



**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: 01/28/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 01/27/2020

CERTIFICATE # 2016-18538

ACCOUNT # 514221150170

ALTERNATE KEY # 705366

TAX DEED APPLICATION # 45092

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 16, Block 1, Foster Homesites, according to the Plat thereof as recoded in Plat Book 15, Page 48, Public Records of Broward County, Florida.

PROPERTY ADDRESS: 624 NW 5 AVENUE, HALLANDALE BEACH FL 33009-3208

OWNER OF RECORD ON CURRENT TAX ROLL:

EVA DEAN EST

624 NW 5 AVE

HALLANDALE BEACH, FL 33009-3208

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

EVA DEAN EST

624 NW 5 AVE

HALLANDALE BEACH, FL 33009-3208 (Per Property Appraiser. No vesting deed found of record.)

(An extensive search of Broward County Official Records, multiple title plants and a back deed search yielded no deed of record for this property.)

(Property Appraiser indicates that Eva Dean is deceased. However, no Death Certificate or Probate documents were found in the Official Records of Broward County.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MIKON FINANCIAL SERVICES, INC AND OCEAN BANK

780 NW 42 AVE #300

MIAMI, FL 33126 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 21 15 0170

CURRENT ASSESSED VALUE: \$51,720

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

None found.

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.

Christina Young

Title Examiner



Site Address	624 NW 5 AVENUE, HALLANDALE BEACH FL 33009-3208	ID #	5142 21 15 0170
Property Owner	DEAN, EVA EST	Millage	2513
Mailing Address	624 NW 5 AVE HALLANDALE BEACH FL 33009-3208	Use	01
Abbr Legal Description	FOSTER HOMESITES 15-48 B & DB 334/84 LOT 16 BLK 1		

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	\$20,000	\$113,900	\$133,900	\$51,720	
2018	\$20,000	\$87,550	\$107,550	\$50,760	\$740.14
2017	\$16,000	\$76,160	\$92,160	\$49,720	\$657.89

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$133,900	\$133,900	\$133,900	\$133,900
Portability	0	0	0	0
Assessed/SOH 94	\$51,720	\$51,720	\$51,720	\$51,720
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$1,720	0	\$1,720	\$1,720
Wid/Vet/Dis 1	\$500	\$500	\$500	\$500
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$24,500	\$26,220	\$24,500	\$24,500

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$5.00	4,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1154
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1972/1971		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
25								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #45092

**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 June 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 HALLANDALE BEACH ATTN CRA DEPT 400 S FEDERAL HWY HALLANDALE BEACH, FL 33009	CITY OF HALLANDALE BEACH ATTN CITY ATTORNEY 400 S FEDERAL HIGHWAY 2ND FLR HALLANDALE BEACH, FL 33009	DEAN,EVA EST 624 NW 5 AVE HALLANDALE BEACH, FL 33009- 3208	*CONSTRUCCION & INVERSION MIAMI LLC 11402 NW 22 AVE MIAMI, FL 33167
*HH DEVELOPERS 12 LLC 762 SW 18 AVE MIAMI, FL 33135	*BROWN, HELANE L 625 NW 4 AVE HALLANDALE BEACH, FL 33009		

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 June 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**

3

Broward County, Florida

INSTR # 116451925
Recorded 04/08/20 at 01:03 PM
Broward County Commission
1 Page(s)
#3

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 45092

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: 514221-15-0170
Certificate Number: 18538
Date of Issuance: 05/25/2017
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: FOSTER HOMESITES 15-48 B
& DB 334/84
LOT 16 BLK 1

Name in which assessed: DEAN,EVA EST
Legal Titleholders: DEAN,EVA EST
624 NW 5 AVE
HALLANDALE BEACH, FL 33009-3208

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of July, 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 2nd day of April, 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: 02/12, 02/19, 02/26, & 03/05/2009
Minimum Bid: 29867.98

Broward County, Florida

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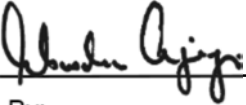
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**Pre-registration is required to bid.*

Dated this 14th day of April, 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: 06/11/2020, 06/18/2020, 06/25/2020 & 07/02/2020
Minimum Bid: 30169.98

DATE: June 1st, 2020
PROPERTY ID # 514221-15-0170 (TD # 45092)

