREEMENT dated the 1st of October, 1997
and individually, as Husband and Wife,

first party, to

FREDERICK B. GRANT, JR. and JANICE GLORINE GRANT, as Trustees of the
JANICE GLORINE GRANT REVOCABLE TRUST AGREEMENT dated the 1st of October, 1997,

whose post office address is 500 N. 26 Avenue, Hollywood, Florida 33020

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 and in consideration of the sum of \$TEN DOLLARS (\$10.00), 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:

An undivided fifty percent (50%) interest in Lot 26, Block 14, TOWN OF HOLLYWOOD, according to the Plat thereof recorded in Plat Book 1, page 21 of the Public Records of Broward County, Florida

Frederick B. Grant, Jr. and Janice Glorine Grant, Trustees and the Successor Trustee, or the survivor(s) of them, have the power and authority either to protect, conserve and to sell or to lease or to encumber, or otherwise to manage and dispose of the real property described above pursuant to F.S. 698.071.

BK28732PG0836

(3)
4
6

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 behoof 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 the presence of:

x *William V. Fink*
Witness Signature (as to first Grantor)

William V. Fink
Printed Name

x *Ingrid S. Evans*
Witness Signature (as to first Grantor)

Ingrid S. Evans
Printed Name

Susan A. Dearing
Witness Signature (as to Co-Grantor, if any)

SUSAN A. DEARING
Printed Name

Henry R. Zippay Jr
Witness Signature (as to Co-Grantor, if any)

Henry R. Zippay Jr
Printed Name

STATE OF FLORIDA

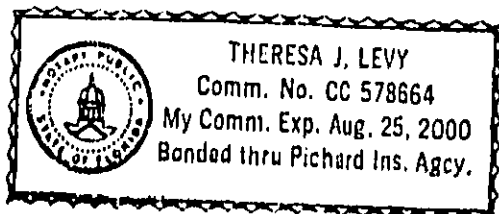
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgment, personally appeared FREDERICK B. GRANT, JR., known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person(s), personally known and that an oath (was) (was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid

this 31 day of July, A.D. 1998.

(SEAL)



x *Theresa J. Levy*
Notary Public

x *FREDERICK B. GRANT, JR.*
FREDERICK B. GRANT, JR., individually and as Trustee of the FREDERICK B. GRANT, JR. REVOCABLE TRUST AGREEMENT dated the 1st of October, 1997 and the JANICE GLORINE GRANT REVOCABLE TRUST AGREEMENT dated the 1st of October, 1997

500 North 26, Avenue
Hollywood, FL 33020

Janice Glorine Grant
JANICE GLORINE GRANT, individually and as Trustee of the JANICE GLORINE GRANT REVOCABLE TRUST AGREEMENT dated the 1st of October, 1997 and the FREDERICK B. GRANT, JR. REVOCABLE TRUST AGREEMENT dated the 1st of October, 1997

500 North 26 Avenue
Hollywood, FL 33020

BK28732PGC837

STATE OF FLORIDA

COUNTY OF BROWARD

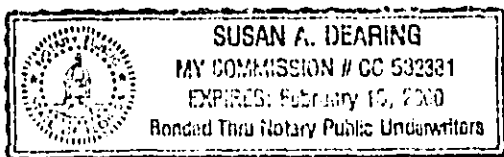
I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgment, personally appeared JANICE GLORINE GRANT, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form of identification of the above-named person(s), personally known and that an oath (was) (was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of July, A.D. 1998.

(SEAL)

Susan A. Dearing
Notary Public

My Commission Expires:



N.B. This deed has been prepared at the Grantors' request without examination or legal opinion of title.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK28732PG0838

\$ 0.70
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

PREPARED BY AND RETURN TO:
JACK R. LOVING, ESQUIRE
JACK R. LOVING, P.A.
1323 SOUTHEAST THIRD AVE.
FORT LAUDERDALE, FLORIDA 33316

THIS QUIT-CLAIM DEED, Executed this 25 day of November ~~October~~, A.D. 1997, by Frederick B. Grant, Jr. and Glorine J. Grant, his wife, of 500 North 26th Avenue, Hollywood, Florida 33020 first party, to Frederick B. Grant, Jr. and Janice Glorine Grant as Trustees under the Frederick B. Grant, Jr. Revocable Trust Agreement Dated 25 day of October, 1997, whose post office address is 500 North 26th Avenue, Hollywood, Florida 33020, 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 and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations 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:

A FIFTY PERCENT (50%) UNDIVIDED INTEREST IN LOT 26, BLOCK 14, TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Subject to all other reservations and restrictions of record.

