



**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: 02/04/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 01/30/2020

CERTIFICATE # 2016-18571

ACCOUNT # 514221181010

ALTERNATE KEY # 705625

TAX DEED APPLICATION # 45105

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 3, in Block 7, of FOSTER PARK, according to the Plat thereof, as recorded in Plat Book 21, at Page 13, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 533 NW 3 COURT, HALLANDALE BEACH FL 33009-3238

OWNER OF RECORD ON CURRENT TAX ROLL:

SANDRA O'NEIL EST

533 NW 3 CT

HALLANDALE BEACH, FL 33009-3238

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF SANDRA O'NEIL

OR: 22827, Page: 792

A/K/A SANDRA O'NEAL, DECEASED

OR: 22827, Page: 790

533 N.W. 3RD COURT

HALLANDALE, FL 33009 (Per Deeds)

(Property Appraiser indicates that Sandra O'Neil a/k/a Sandra O'Neal is deceased. However, no Death Certificate or Probate documents found in the Official Records of Broward County.)

CALVIN TAYLOR, ROSALYN MAYNARD,

OR: 22804, Page: 853

SHERRY BLUE, SIDNEY BLUE, RICKY TAYLOR,

ALMA JEAN ALLEN AND LLOYD STALLWORTH

(Per Order Determining Homestead. No address found on document. Unable to locate any conveyances in the Official Records of Broward County from any of these listed.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

EREBUS HOLDINGS, LLC

PO BOX 885

BOCA RATON, FL 33429-0885 (Tax Deed Applicant)

BROWARD COUNTY

OR: 48385, Page: 554

CLERK OF THE CIRCUIT COURT

OR: 48385, Page: 557

(Per Orders. No address or images included per county's request.)

CITY OF HOLLYWOOD
POLICE DEPARTMENT
3250 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021-6967 (Per Lien)

Instrument: 113854607

CITY OF HOLLYWOOD
CODE COMPLIANCE DIVISION
2600 HOLLYWOOD BLVD., P.O. BOX 229045
HOLLYWOOD, FL 33022-9045 (Per Lien)

Instrument: 114190638

CITY OF POMPANO BEACH
100 WEST ATLANTIC BOULEVARD, SUITE 307
POMPANO BEACH, FL 33060 (Per Lien)

Instrument: 115662540

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 21 18 1010

CURRENT ASSESSED VALUE: \$158,680

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:

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	533 NW 3 COURT, HALLANDALE BEACH FL 33009-3238	ID #	5142 21 18 1010
Property Owner	O'NEIL, SANDRA EST	Millage	2513
Mailing Address	533 NW 3 CT HALLANDALE BEACH FL 33009-3238	Use	01
Abbr Legal Description	FOSTER PARK 21-13 B LOT 3 BLK 7		

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	\$16,000	\$142,680	\$158,680	\$105,340	
2018	\$16,000	\$98,350	\$114,350	\$95,770	\$2,262.72
2017	\$16,000	\$85,420	\$101,420	\$87,070	\$1,945.13

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$158,680	\$158,680	\$158,680	\$158,680
Portability	0	0	0	0
Assessed/SOH	\$105,340	\$158,680	\$105,340	\$105,340
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	\$105,340	\$158,680	\$105,340	\$105,340

Sales History			
Date	Type	Price	Book/Page or CIN
6/12/1994	WD	\$100	22827 / 790
			9399 / 251

Land Calculations		
Price	Factor	Type
\$4.00	4,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1084
Units		1
Eff./Act. Year Built: 1956/1952		

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 #45105

**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:

ESTATE OF SANDRA O'NEIL
A/K/A SANDRA O'NEAL
533 N.W. 3RD COURT
HALLANDALE, FL 33009

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

CITY OF HOLLYWOOD, CODE
COMPLIANCE DIVISION
2600 HOLLYWOOD BLVD., P.O.
BOX 229045
HOLLYWOOD, FL 33022-9045

CITY OF HOLLYWOOD, POLICE
DEPARTMENT
3250 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021-6967

CITY OF POMPANO BEACH
100 WEST ATLANTIC
BOULEVARD, SUITE 307
POMPANO BEACH, FL 33060

BULNES, ROYLAN
GARCIA-MONTESINO,
ARIDEILYS
601 NW 3 CT
HALLANDALE BEACH, FL
33009

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

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

O'NEIL, SANDRA EST
533 NW 3 CT
HALLANDALE BEACH, FL
33009

SANDRA J O'NEIL
6621 BRANCH ST
HOLLYWOOD, FL 33024

WILLIAMS, R L & FLOSSIE
529 NW 3 CT
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**

11

Broward County, Florida

INSTR # 116451933
Recorded 04/08/20 at 01:03 PM
Broward County Commission
1 Page(s)
#11

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 45105

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: 514221-18-1010
Certificate Number: 18571
Date of Issuance: 05/25/2017
Certificate Holder: EREBUS HOLDINGS, LLC
Description of Property: FOSTER PARK 21-13 B
LOT 3 BLK 7

Name in which assessed: O'NEIL, SANDRA EST
Legal Titleholders: O'NEIL, SANDRA EST
533 NW 3 CT
HALLANDALE BEACH, FL 33009-3238

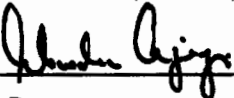
All of said property being in the County of Broward, State of Florida.

