



**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: 01/04/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 01/02/2020

CERTIFICATE # 2016-3230

ACCOUNT # 484233110892

ALTERNATE KEY # 134240

TAX DEED APPLICATION # 44872

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:

The East 61 Feet of Lot 94, of COLLIER CITY ADDITION, according to the Plat thereof, recorded in Plat Book 73, Page 47, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 2730 NW 8 STREET, POMPANO BEACH FL 33069-2137

OWNER OF RECORD ON CURRENT TAX ROLL:

TIM M MCFADDEN

ALVIN BELL EST ETAL

2730 NW 8 ST

POMPANO BEACH, FL 33069-2137 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF ALVIN BELL, DECEASED

OR: 48077, Page: 323

2730 NW 8TH STREET

POMPANO BEACH, FL 33069 (Per Deed)

(Property Appraiser indicates Alvin Bell is deceased. No Death Certificate of Probate documents found in the Official Records of Broward County.)

TIM M MCFADDEN

OR: 48203, Page: 1955

POST OFFICE BOX 516

LAKE CITY, SC 29560 (Per Deed)

PAMELA R MCFADDEN

OR: 50733, Page: 578

920 N .W. 5 AVE

POMPANO BEACH, FL 33060 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

TLGFY, LLC

CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC

PO BOX 54347

NEW ORLEANS, LA 70154-4347 (Tax Deed Applicant)

CITY OF POMPANO BEACH
OFFICE OF THE SPECIAL MASTER
(Per Lien. No address found on document.)

OR: 32204, Page: 57

BROWARD COUNTY
CLERK OF THE CIRCUIT COURT
(Per Orders. No address or images included per
county's request.)

OR: 48023, Page: 906
OR: 48879, Page: 1021
OR: 48879, Page: 1024

FREDDIE MCFADDEN
BRANDON G. LITTLE, ESQ.
GOLDEN LAW
644 S.E. 4TH AVENUE
FORT LAUDERDALE, FL 33301 (Per Lis Pendens)

Instrument: 116214353

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4842 33 11 0892

CURRENT ASSESSED VALUE: \$116,150

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed OR: 5253, Page: 815
(Best image available)

Order of Summary Administration OR: 48022, Page: 445

Order Determining Homestead OR: 48023, Page: 412

Amended Order Determining Homestead OR: 48066, Page: 531
(Amends Order Determining Homestead in 48023-412.)

Amended Order of Summary Administration OR: 48066, Page: 533
(Amends Order of Summary Administration in 48022-445.)

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	2730 NW 8 STREET, POMPANO BEACH FL 33069-2137	ID #	4842 33 11 0892
Property Owner	MCFADDEN, TIM M BELL, ALVIN EST ETAL	Millage	1512
Mailing Address	2730 NW 8 ST POMPANO BEACH FL 33069-2137	Use	01
Abbr Legal Description	COLLIER CITY ADD 73-47 B LOT 94 E 61		

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
2019	\$18,560	\$97,590	\$116,150	\$103,000	
2018	\$18,560	\$86,460	\$105,020	\$93,640	\$2,177.76
2017	\$12,370	\$72,760	\$85,130	\$85,130	\$1,860.14

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$116,150	\$116,150	\$116,150	\$116,150
Portability	0	0	0	0
Assessed/SOH	\$103,000	\$116,150	\$103,000	\$103,000
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	\$103,000	\$116,150	\$103,000	\$103,000

Sales History			
Date	Type	Price	Book/Page or CIN
4/25/2014	QCD-T	\$100	112251187
9/21/2011	QCD-T	\$100	48203 / 1955
7/15/2011	QCD-T	\$100	48077 / 323
7/5/2011	AMA-T		48066 / 533
7/5/2011	AMO		48066 / 531

Land Calculations		
Price	Factor	Type
\$3.00	6,185	SF
Adj. Bldg. S.F. (Card, Sketch)		1000
Units/Beds/Baths		1/3/1
Eff./Act. Year Built: 1974/1973		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3A					
R			3A					
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #44872

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of April 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 POMPANO BEACH 100 WEST ATLANTIC BLVD POMPANO BEACH, FL 33060	CITY OF POMPANO BEACH 100 W. ATLANTIC BLVD., SUITE 467 POMPANO BEACH, FL 33060	MCFADDEN, TIM M 2730 NW 8 ST POMPANO BEACH, FL 33069- 2137	BELL, ALVIN EST 2730 NW 8 ST POMPANO BEACH, FL 33069- 2137
TIM M MCFADDEN POST OFFICE BOX 516 LAKE CITY, SC 29560	MCFADDEN, FREDDIE 1245 GRAY ROAD LAKE CITY, SC 29560	RANDOLPH BRYANT JR 2730 NW 8TH STREET POMPANO BEACH, FL 33069	MCFADDEN, PAMELA R 920 NW 5 AVE POMPANO BEACH, FL 33060
MCFADDEN, PAMELA R 2730 NW 8 ST POMPANO BEACH, FL 33069	CITY OF POMPANO BEACH OFFICE OF THE SPECIAL MASTER 100 W ATLANTIC BLVD 3RD FL POMPANO BEACH, FL 33060	BROWARD COUNTY CLERK OF THE CIRCUIT COURT P.O. BOX 14610 FT. LAUDERDALE, FL 33302- 4610	PHILLIPS, LUCILLE H/E PHILLIPS, FERRIS & BARTON, FARRAH 2740 NW 8 ST POMPANO BEACH, FL 33069
*BROOKS, VERNA MAE 2701 NW 7 ST POMPANO BEACH, FL 33069	*FREDDIE MCFADDEN BRANDON G. LITTLE, ESQ. GOLDEN LAW 644 S.E. 4TH AVENUE FORT LAUDERDALE, FL 33301		