Frederick B. Grant, Jr. and Janice Glorine Grant, Trustees and the Successor Trustee, or the survivor (s) of them, have the power and authority either to protect, conserve and to sell or to lease or to encumber, or otherwise to manage and dispose of the real property described above pursuant to F. S. 698.071.

Grantees tax identification number _____
Property folio number _____

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 behoof of the said second party forever.

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

Signed, sealed and delivered
in the presence of:

Lillian V. Fink
Print Name Lillian V. Fink

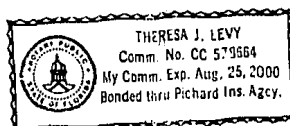
Amey Drury
Print Name Amey DRURY

STATE OF FLORIDA
COUNTY OF BROWARD

Frederick B. Grant, Jr.
Frederick B. Grant, Jr.
Glorine J. Grant
Glorine J. Grant

The foregoing instrument was acknowledged before me this 25th day of November, 1997 by Frederick B. Grant, Jr. and Glorine J. Grant who are personally known to me or who have produced N/A as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of November, 1997.



Theresa J. Levy
Notary Public
My Commission Expires:

Theresa J. Levy

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK27521PG0472

PREPARED BY AND RETURN TO:
JACK R. LOVING, ESQUIRE
JACK R. LOVING, P.A.
1323 SOUTHEAST THIRD AVE.
FORT LAUDERDALE, FLORIDA 33316

\$ 0.70
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY
COUNTY ADMIN.

THIS QUIT-CLAIM DEED, Executed this 25 day of November, A.D. 1997, by Frederick B. Grant, Jr. and Glorine J. Grant, his wife, of 500 North 26th Avenue, Hollywood, Florida 33020 first party, to Janice Glorine Grant and Frederick B. Grant, Jr., as Trustees under the Janice Glorine Grant Revocable Trust Agreement Dated 15 day of October, 1997, whose post office address is 500 North 26th Avenue, Hollywood, Florida 33020, 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 and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations 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:

A FIFTY PERCENT (50%) UNDIVIDED INTEREST IN LOT 26, BLOCK 14, TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Subject to all other reservations and restrictions of record.

Frederick B. Grant, Jr. and Janice Glorine Grant, Trustees and the Successor Trustee, or the survivor (s) of them, have the power and authority either to protect, conserve and to sell or to lease or to encumber, or otherwise to manage and dispose of the real property described above pursuant to F. S. 698.071.

Grantees tax identification number _____

Property folio number _____

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 behoof of the said second party forever.

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

Signed, sealed and delivered
in the presence of:

Janice D. Lusk
Print Name Janice D. Lusk

Amey Drury
Print Name Amey Drury

STATE OF FLORIDA
COUNTY OF BROWARD

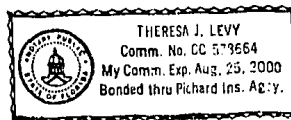
Frederick B. Grant, Jr.
Frederick B. Grant, Jr.

Glorine J. Grant
Glorine J. Grant

RECORDED IN THE OFFICIAL RECORDS
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

The foregoing instrument was acknowledged before me this 25th day of November, 1997 by Frederick B. Grant, Jr. and Glorine J. Grant who are personally known to me or who have produced N/A as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of November, 1997.



Theresa J. Levy
Notary Public
My Commission Expires:

Theresa J. Levy

BK27521PG0473



CITY of HOLLYWOOD, FLORIDA

Code Compliance Division

2600 Hollywood Blvd. • P.O. Box 229045 • Hollywood, Florida 33022-9045
Phone (954) 921-3061 • Fax (954) 921-3924 • www.hollywoodfl.org

Order Of Imposition Of Fine and Claim Of Lien

Case Number: **V17-04857**

City of Hollywood
Broward County, Florida

Property Owner: **FEDERICK & GLORINE GRANT REV TR
GRANT, FREDERICK JR & GLORINE TRS
500 N 26 AVE**

Property Address: **2040 GRANT ST
HOLLYWOOD, FL 33020**
Legal: **NORTH HOLLYWOOD 4-1 B
LOT 15 E1/2 BLK 1**

CERTIFICATION

I certify this to be a true and correct copy
of the record in
WITNESSETH my hand and official seal of
the City of Hollywood, Florida, this the
20 day of June, 2018

The City of Hollywood Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

That the City of Hollywood Special Magistrate did issue on , a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) of code section(s) **115.02** as specified in said Final Order into compliance or be subject to a fine in the amount of **\$300.00 PER DAY COMMENCING 12/09/2017**. Additionally, in accordance with section 162.09(2)(d), Fla. Statutes, and Chapter 36.29 (A)(1) of the Hollywood Code or Ordinance, additional fines in the amount of \$ 190.00 were assessed to cover costs incurred by the City in enforcing its Code(s).