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.deedauktion.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: 12392.23

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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LOT 3 BLK 7

Name in which assessed: O'NEIL,SANDRA EST
Legal Titleholders: O'NEIL,SANDRA EST
533 NW 3 CT
HALLANDALE BEACH, FL 33009-3238

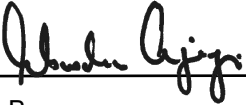
All of said property being in the County of Broward, State of Florida.

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

Dated this 7th 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: 12729.23

W/C TRI-COUNTY for: --

Lawrence J. Davis, Atty
6024 Washington St.
Hollywood, FL 33023

94-550005 T#001
11-14-94 10:12PM
\$ 0.70
DOCU. STAMPS-DEED
RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

This Instrument Prepared By and Return To:
LAWRENCE JAY DAVIS, ESQ.
6024 Washington Street
Hollywood, Florida 33023

Property Appraisers Parcel I.D. Number(s):
1221-18-101
Grantee(s) S.S.#(s):
[REDACTED]

THIS WARRANTY DEED Made the 12th day of June A.D. 1992 by FLOYD TAYLOR, a single man hereinafter called the grantor, whose postoffice address is, 115 N.W. 3rd Street, Ap. # 9, Hallandale, Florida 33009 to SANDRA O'NEIL whose postoffice address is 533 N.W. 3rd Court, Hallandale, Florida 33009 hereinafter called the grantee: * a/k/a SANDRA O'NEAL

(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 corporation.)

WITNESSETH: That the grantor for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

Lot 3, in Block 7, of FOSTER PARK, according to the Plat thereof, as recorded in Plat Book 21, at Page 13, of the Public Records of Broward County, Florida.

N.B. This deed is a conveyance to a family member, which is not pursuant to a sale, and therefore not taxable.

N.B. The parties hereto have agreed to this conveyance without requiring a title search or confirmation of the legal description.

N.B. Grantor herein states under oath upon execution of this deed that the real property referred to herein has never been the homestead of the Grantor or the Grantor's immediate family, nor is it contiguous to the Grantor's homestead which is actually 115 N.W. 3rd Street, Apt. 9, Hallandale, Florida 33009.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances and taxes for the current years and

BK22827PG0790

WLS

subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1991.

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

Signed, sealed and delivered in our presence:

[Signature]
WITNESS (PRINT NAME): LAWRENCE JAY DAVIS

[Signature]
FLOYD TAYLOR

[Signature]
WITNESS (PRINT NAME): Robbie Ward

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 12th day of June, 1992 by FLOYD TAYLOR, a single man who is personally known to me or who has produced picture I.D. as identification and who did take an oath.

[Signature]
Print Name:
NOTARY PUBLIC

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



OFFICIAL SEAL
LAWRENCE J. DAVIS
MY COMMISSION EXPIRES:
JANUARY 22, 1994

BK 22827PG0791

W/C TRI-COUNTY for: --

Lawrence J. Davis, Atty

6024 Washington St.
Hollywood, FL 33023

94-550006 T#002
11-14-94 10:12PM

\$ 0.70
DOCU. STAMPS-DEED
RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

This Instrument Prepared By and Return To:
LAWRENCE JAY DAVIS, ESQ.
6024 Washington Street
Hollywood, Florida 33023

Property Appraisers Parcel I.D. Number(s):
1221-18-101
Grantee(s) S.S.#(s):
[REDACTED]

THIS WARRANTY DEED Made the 12th day of June A.D. 1992 by WALTER TAYLOR, a married man hereinafter called the grantor, whose postoffice address is, 53 Branch Village, Camden, New Jersey 08104 to *SANDRA O'NEIL whose postoffice address is 533 N.W. 3rd Court, Hallandale, Florida 33009 hereinafter called the grantee: * a/k/a SANDRA O'NEAL

(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 corporation.)

WITNESSETH: That the grantor for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

Lot 3, in Block 7, of FOSTER PARK, according to the Plat thereof, as recorded in Plat Book 21, at Page 13, of the Public Records of Broward County, Florida.

- N.B. This deed is a conveyance to a family member, which is not pursuant to a sale, and therefore not taxable.
- N.B. The parties hereto have agreed to this conveyance without requiring a title search or confirmation of the legal description.
- N.B. Grantor herein states under oath upon execution of this deed that the real property referred to herein has never been the homestead of the Grantor or the Grantor's immediate family, nor is it contiguous to the Grantor's homestead which is actually 53 Branch Village, Camden, New Jersey 08104.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances and taxes for the current years and subsequent years.