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of April 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**

12

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 44872

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: 484233-11-0892
Certificate Number: 3230
Date of Issuance: 05/25/2017
Certificate Holder: TLGFY, LLCCAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
Description of Property: COLLIER CITY ADD 73-47 B
LOT 94 E 61

Name in which assessed: MCFADDEN, TIM MBELL, ALVIN EST ETAL
Legal Titleholders: MCFADDEN, TIM M
BELL, ALVIN EST ETAL
2730 NW 8 ST
POMPANO BEACH, FL 33069-2137

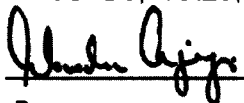
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of May, 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.deedauction.net
**Pre-registration is required to bid.*

Dated this 3rd 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: 04/16/2020, 04/23/2020, 04/30/2020 & 05/07/2020
Minimum Bid: 10470.66

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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LOT 94 E 61

Name in which assessed: MCFADDEN,TIM MBELL,ALVIN EST ETAL
Legal Titleholders: MCFADDEN,TIM M
BELL,ALVIN EST ETAL
2730 NW 8 ST
POMPANO BEACH, FL 33069-2137

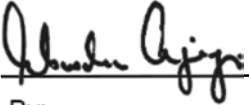
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of May, 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 18th 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: 04/16/2020, 04/23/2020, 04/30/2020 & 05/07/2020
Minimum Bid: 10828.66

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20016795

Broward County, Florida VS Tim M McFadden & Alvin Bell Est; et al

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: Tim M McFadden &/or Alvin Bell Est; et al 2730 NW 8 Street Pompano Beach FL 33069

RETURN OF SERVICE



Court Case # TD 44872

Received by CCN 17336
04/10/2020 9:08 AM

Served:



Not Served:



Broward County Revenue-Delinquent Tax Section
115 S. Andrews Ave.
Room A-100
Fort Lauderdale FL 33301

Date: 04/10/2020 Time: 1:31 PM

On Tim M McFadden &/or Alvin Bell Est; et al 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

You can now check the status of your writ by visting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

Gregory Tony, Sheriff
Broward County, Florida

By:

D.S.

R. Bannis, #17336

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	1

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 # 484233-11-0892 (TD #44872)

RECEIVED SHERIFF
2020 APR -7 AM 10 06
BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by April 30, 2020\$8,205.17
- Or
- * Amount due if paid by May 19, 2020\$8,310.18

*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 May 20, 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

**MCFADDEN, TIM M AND/OR
BELL, ALVIN EST ETAL
2730 NW 8 ST
POMPANO BEACH, FL 33069-2137**

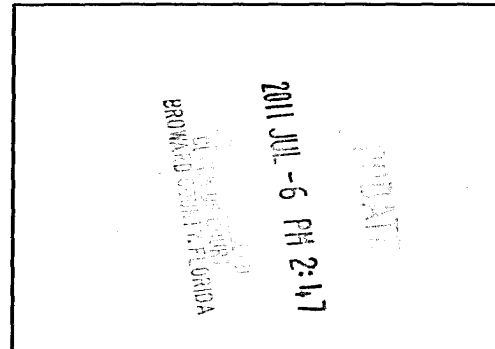
NOTE: THIS IS THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION

3

IN THE CIRCUIT COURT FOR BROWARD COUNTY,
FLORIDA PROBATE DIVISION
IN RE: ESTATE OF

File No. 062005CP006221A001CE

EMMER HANNAH McFADDEN
Deceased.



AMENDED ORDER OF SUMMARY ADMINISTRATION
(testate)

On the petition of Freddie Leroy McFadden for Summary Administration of the estate of Emmer Lue McFadden-Sams aka Emmer McFadden, deceased, the Court finding that the decedent died [REDACTED]; that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof; that the material allegations of the petition are true; that the Will dated November 23, 1993, has been admitted to probate by order of this Court as and for the last Will of the decedent; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

1. That there be immediate distribution of the assets of the decedent as follows:

Name	Address	Asset, Share or Amount
Freddie Leroy McFadden	1245 Gray Road Lake City, SC 29560	50%
Levvie J. McFadden	Genas Retiring Home 2233 NW 56 Avenue Lauderhill, FL 33313	50%

2. Those to whom specified parts of the decedent's estate are assigned by this order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.

3. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to


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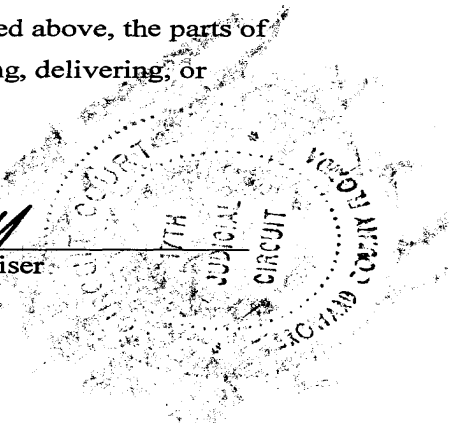
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comply with this order by paying, delivering, or transferring to those specified above, the parts of the decedent's estate assigned to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

ORDERED on July 5, 2011

MAS


Honorable Mark A. Speiser
Circuit Judge



IN THE CIRCUIT COURT FOR BROWARD COUNTY,
FLORIDA PROBATE DIVISION
IN RE: ESTATE OF
File No. 062005CP006221A001CE
EMMER HANNAH McFADDEN
Deceased.