That said violation occurred on real property described above, lying and being in Broward County, Florida.

That the Respondent(s) did not comply with the Final Order(s) by failing to **failing to obtain a Certificate of Use for commercial enterprise**. on or before the date specified therein.

That the Special Magistrate Clerk did forward a notice of the failure to comply with the Final Order, along with a copy of the Affidavit of Non-Compliance to the Respondent(s) by U.S. mail on 4/26/18.

The Respondent(s) did not request a subsequent hearing pursuant to Section 36.29(A) of the City of Hollywood Code of Ordinances.

IT IS THEREFORE THE ORDER OF THE SPECIAL MAGISTRATE THAT

1. A fine in the amount of **\$300.00 PER DAY COMMENCING 12/9/2017**, is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Enforcement Inspector. Additionally, in accordance with section 162.09(2)(d), Fla. Statutes, and Chapter 36.29 (A)(1) of the Hollywood Code or Ordinance, additional fines in the amount of \$ 190.00 were assessed to cover costs incurred by the City in enforcing its Code(s).

2. The fine shall constitute a lien against the above-described real property and upon any other real or personal property owned by the respondent pursuant to Chapter 162, Florida Statutes, as currently enacted or as may be amended from time to time, and Chapter 36 of the City of Hollywood Code of Ordinances, as currently enacted or as may be amended from time to time, and the Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records

Page 1 of 2 for Case V17-04857

Our Mission: We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect. We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

"An Equal Opportunity and Service Provider Agency"

(2)



CITY of HOLLYWOOD, FLORIDA

Code Compliance Division

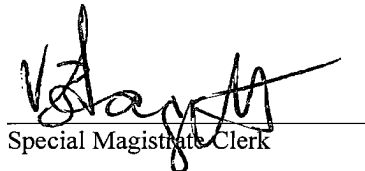
2600 Hollywood Blvd. • P.O. Box 229045 • Hollywood, Florida 33022-9045
Phone (954) 921-3061 • Fax (954) 921-3924 • www.hollywoodfl.org

of Broward County, Florida.

DONE AND ORDERED this 20 day of June, 2018.

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF HOLLYWOOD, FLORIDA


Special Magistrate Clerk


Special Magistrate

(Order of Imposition of Fine and Claim of Lien)

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

The foregoing instrument was acknowledged before me this 20 day of June, 2018 by Veronica Hargrett and Judith Secher, Clerk and Special Magistrate, respectively of the City of Hollywood, who are personally known to me and who did not take an oath.


Notary Public

Crystal Scopa
Print Name

Note: Mail your payment to the above address made payable to the City of Hollywood.



Crystal Scopa
Commission # GG084348
Expires: June 21, 2019
Bonded thru Aaron Notary

19



CITY of HOLLYWOOD, FLORIDA

Code Compliance Division

2600 Hollywood Blvd. • P.O. Box 229045 • Hollywood, Florida 33022-9045
Phone (954) 921-3061 • Fax (954) 921-3924 • www.hollywoodfl.org

Order Of Imposition Of Fine and Claim Of Lien

Case Number: **V17-02928**
City of Hollywood
Broward County, Florida

Property Owner: **FEDERICK & GLORINE GRANT REV TR**
GRANT, FREDERICK JR & GLORINE TRS
500 N 26 AVE

Property Address: **2040 GRANT ST**
HOLLYWOOD, FL 33020

Legal: **NORTH HOLLYWOOD 4-1 B**
LOT 15 E1/2 BLK 1

CERTIFICATION

I certify this to be a true and correct copy
of the record in
WITNESSETH my hand and official seal of
the City of Hollywood, Florida, this the
20 day of June, 20 18

The City of Hollywood Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

That the City of Hollywood Special Magistrate did issue on , a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) of code section(s) **110.12(A)** as specified in said Final Order into compliance or be subject to a fine in the amount of **\$250.00 PER DAY COMMENCING 11/24/2017**. Additionally, in accordance with section 162.09(2)(d), Fla. Statutes, and Chapter 36.29 (A)(1) of the Hollywood Code or Ordinance, additional fines in the amount of \$ 190⁰⁰ were assessed to cover costs incurred by the City in enforcing its Code(s).