WARNING

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

DEAN, EVA EST
624 NW 5 AVE
HALLANDALE BEACH, FL 33009-3208

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 624 NW 5 AVENUE, HALLANDALE BEACH, FL 33009-3208 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 June 30, 2020\$3,348.47
- Or
- * Estimated Amount due if paid by July 14, 2020\$3,389.18

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 15, 2020 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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

DATE: June 1st, 2020
PROPERTY ID # 514221-15-0170 (TD # 45092)

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BROWN, HELANE L
625 NW 4 AVE
HALLANDALE BEACH, FL 33009

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CITY OF HALLANDALE BEACH
ATTN CITY ATTORNEY
400 S FEDERAL HIGHWAY 2ND FLR
HALLANDALE BEACH, FL 33009

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CITY OF HALLANDALE BEACH
ATTN CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009

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DATE: June 1st, 2020
PROPERTY ID # 514221-15-0170 (TD # 45092)

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CONSTRUCCION & INVERSION
MIAMI LLC
11402 NW 22 AVE
MIAMI, FL 33167

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DATE: June 1st, 2020
PROPERTY ID # 514221-15-0170 (TD # 45092)

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HH DEVELOPERS 12 LLC
762 SW 18 AVE
MIAMI, FL 33135

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 624 NW 5 AVENUE, HALLANDALE BEACH, FL 33009-3208 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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7019 1640 0001 2317 3687

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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	\$ _____

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Postage	
\$	
Total Postage at	
\$	
Sent To	
Street and Apt. #	
City, State, ZIP+	

TD 45092 JULY 2020 WARNING
CITY OF HALLANDALE BEACH
ATTN CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009

7019 1640 0001 2317 3694

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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
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Postage	
\$	
Total Postage and	
\$	

TD 45092 JULY 2020 WARNING
CITY OF HALLANDALE BEACH
ATTN CITY ATTORNEY
400 S FEDERAL HIGHWAY 2ND FLR
HALLANDALE BEACH, FL 33009

Sent To	
<i>Street and Apt. No.</i>	
<i>City, State, ZIP+4</i>	

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
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 45092 JULY 2020 WARNING
DEAN, EVA EST
624 NW 5 AVE
HALLANDALE BEACH, FL 33009-3208

7019 1640 0001 2317 3700

7019 1640 0001 2317 3717

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)

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

Postmark
Here

Postage

\$ _____

Total Postage and Fees \$ _____

Sent To _____

Street and Apt. No. _____

City, State, ZIP+4 _____

TD 45092 JULY 2020 WARNING
CONSTRUCCION &
INVERSION MIAMI LLC
11402 NW 22 AVE
MIAMI, FL 33167

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 45092 JULY 2020 WARNING
HH DEVELOPERS 12 LLC
762 SW 18 AVE
MIAMI, FL 33135

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

7019 1640 0001 2317 3724

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 45092 JULY 2020 WARNING
BROWN, HELANE L
625 NW 4 AVE
HALLANDALE BEACH, FL 33009

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

See Reverse for Instructions

7019 1640 0001 2317 3731

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 45092 JULY 2020 WARNING
 CITY OF HALLANDALE BEACH
 ATTN CRA DEPT
 400 S FEDERAL HWY
 HALLANDALE BEACH, FL 33009



9590 9402 5108 9092 2544 63

2. 7019 1640 0001 2317 3687

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) **G. Asapche** 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®
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

- 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 45092 JULY 2020 WARNING
 CITY OF HALLANDALE BEACH
 ATTN CITY ATTORNEY
 400 S FEDERAL HIGHWAY 2ND FLR
 HALLANDALE BEACH, FL 33009



9590 9402 5108 9092 2544 56

2 7019 1640 0001 2317 3694

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* Agent
 Addressee

B. Received by (Printed Name)

E. H. [Signature]

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
- Delivery Restricted Delivery
- Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation 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 45092 JULY 2020 WARNING
 HH DEVELOPERS 12 LLC
 762 SW 18 AVE
 MIAMI, FL 33135



9590 9402 5108 9092 2544 25

2. Art **7019 1640 0001 2317 3724**

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation 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 45092 JULY 2020 WARNING
 BROWN, HELANE L
 625 NW 4 AVE
 HALLANDALE BEACH, FL 33009



9590 9402 5108 9092 2544 18

2. 7019 1640 0001 2317 3731

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *HP*

Agent

Addressee

B. Received by (Printed Name)

CHRISTINA

C. Date of Delivery

6/12/20

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

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

Signature Confirmation Restricted Delivery (over \$500)