Filed In Open Court,
HOWARD C. FORMAN,
CLERK
ON 6/28/11
BY [Signature]

ORDER OF SUMMARY ADMINISTRATION
(testate)

On the petition of Freddie Leroy McFadden for Summary Administration of the estate of Emmer Lue McFadden-Sams aka Emmer McFadden, deceased, the Court finding that the decedent died on [REDACTED]; that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof; that the material allegations of the petition are true; that the Will dated November 23, 1993, has been admitted to probate by order of this Court as and for the last Will of the decedent; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

1. That there be immediate distribution of the assets of the decedent as follows:

Name	Address	Asset, Share or Amount
Freddie Leroy McFadden	1245 Gray Road Lake City, SC 29560	50%
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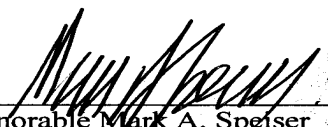
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3. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to

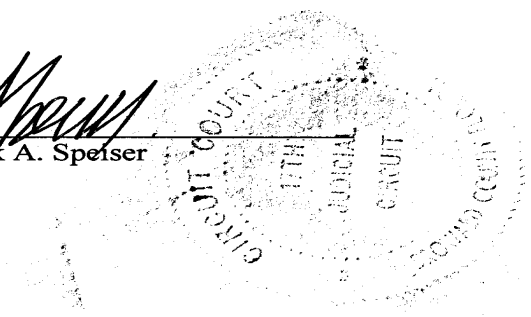
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comply with this order by paying, delivering, or transferring to those specified above, the parts of the decedent's estate assigned to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

ORDERED on June 22, 2011



Honorable Mark A. Speiser
Circuit Judge



This Warranty Deed Made and executed the 16th day of April A. D. 1973 by

ZIMMER HOMES CORPORATION

a corporation existing under the laws of The State of Ohio, and having its principal place of business at P. O. Box 2104, Pompano Beach, Florida, hereinafter called the grantor, to EMMER MC FADDEN, a married woman,

whose postoffice address is 2730 N.W. 8th Street, Pompano Beach, Florida,

hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Broward County, Florida, viz:

The East 61 feet thereof, of Lot 94 of COLLIER CITY ADDITION, according to the Plat thereof, recorded in Plat Book 73, Page 47, of the Public Records of Broward County, Florida.

SUBJECT to restrictions, easements of record, taxes for the year 1973 and subsequent years, and to all valid zoning ordinances.

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

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

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

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE APR 24 '73 RB 10520 63.00

THIS INSTRUMENT WAS PREPARED BY Judith A. Jones, REAL ESTATE BROKER COMPANY, 1000 N. W. 11th St., Ft. Lauderdale, Fla. 33304. ALL INSTRUMENTS FILED BY THE FULFILLMENT OF THE DUTY OF A PUBLIC OFFICER AND NOT BY THE STATE.

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: [Signature] Secretary Signed, sealed and delivered in the presence of: [Signature]

ZIMMER HOMES CORPORATION By: [Signature] R. S. Thompson, Executive Vice President

STATE OF FLORIDA COUNTY OF BROWARD

RECORDED IN THE GREEN RECORDS BOOK OF BROWARD COUNTY, FLORIDA JACK WHEELER COUNTY COMMISSIONER

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

Exec. Vice-President and respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. WITNESS my hand and official seal in the County and State last aforesaid this 16th day of April A. D. 19 73

This Instrument prepared by: Address

RETURN TO: GRANTEES

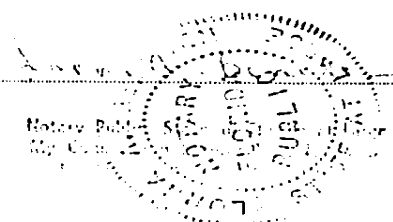
JACK WHEELER, COUNTY COMMISSIONER

73 APR 24 AM 11:01

BROWARD COUNTY

200793

FILE 5253 PAGE 815



IN THE CIRCUIT COURT FOR BROWARD COUNTY,
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

File No. 062005CP006221A001CE

EMMER HANNAH McFADDEN

Deceased.

Filed In Open Court,
HOWARD C. FORMAN,
CLERK
ON 6/22/11
BY [Signature]

**ORDER DETERMINING HOMESTEAD
STATUS OF REAL PROPERTY**

(testate - lineal descendants, no spouse - exempt from claims)

On the petition of Freddie Leroy McFadden for an Order Determining Homestead Status of Real Property, all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died testate and was domiciled in Broward County, Florida;
2. The decedent was not survived by a spouse;
3. The decedent was survived by one or more lineal descendants;
4. At the time of death, the decedent owned and resided on the real property described in the petition; it is

ADJUDGED that the following-described property (the "Property"):

Property Address: 2730 NW 8 Street, Pompano Beach, FL 33060

Legal Description: The East 61 feet thereof, of Lot 94 of Collier City Addition, according to the Plat thereof, recorded in Plat Book 73, Page 47, of the Public Records of Broward County, Florida.

Folio number: 4842 33 11 0892

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.


ADJUDGED FURTHER that the title to the Property descended and the constitutional exemption from claims of decedent's creditors inured to: Freddie Leroy McFadden and Levine J.