That said violation occurred on real property described above, lying and being in Broward County, Florida.

That the Respondent(s) did not comply with the Final Order(s) by failing to **failing to obtain Local Business Tax Receipt**. on or before the date specified therein.

That the Special Magistrate Clerk did forward a notice of the failure to comply with the Final Order, along with a copy of the Affidavit of Non-Compliance to the Respondent(s) by U.S. mail on 4/26/18.

The Respondent(s) did not request a subsequent hearing pursuant to Section 36.29(A) of the City of Hollywood Code of Ordinances.

IT IS THEREFORE THE ORDER OF THE SPECIAL MAGISTRATE THAT

1. A fine in the amount of **\$250.00 PER DAY COMMENCING 11/24/2017**, is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Enforcement Inspector. Additionally, in accordance with section 162.09(2)(d), Fla. Statutes, and Chapter 36.29 (A)(1) of the Hollywood Code or Ordinance, additional fines in the amount of \$ 190⁰⁰ were assessed to cover costs incurred by the City in enforcing its Code(s).

2. The fine shall constitute a lien against the above-described real property and upon any other real or personal property owned by the respondent pursuant to Chapter 162, Florida Statutes, as currently enacted or as may be amended from time to time, and Chapter 36 of the City of Hollywood Code of Ordinances, as currently enacted or as may be amended from time to time, and the Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records

Page 1 of 2 for Case V17-02928

Our Mission: We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect. We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

"An Equal Opportunity and Service Provider Agency"

(2)



CITY of HOLLYWOOD, FLORIDA

Code Compliance Division

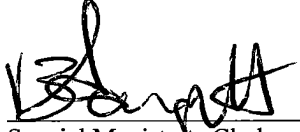
2600 Hollywood Blvd. • P.O. Box 229045 • Hollywood, Florida 33022-9045
Phone (954) 921-3061 • Fax (954) 921-3924 • www.hollywoodfl.org

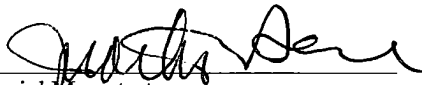
of Broward County, Florida.

DONE AND ORDERED this 20 day of June, 2018.

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF HOLLYWOOD, FLORIDA

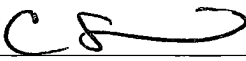

Special Magistrate Clerk


Special Magistrate

(Order of Imposition of Fine and Claim of Lien)

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

The foregoing instrument was acknowledged before me this 20 day of June, 2018 by Veronica Hargrett and Judith Seches, Clerk and Special Magistrate, respectively of the City of Hollywood, who are personally known to me and who did not take an oath.


Notary Public

Crystal Scopa
Print Name

Note: Mail your payment to the above address made payable to the City of Hollywood.



Crystal Scopa
Commission # GG084348
Expires: June 21, 2019
Bonded thru Aaron Notary



CITY of HOLLYWOOD, FLORIDA

Code Compliance Division

2600 Hollywood Blvd. • P.O. Box 229045 • Hollywood, Florida 33022-9045
Phone (954) 921-3061 • Fax (954) 921-3924 • www.hollywoodfl.org

Order Of Imposition Of Fine and Claim Of Lien

Case Number: **V18-05430**
City of Hollywood
Broward County, Florida

Property Owner: **FREDERICK B GRANT JR REV TR JANICE GLORINE GRANT**
REV TR

500 N 26 AVE

Property Address: **2032 BUCHANAN ST**
HOLLYWOOD, FL 33020

Legal: **HOLLYWOOD 1-21 B**
LOT 25 BLK 14

CERTIFICATION

I certify this to be a true and correct copy
of the record in
WITNESSETH my hand and official seal of
the City of Hollywood, Florida, this the
29 day of July, 20 19

The City of Hollywood Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

That the City of Hollywood Special Magistrate did issue on , a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) of code section(s) **157** as specified in said Final Order into compliance or be subject to a fine in the amount of **\$500.00 PER DAY COMMENCING 08/11/2018**. Additionally, in accordance with section 162.09(2)(d), Fla. Statutes, and Chapter 36.29 (A)(1) of the Hollywood Code or Ordinance, additional fines in the amount of \$ 189.50 were assessed to cover costs incurred by the City in enforcing its Code(s).