Handwritten initials

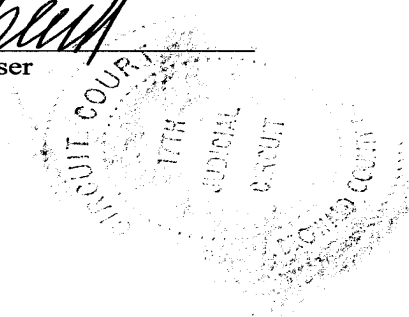
McFadden, the decedent's lineal descendants.

ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to the lineal descendants, and that the personal representative shall have no further responsibility with respect to it.

ORDERED on June 22, 2011.



Honorable Mark A. Speiser
Circuit Judge



2

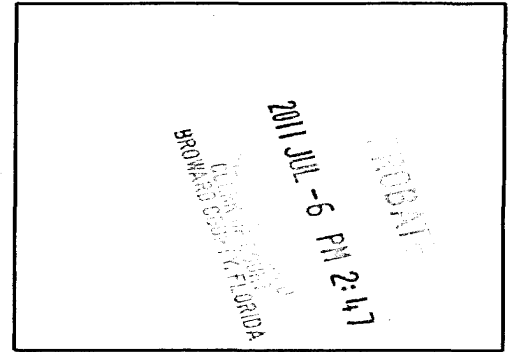
IN THE CIRCUIT COURT FOR BROWARD COUNTY,
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

File No. 062005CP006221A001CE

EMMER HANNAH McFADDEN

Deceased.



**AMENDED ORDER DETERMINING HOMESTEAD
STATUS OF REAL PROPERTY**

(testate - lineal descendants, no spouse - exempt from claims)

On the petition of Freddie Leroy McFadden for an Order Determining Homestead Status of Real Property, all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died testate and was domiciled in Broward County, Florida;
2. The decedent was not survived by a spouse;
3. The decedent was survived by one or more lineal descendants;
4. At the time of death, the decedent owned and resided on the real property described in the petition; it is

ADJUDGED that the following-described property (the "Property"):

Property Address: 2730 NW 8 Street, Pompano Beach, FL 33060

Legal Description: The East 61 feet thereof, of Lot 94 of Collier City Addition, according to the Plat thereof, recorded in Plat Book 73, Page 47, of the Public Records of Broward County, Florida.

Folio number: 4842 33 11 0892

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the title to the Property descended and the constitutional exemption from claims of decedent's creditors inured to: Freddie Leroy McFadden and Levvie J.

ped

2

McFadden, the decedent's lineal descendants.

ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to the lineal descendants, and that the personal representative shall have no further responsibility with respect to it.

ORDERED on July 5, 2011.

MAS



Honorable Mark A. Speiser
Circuit Judge



Prepared by and Return to:
Alvin Bell
2730 NW 8th Street
Pompano Beach, Florida 33069

Property ID: 4842 33 11 0892

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 15 day of July, 2011, by **LEVI McFADDEN** (aka: Levine J. McFADDEN), a single man, whose post office address is 2233 NW 56th Avenue, Sunrise, Florida 33313, the **GRANTOR**, to **ALVIN BELL**, a single man, and **RANDOLPH BRYANT, JR.**, a single man, whose post office address is 2730 NW 8th Street, Pompano Beach, Florida 33069, the **GRANTEE**, as joint tenants with rights of survivorship.

WITNESSETH, that the **GRANTOR** for \$10 and other good consideration, does hereby remise, release and quitclaim unto **GRANTEE** and **GRANTEE's** heirs and assigns forever, all the right, title, interest and claim which **GRANTOR** has in the following described parcel of land, and improvements and appurtenances thereto in the County of Broward, State of Florida to wit:

The East 61 Feet of Lot 94, of **COLLIER CITY ADDITION** according to the plat thereof, recorded in Plat Book 73, Page 47, of the Public Records of Broward County, Florida.

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

Signed, sealed and delivered in the presence of:



WITNESS #1

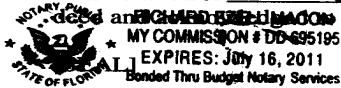



WITNESS #2

AKA
SSN [REDACTED] *Levington Mcfadden*
LEVI McFADDEN
MCFADDEN, LEVIE J
Levi Mcfadden J
LM. [REDACTED] *Levie J Mcfadden*

State of Florida)
County of Broward)

On this 15 day of July, 2011, appeared LEVI McFADDEN, personally known to me or who [] provided identification of Levie J McFadden to be the persons whose names are subscribed to within this quitclaim deed and Levie J McFadden me that s/he executed the same by his/her signatures on this quitclaim deed.




Signature of Notary

Prepared by and Return to: Tim M. McFadden, P. O. Box 516, Lake City, SC 29560

Property ID No.: 4842 33 11 0892

QUIT CLAIM DEED

THIS QUITCLAIM DEED, Executed this 21 day of September, 2011, by Freddie McFadden, a married man, whose address is 1245 Gray Road, Lake City, South Carolina 29560, the GRANTOR, to Tim M. McFadden, a married man, whose address is Post Office Box 516, Lake City, South Carolina 29560.

WITNESSETH, that the GRANTOR for \$10.00 and other good consideration, does hereby remise, release and quitclaim unto GRANTEE and GRANTEE's heirs and assigns forever, all the right, title, interest and claim which GRANTOR has in the following described parcel of land, and improvements and appurtenances thereto in the County of Broward, State of Florida to wit:

The East 61 Feet of Lot 94, of COLLIER CITY ADDITION according to the Plat thereof, recorded in Plat Book 73, Page 47, of the Public Records of Broward County, Florida.