That said violation occurred on real property described above, lying and being in Broward County, Florida.

That the Respondent(s) did not comply with the Final Order(s) by **failing to use approved fencing by the CRA** on or before the date specified therein.

That the Special Magistrate Clerk did forward a notice of the failure to comply with the Final Order, along with a copy of the Affidavit of Non-Compliance to the Respondent(s) by U.S. mail on 6-19-19.

The Respondent(s) did not request a subsequent hearing pursuant to Section 36.29(A) of the City of Hollywood Code of Ordinances.

IT IS THEREFORE THE ORDER OF THE SPECIAL MAGISTRATE THAT:

1. A fine in the amount of **\$500.00 PER DAY COMMENCING 8/11/2018**, is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Enforcement Inspector. Additionally, in accordance with section 162.09(2)(d), Fla. Statutes, and Chapter 36.29 (A)(1) of the Hollywood Code or Ordinance, additional fines in the amount of \$ 189.50 were assessed to cover costs incurred by the City in enforcing its Code(s).

2. The fine shall constitute a lien against the above-described real property and upon any other real or personal property owned by the respondent pursuant to Chapter 162, Florida Statutes, as currently enacted or as may be amended from time to time, and Chapter 36 of the City of Hollywood Code of Ordinances, as currently enacted or as may be amended from time to time, and the Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records

2



CITY of HOLLYWOOD, FLORIDA

Code Compliance Division

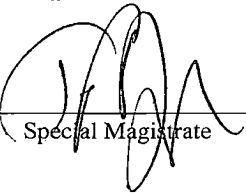
2600 Hollywood Blvd. • P.O. Box 229045 • Hollywood, Florida 33022-9045
Phone (954) 921-3061 • Fax (954) 921-3924 • www.hollywoodfl.org

Broward County, Florida.

DONE AND ORDERED this 29 day of July, 2019.

ATTEST: OFFICE OF THE SPECIAL MAGISTRATE
CITY OF HOLLYWOOD, FLORIDA

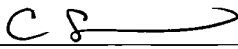

Special Magistrate Clerk


Special Magistrate

(Order of Imposition of Fine and Claim of Lien)

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

The foregoing instrument was acknowledged before me this 29 day of July, 2019, by Verancia Barnes and Thomas Ansbro, Clerk and Special Magistrate, respectively of the City of Hollywood, who are personally known to me and who did not take an oath.


Notary Public
Crystal Scopa
Print Name



Crystal Scopa
Comm. #GG343877
Expires: June 21, 2023
Bonded Thru Aaron Notary

Note: Mail your payment to the above address made payable to the City of Hollywood.

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

DATE: February 3rd, 2020
PROPERTY ID # 514215-01-2600 (TD # 44074)

WARNING

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

JANICE G GRANT REV TR
500 N 26 AVE
HOLLYWOOD, FL 33020-3803

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2036 BUCHANAN 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.

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 February 28, 2020\$23,868.69
Or
* Estimated Amount due if paid by March 17, 2020\$24,175.29

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 18, 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

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

DATE: February 3rd, 2020

PROPERTY ID # 514215-01-2600 (TD # 44074)

WARNING

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

FREDERICK B GRANT JR TR
500 N 26 AVE
HOLLYWOOD, FL 33020-3803

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2036 BUCHANAN 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.

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.

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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

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**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: February 3rd, 2020
PROPERTY ID # 514215-01-2600 (TD # 44074)

WARNING

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

JANICE G GRANT REV TR
2036 BUCHANAN ST
HOLLYWOOD, FL 33020

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2036 BUCHANAN 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.

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 February 28, 2020\$23,868.69
Or
* Estimated Amount due if paid by March 17, 2020\$24,175.29

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 18, 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

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

DATE: February 3rd, 2020
PROPERTY ID # 514215-01-2600 (TD # 44074)

WARNING

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

FREDERICK B GRANT JR TR
2036 BUCHANAN ST
HOLLYWOOD, FL 33020

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2036 BUCHANAN 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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www.broward.org/recordstaxestreasury

DATE: February 3rd, 2020

PROPERTY ID # 514215-01-2600 (TD # 44074)

WARNING

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

FREDERICK B GRANT, JR AND JANICE GLORINE GRANT, AS TRUSTEES OF THE JANICE GLORINE GRANT REVOCABLE TRUST AGREEMENT DATED THE 1ST OF OCTOBER, 1997
500 N 26 AVENUE
HOLLYWOOD, FL 33020