WITNESS my Hand and Seal this 21 day of September, 2011.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF**

Steven V. Daddan
Witness #1

Freddie McFadden
Freddie McFadden

[Signature]
Witness #2

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE) PROBATE

BEFORE me personally appeared the undersigned witness, who being duly sworn, deposed and said that he/she saw the Grantor(s) sign, seal and deliver the foregoing Deed and that he/she together with the other witness whose name appears as a witness, witnessed the execution and delivery thereof.

Sworn to before me this 21
day of September, 2011.

Diane McFadden
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 2/19/13)
)
) Witness



Recording requested by: _____	Space above reserved for use by Recorder's Office
When recorded, mail to: _____	Document prepared by: _____
Name: <u>Pamela McFadden</u>	Name <u>Pamela McFadden</u>
Address: <u>920 N.W. 5th AVE</u>	Address <u>920 N.W. 5 AVE</u>
City/State/Zip: <u>Pomp Bch, FL 33060</u>	City/State/Zip <u>Pomp Bch, FL 33060</u>
Property Tax Parcel/Account Number: <u>4842 33 110892</u>	

Quitclaim Deed

This Quitclaim Deed is made on 25 April 2014, between
Randolph Bryant Sr Grantor, of 2730 N.W. 8 Street
 _____, City of Pompano Bch, State of Florida,
 and Pamela R. McFadden, Grantee, of 920 N.W. 5 AVE
 _____, City of Pompano Beach, State of Florida.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 2730 N.W. 8 Street
 _____, City of Pompano Beach, State of FL 33069:

Collier City ADD 73-47 B Lot 94 E61
The EAST 601 FEET OF Lot 94, of Collier City Addition
according to the Plat thereof, recorded in Plat Book 73, page 47,
of the Public Records of Broward County, Florida.
 Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
 Taxes for the tax year of 2012-2013 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 4-25-2014

Randolph Bryant Jr.
Signature of Grantor

Randolph Bryant Jr.
Name of Grantor [Redacted]

Timothy Knox
[Redacted]

Timothy Knox
Printed Name of Witness #1

Jenny Thomas
[Redacted]

Tina Lindell
Printed Name of Witness #2

State of Florida County of Broward

On 25 April 2014, the Grantor, Randolph Bryant Jr.

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Lavern Joseph
Notary Signature



LAVERN JOSEPH
MY COMMISSION # EE 062587
EXPIRES: February 26, 2015
Bonded Thru Budget Notary Services

Lg.

Notary Public,
In and for the County of Broward State of Florida

My commission expires: FEB. 26, 2015 Seal

Send all tax statements to Grantee.

Daniela Renee McFadden
[Redacted]

Case Number: CACE-19-024888 Division: 21
Filing # 99814433 E-Filed 12/04/2019 05:27:19 PM

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

FREDDIE McFADDEN,

Plaintiff,

vs.

TIM M. McFADDEN,

Defendant.

Case No.:

NOTICE OF LIS PENDENS

TO: THE ABOVE NAMED DEFENDANT(S) AND ALL OTHERS WHOM IT MAY CONCERN.

YOU ARE HEREBY NOTIFIED of the institution of this action by Plaintiff against you to quiet title to certain real property in Broward County, Florida, described as:

The East 61 Feet of Lot 94, of COLLIER CITY ADDITION
according to the Plat thereof, recorded in Plat Book 73, Page 47, of
the Public Records of Broward County, Florida.

Also known as: 2730 NW 8th Street, Pompano Beach, Florida 33069-2137.

Dated this 4th day of December, 2019.

GOLDEN LAW

Attorneys for the Plaintiff, Freddie McFadden

644 S.E. 4th Avenue

Fort Lauderdale, Florida 33301

Phone: (954) 764-6766 | Fax: (954) 764-6789

/s/ Brandon G. Little

E. Scott Golden, Esq.

Florida Bar No.: 330442

sgolden@goldenlawfl.com

Brandon G. Little, Esq.

Florida Bar No.: 122212

blittle@goldenlawfl.com

W:\LITIGATION\4715-1 McFADDEN, Freddie\Notice of Lis Pendens.docx



CITY OF POMPANO BEACH, FLORIDA

Petitioner,

vs.

EMMER MC FADDEN

Respondent(s)

**INSTR # 101383647
OR BK 32204 PG 0057**

RECORDED 10/05/2001 01:01 PM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 2000

Case #01-3514

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

The City of Pompano Beach Special Master, having heard evidence, testimony or approved stipulation, on the 19th day of SEPTEMBER, 2001, and based upon evidence, the Special Master, enters the following Findings of Fact:

1. That the City of Pompano Beach Special Master did issue on the 27th day of July, 2001, a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance by September 17, 2001 or be subject to a fine in the amount of \$50.00 per violation for a total of \$200.00 per day commencing September 17, 2001 plus an additional fine to cover costs incurred by the City in the amount of \$25.00.

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

(LEGAL DESCRIPTION) FOLIO #8233110892 COLLIER CITY ADD 73-47 B LOT 94 E
61

a/k/a: 2730 NW 8 ST, POMPANO BEACH, BROWARD COUNTY, FLORIDA
(street address)

3. That the Respondent(s) did not comply with the Final Order on or before the date specified therein.

IT IS THEREFORE THE ORDER OF THE SPECIAL MASTER THAT:

1. A fine in the amount of \$50.00 per violation for a total of \$100.00 per day is hereby confirmed and imposed and shall commence on September 17, 2001. 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, a fine of \$25.00 to cover costs incurred in the prosecution of this matter is confirmed and imposed.

2. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes, as currently enacted or as may be amended from time to time, and Chapter 37 of the City of Pompano Beach Code of Ordinances, as currently enacted or as may be amended from time to time, and the Special Master Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida.

DEFERRED ITEM
Return Document To
Business Operations

4

Respondents may appeal a final administrative order of the Special Master for the City of Pompano Beach to the Circuit Court. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED this 21st day of SEPTEMBER, 2001.

ATTEST:

OFFICE OF THE SPECIAL MASTER
CITY OF POMPANO BEACH, FLORIDA

Catherine K. Paredes
SPECIAL MASTER CLERK

Alan L. Gabriel
SPECIAL MASTER

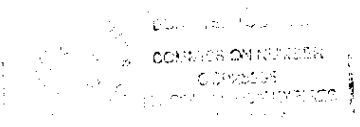
STATE OF FLORIDA)
(SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 21st day of September, 2001, by CATHERINE A. PAREDES and ALAN L. GABRIEL, Clerk and Special Master, respectively, of the City of Pompano Beach, who are personally known to me and who did not take an oath.

Donna Samolewicz
NOTARY PUBLIC, State of Florida
at Large
DONNA SAMOLEWICZ

My Commission Expires:

Print, type or stamp name of Notary
Commission Number, if any



CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA
I HEREBY CERTIFY that the foregoing is a true and correct copy of

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

as filed in my office. City Clerk
WITNESS my hand and Official Seal in the City
OF POMPANO BEACH, FLORIDA this 28 day
of SEPTEMBER A.D. 2001
Ascelita Hammond
Ascelita Hammond
City Clerk

CITY OF POMPANO BEACH, FLORIDA]
]
 Petitioner,]
 vs.]
]
 EMMER MC FADDEN]
]
 _____ Respondent(s)]

Case #01-3514

FINAL ORDER
OR
STIPULATED FINAL ORDER

TO: EMMER MC FADDEN
2730 NW 8 ST
POMPANO BEACH, FL 33069-2137

IN RE
STREET ADDRESS: 2730 NW 8 ST
Pompano Beach, Florida

LEGAL DESCRIPTION: FOLIO #8233110892 COLLIER CITY ADD 73-47 B LOT 94 E 61

The City of Pompano Beach Special Master, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held the 25TH day of JULY, 2001, after due notice to the Respondent(s). Emmer Mc Fadden was present at the hearing.

FINDINGS OF FACT

Based on the stipulation, the Special Master finds the Respondent(s), on the above-referenced property have the presence of discarded and/or unused objects or equipment, wrecked, discarded or dismantled vehicle(s), abandoned vehicles which includes all vehicles that do not have a valid license plate in or on the vehicle which can be viewed from outside the vehicle and requires all vehicles, located on a single family residential property to be parked on an approved hard bonded surface (asphalt, concrete or portland cement etc.).

CONCLUSIONS OF LAW

There exists, as a matter of law, a violation of Section(s) 96.26(B), 96.40(A), 96.40(A) and 155.112(B)(2) of the City of Pompano Beach Code of Ordinances.

FINAL ORDER OR STIPULATED FINAL ORDER

Accordingly, the Respondent(s) are ordered to bring the property into compliance on or before September 17, 2001.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY RICHARD KIRBY**, the Code Enforcement Inspector, who shall have the property inspected and notify the Special Master Clerk if compliance has occurred.

If the owner(s) fail(s) to comply, an Order Imposing Fine in the amount of \$50.00 per violation for a total of \$200.00 per day commencing September 17, 2001 will be entered and a certified copy shall be recorded in the Public records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, F.S.) This Order may be enforced like a court judgment. Repeat violations can be fined up to \$5,000.00 per day. (Section 162.09, F.S.) Property owner(s) has/have 30 days from the date this Final Order is executed to file an appeal in circuit court. (Section 162.11, F.S.) The property owner must contact Code Enforcement at (954) 786-4361 to advise when compliance has been reached. The Special Master has also assessed an additional fine of \$25.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is due and payable by the compliance date, and if not paid, may also constitute a lien against the above-referenced property and may also be actionable by law.

You may also have other rights which are set forth in Chapter 37 of the City of Pompano Beach Code of Ordinances.

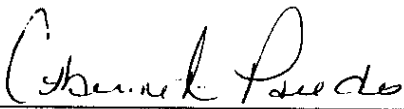
Respondents may appeal any decision with respect to any matter considered by the City of Pompano Beach Special Master. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, F.S.

For further information, please contact the Code Enforcement Inspector at (954) 786-4361.

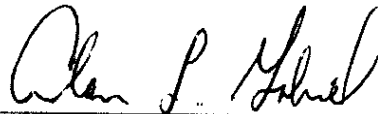
DONE AND ORDERED this 27th day of JULY, 2001.