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2036 BUCHANAN 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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**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: February 3rd, 2020
PROPERTY ID # 514215-01-2600 (TD # 44074)

WARNING

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

CITY OF HOLLYWOOD CODE COMPLIANCE DIVISION
2600 HOLLYWOOD BLVD PO BOX 229045
HOLLYWOOD, FL 33022-9045

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2036 BUCHANAN 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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 3rd, 2020
PROPERTY ID # 514215-01-2600 (TD # 44074)

WARNING

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

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www.broward.org/recordstaxestreasury

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

DATE: February 3rd, 2020
PROPERTY ID # 514215-01-2600 (TD # 44074)

WARNING

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

JSW PROPERTIES HOLLYWOOD LLC
8930 STATE RD 84 SUITE 181
DAVIE, FL 33324

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

7019 2280 0000 6055 8102

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

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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
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Postage

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Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 44074 MARCH 2020 WARNING

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

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

See Reverse for Instructions

7019 2280 0000 6055 8119

U.S. Postal ServiceTM
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

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Total Postage and

\$

Sent To

Street and Apt. N

City, State, ZIP+4

TD 44074 MARCH 2020 WARNING
JANICE G GRANT REV TR
2036 BUCHANAN ST
HOLLYWOOD, FL 33020

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

See reverse for instructions

7019 2280 0000 6055 8126

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

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

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|--|----|--|
| <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
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Postage

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Total Postage ar

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Sent To

Street and Apt. N

City, State, Zip+

TD 44074 MARCH 2020 WARNING
FREDERICK B GRANT JR TR
2036 BUCHANAN ST
HOLLYWOOD, FL 33020

7019 2280 0000 6055 8133

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
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For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee

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

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|--|----|--|
| <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

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Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 44074 MARCH 2020 WARNING

JANICE G GRANT REV TR

500 N 26 AVE

HOLLYWOOD, FL 33020-3803

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

See Reverse for Instructions

7019 2280 0000 6055 8140

U.S. Postal ServiceTM
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)

- ☐ 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 44074 MARCH 2020 WARNING
FREDERICK B GRANT JR TR
500 N 26 AVE
HOLLYWOOD, FL 33020-3803

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

See Reverse for Instructions

7019 2280 0000 6055 8157

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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For delivery information, visit our website at 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 a

\$

Sent To

Street and Apt. #

City, State, ZIP+

TD 44074 MARCH 2020 WARNING

CITY OF HOLLYWOOD CODE
COMPLIANCE DIVISION

2600 HOLLYWOOD BLVD PO BOX 229045
HOLLYWOOD, FL 33022-9045

Postmark
Here

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

See Reverse for Instructions

7019 2280 0000 6055 8164

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

For delivery information, visit our website at www.usps.comTM.

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

TD 44074 MARCH 2020 WARNING

Sent To

FREDERICK B GRANT, JR AND JANICE GLORINE
GRANT, AS TRUSTEES OF THE JANICE GLORINE
GRANT REVOCABLE TRUST AGREEMENT DATED THE
1ST OF OCTOBER, 1997
500 N 26 AVENUE
HOLLYWOOD, FL 33020

Street and Apt. No.

City, State, ZIP+4

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

See reverse for instructions

7019 2280 0000 6055 8171

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 and	
\$	

Sent To
Street and Apt. No.
City, State, ZIP+4

TD 44074 MARCH 2020 WARNING
JSW PROPERTIES HOLLYWOOD LLC
8930 STATE RD 84 SUITE 181
DAVIE, FL 33324

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 44074 MARCH 2020 WARNING
CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020



9590 9402 4173 8092 1563 54

2.

7019 2280 0000 6055 8102

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

M. MERINO

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

(over \$500)

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 44074 MARCH 2020 WARNING
CITY OF HOLLYWOOD CODE
COMPLIANCE DIVISION
2600 HOLLYWOOD BLVD PO BOX 229045
HOLLYWOOD, FL 33022-9045



9590 9402 4173 8092 1564 84

2.

7019 2280 0000 6055 8157

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

MR MERINO

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

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

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TD 44074 MARCH 2020 WARNING
JSW PROPERTIES HOLLYWOOD LLC
8930 STATE RD 84 SUITE 181
DAVIE, FL 33324



9590 9402 4173 8092 1556 23

2.

7019 2280 0000 6055 8171

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

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

(over \$500)