ATTEST:

OFFICE OF THE SPECIAL MASTER
CITY OF POMPAÑO BEACH, FLORIDA



CATHERINE A. PAREDES
SPECIAL MASTER CLERK



ALAN L. GABRIEL
SPECIAL MASTER

DATE: April 1st, 2020
PROPERTY ID # 484233-11-0892 (TD # 44872)

WARNING

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

MCFADDEN, TIM M
2730 NW 8 ST
POMPANO BEACH, FL 33069-2137

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2730 NW 8 STREET, POMPANO BEACH, FL 33069-2137 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 April 30, 2020\$8,205.17
- Or
- * Estimated Amount due if paid by May 19, 2020\$8,310.18

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 20, 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

DATE: April 1st, 2020
PROPERTY ID # 484233-11-0892 (TD # 44872)

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BELL, ALVIN EST
2730 NW 8 ST
POMPANO BEACH, FL 33069-2137

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DATE: April 1st, 2020
PROPERTY ID # 484233-11-0892 (TD # 44872)

WARNING

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TIM M MCFADDEN
POST OFFICE BOX 516
LAKE CITY, SC 29560

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www.broward.org/recordstaxestreasury

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

DATE: April 1st, 2020
PROPERTY ID # 484233-11-0892 (TD # 44872)

WARNING

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

BROWARD COUNTY CLERK OF THE CIRCUIT COURT
P.O. BOX 14610
FT. LAUDERDALE, FL 33302-4610

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2730 NW 8 STREET, POMPANO BEACH, FL 33069-2137 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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DATE: April 1st, 2020
PROPERTY ID # 484233-11-0892 (TD # 44872)

WARNING

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CITY OF POMPANO BEACH OFFICE OF THE SPECIAL MASTER
100 W ATLANTIC BLVD 3RD FL
POMPANO BEACH, FL 33060

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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

DATE: April 1st, 2020
PROPERTY ID # 484233-11-0892 (TD # 44872)

WARNING

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

FREDDIE MCFADDEN BRANDON G. LITTLE, ESQ. GOLDEN LAW
644 S.E. 4TH AVENUE
FORT LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2730 NW 8 STREET, POMPANO BEACH, FL 33069-2137 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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- Or
- * Estimated Amount due if paid by May 19, 2020\$8,310.18

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DATE: April 1st, 2020
PROPERTY ID # 484233-11-0892 (TD # 44872)

WARNING

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

BROOKS, VERNA MAE
2701 NW 7 ST
POMPANO BEACH, FL 33069

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DATE: April 1st, 2020
PROPERTY ID # 484233-11-0892 (TD # 44872)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2730 NW 8 STREET, POMPANO BEACH, FL 33069-2137 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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DATE: April 1st, 2020
PROPERTY ID # 484233-11-0892 (TD # 44872)

WARNING

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

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

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DATE: April 1st, 2020
PROPERTY ID # 484233-11-0892 (TD # 44872)

WARNING

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MCFADDEN, FREDDIE
1245 GRAY ROAD
LAKE CITY, SC 29560

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DATE: April 1st, 2020
PROPERTY ID # 484233-11-0892 (TD # 44872)

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MCFADDEN, PAMELA R
920 NW 5 AVE
POMPANO BEACH, FL 33060

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MCFADDEN, PAMELA R
2730 NW 8 ST
POMPANO BEACH, FL 33069

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DATE: April 1st, 2020
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PHILLIPS, LUCILLE H/E
PHILLIPS, FERRIS & BARTON, FARRAH
2740 NW 8 ST
POMPANO BEACH, FL 33069

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RANDOLPH BRYANT JR
2730 NW 8TH STREET
POMPANO BEACH, FL 33069

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<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	\$ _____

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TD 44872 MAY 2020 WARNING
CITY OF POMPANO BEACH
100 WEST ATLANTIC BLVD
POMPANO BEACH, FL 33060

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Street and Apt. No. _____
City, State, ZIP+4 _____

7019 1120 0000 2351 4204

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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\$ _____

TD 44872 MAY 2020 WARNING
CITY OF POMPANO BEACH
100 W. ATLANTIC BLVD., SUITE 467
POMPANO BEACH, FL 33060

Sent To _____
Street and Apt. N _____
City, State, ZIP+4 _____

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TD 44872 MAY 2020 WARNING
MCFADDEN, TIM M
2730 NW 8 ST
POMPANO BEACH, FL 33069-2137

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Street and Apt. No. _____
City, State, ZIP+4 _____

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7019 1120 0000 23E1 42E1

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\$ _____

TD 44872 MAY 2020 WARNING
BELL, ALVIN EST
2730 NW 8 ST
POMPANO BEACH, FL 33069-2137

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

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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Total Postage at	
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TD 44872 MAY 2020 WARNING
TIM M MCFADDEN
POST OFFICE BOX 516
LAKE CITY, SC 29560

Sent To _____
Street and Apt. N _____
City, State, ZIP+4 _____

7019 1120 0000 2351 4246

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- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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Postage

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Total Postage

\$

Sent To

Street and A

City, State, ZIP

TD 44872 MAY 2020 WARNING
MCFADDEN, FREDDIE
1245 GRAY ROAD
LAKE CITY, SC 29560

7019 1120 0000 2351 4253

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| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
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| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

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Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 44872 MAY 2020 WARNING
RANDOLPH BRYANT JR
2730 NW 8TH STREET
POMPANO BEACH, FL 33069

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

See Reverse for Instructions

0264 1520 0000 2351 4260
7019 1120 0000 2351 4260

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7019 1120 0000 2351 4277

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

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
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Here

Postage
\$ _____

Total Postage and

TD 44872 MAY 2020 WARNING
MCFADDEN, PAMELA R
920 NW 5 AVE
POMPANO BEACH, FL 33060

Sent To _____

Street and Apt. No. _____

City, State, ZIP+4 _____

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7019 1120 0000 2351 4284

Certified Mail Fee
\$ _____

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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
\$ _____

Total Postage a
\$ _____

TD 44872 MAY 2020 WARNING
MCFADDEN, PAMELA R
2730 NW 8 ST
POMPANO BEACH, FL 33069

Sent To _____
Street and Apt. N _____
City, State, ZIP+ _____

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 44872 MAY 2020 WARNING
CITY OF POMPANO BEACH OFFICE OF
THE SPECIAL MASTER
100 W ATLANTIC BLVD 3RD FL
POMPANO BEACH, FL 33060

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

See Reverse for Instructions

7019 1120 0000 2351 4291

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 Fees
\$ _____

TD 44872 MAY 2020 WARNING
BROWARD COUNTY CLERK OF THE
CIRCUIT COURT
P.O. BOX 14610
FT. LAUDERDALE, FL 33302-4610

Sent To

Street and Apt. No.

City, State, ZIP+4

7039 1120 0000 2351 4307

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 Fees
\$ _____

TD 44872 MAY 2020 WARNING
PHILLIPS, LUCILLE H/E
PHILLIPS, FERRIS & BARTON, FARRAH
2740 NW 8 ST
POMPANO BEACH, FL 33069

Sent To

Street and Apt. N

City, State, ZIP+4

7019 1120 0000 2351 4314

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
\$ _____

TD 44872 MAY 2020 WARNING
BROOKS, VERNA MAE
2701 NW 7 ST
POMPANO BEACH, FL 33069

Sent To _____

Street and Apt. No. _____

City, State, ZIP+4 _____

7019 1120 0000 2351 4321

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 at

\$

TD 44872 MAY 2020 WARNING
FREDDIE MCFADDEN
BRANDON G. LITTLE, ESQ. GOLDEN LAW
644 S.E. 4TH AVENUE
FORT LAUDERDALE, FL 33301

Sent To _____

Street and Apt. # _____

City, State, ZIP+ _____

7019 1120 0000 2351 4336

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- 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 44872 MAY 2020 WARNING
 CITY OF POMPANO BEACH
 100 WEST ATLANTIC BLVD
 POMPANO BEACH, FL 33060



9590 9402 5198 9122 1912 04

2. 7019 1120 0000 2351 4208

A. Signature

X *Michele Terroman*

Agent

Addressee

B. Received by (Printed Name)

Michele Terroman

C. Date of Delivery

4-6-20

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
- Delivery Restricted Delivery
- Registered Delivery
- Restricted Delivery (over \$500)

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 44872 MAY 2020 WARNING
 CITY OF POMPANO BEACH
 100 W. ATLANTIC BLVD., SUITE 467
 POMPANO BEACH, FL 33060



9590 9402 5198 9122 1914 02

2. 7019 1120 0000 2351 4215

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Michelle Hernandez*

Agent

Addressee

B. Received by (Printed Name)

Michelle Hernandez

C. Date of Delivery

4-7-2020

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
- Delivery Restricted Delivery
- Restricted Delivery (over \$500)

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 44872 MAY 2020 WARNING
 MCFADDEN, PAMELA R
 920 NW 5 AVE
 POMPANO BEACH, FL 33060



9590 9402 5198 9122 1913 34

2 7019 1120 0000 2351 4277

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Diana Wilcher

- Agent
- Addressee

B. Received by (Printed Name)

Diana Wilcher

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 44872 MAY 2020 WARNING
 MCFADDEN, FREDDIE
 1245 GRAY ROAD
 LAKE CITY, SC 29560



9590 9402 5198 9122 1912 59

7019 1120 0000 2351 4253

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Charles Hawkins* Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

4-6-20

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail | |
| <input type="checkbox"/> Mail Restricted Delivery (over \$500) | |

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 44872 MAY 2020 WARNING
 FREDDIE MCFADDEN
 BRANDON G. LITTLE, ESQ. GOLDEN LAW
 644 S.E. 4TH AVENUE
 FORT LAUDERDALE, FL 33301



9590 9402 5198 9122 1913 96

2. 7019 1120 0000 2351 4338

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Meryl Gayne

- Agent
- Addressee

B. Received by (Printed Name)

MERYL GAYNE

C. Date of Delivery

4.6.20

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 44872 MAY 2020 WARNING
 CITY OF POMPANO BEACH OFFICE OF
 THE SPECIAL MASTER
 100 W ATLANTIC BLVD 3RD FL
 POMPANO BEACH, FL 33060



9590 9402 5198 9122 1912 80

2. Ar 7019 1120 0000 2351 4291

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Michele Herron* Agent
 Addressee

B. Received by (Printed Name)

Michele Herron

C. Date of Delivery

4-6-2020

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"/> Insured Mail Restricted Delivery (over \$500) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 44872 MAY 2020 WARNING
 BROWARD COUNTY CLERK OF THE
 CIRCUIT COURT
 P.O. BOX 14610
 FT. LAUDERDALE, FL 33302-4610



9590 9402 5198 9122 1913 27

7019 1120 0000 2351 4307

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *D. Deane Calixte* Agent
 Addressee

B. Received by (Printed Name)

D. Deane Calixte

C. Date of Delivery

04/06/20

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"/> Insured Restricted Delivery | |
| <input type="checkbox"/> Registered Mail Restricted Delivery (over \$500) | |