BK 22827PG 0792

28
1/25

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1991.

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

Signed, sealed and delivered in our presence:

[Signature]
WITNESS (PRINT NAME): LAWRENCE J. DAVIS

[Signature]
WALTER TAYLOR

[Signature]
WITNESS (PRINT NAME):
Robbie Ward
STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 12th day of June, 1992 by WALTER TAYLOR, a married man who is personally known to me or who has produced DRIVER'S LICENSE as identification and who did take an oath.

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

[Signature]
Print Name:
NOTARY PUBLIC



OFFICIAL SEAL
LAWRENCE J. DAVIS
MY COMMISSION EXPIRES
JANUARY 22, 1994

BK22827PG0793

4



City of Pompano Beach
100 West Atlantic Boulevard, Suite 307
Pompano Beach, Florida 33060

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 the Office of the Special Magistrate. Witness my hand and official Seal in the CITY OF POMPANO BEACH, FLORIDA, this 10th day of January, A.D. 2019
Kevin Alfred Deputy City Clerk



OFFICE OF THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BOULEVARD, SUITE 307
POMPANO BEACH, FLORIDA 33060

CITY OF POMPANO BEACH, FLORIDA

Petitioner,

vs.

TAYLOR,CALVIN & BEULAH

Respondent(s)

Case #:

18080132

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

TO: TAYLOR,CALVIN & BEULAH

1867 THE 12 FAIRWAY WELLINGTON, FL 33414

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

1. That the City of Pompano Beach Special Magistrate did issue on 10/24/2018, a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance or be subject to a fine in the amounts shown below commencing on dates shown below plus an additional fine to cover costs incurred by the City in the amount of \$100.00.

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
155.4201(B)1 General	STANDARDS APPLICABLE TO ALL USES. The following use standards shall be applicable to all uses: All uses shall be totally and permanently enclosed within a building. PLEASE REMOVE ALL OUTDOOR STORAGE AND/OR ENCLOSE OUTDOOR STORAGE FROM STREET VIEW.		10/22/2018	

(6)

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
155.4303(X)4.e. Standards for Specific accessory Uses and Structures.	PARKING OR STORAGE OF MOTOR VEHICLES, RECREATIONAL VEHICLES, BOATS, OR TRAILERS IN RESIDENTIAL ZONING DISTRICTS. Standards. The parking or storing of a motor vehicle, recreational vehicle, boat, or trailer on a public right-of-way or property in a... OBSERVED VEHICLE PARKED ON AN UNAPPROVED SURFACE (GRASS). IT IS A VIOLATION OF THE CODE TO PARK ON A SURFACE THAT IS NOT HARD, AND DUSTLESS (IE. NO PARKING ON GRASS). PLEASE PARK ON IMPERVIOUS SURFACE SUCH AS DRIVEWAY/PAVED SURFACE/ASPHALT ETC.)	1/4/2019	1/8/2019	\$100.00
96.55(B) Boarding Permit Required	No person, firm, association or corporation shall erect, install, place or maintain boards over the doors, windows or other openings of any building or structure, or otherwise secure such openings by a means other than the conventional method used in... OBSERVED PROPERTY BOARDED - PERMITS REQUIRED. REMOVE BOARDING OR OBTAIN PERMIT FROM POMPANO BEACH BUILDING DEPARTMENT.	1/4/2019		\$100.00

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

FOLIO #: 484226171640
LEGAL DESCRIPTION: LIBERTY PARK ESTATES SEC 2 53-34 B LOT 32 BLK 7
STREET ADDRESS: 601 NW 20 ST, POMPANO BEACH, FL 33060

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

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Brae, D**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

4. A fine in the amounts shown above commencing on dates shown above 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 Compliance Inspector. **Additionally, a fine of \$100.00 to cover costs incurred in the prosecution of this matter is confirmed and imposed.**

5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 37 of the City of Pompano Beach Code of Ordinances, as currently enacted or as may be amended from time to time. The Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida. Any such lien which accrues more than (90) days after the date it is recorded and which remains unpaid, may be referred to a collection agency which shall result in the imposition of additional collection fees.

You may request, in writing, a hearing before the Special Magistrate to contest the finding of non-compliance and imposition of fines. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied. A written request for a hearing MUST BE MADE TO THE OFFICE OF THE SPECIAL MAGISTRATE AND RECEIVED WITHIN TWENTY (20) DAYS OF THE DATE OF THIS NOTICE. You will be notified of a hearing date and time. If no timely request is received, this Order Imposing Fine and Claim of Lien entered by the Special Magistrate will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

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

DONE AND ORDERED this 9th DAY of JANUARY 2019

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF POMPANO BEACH, FLORIDA

[Signature]
SPECIAL MAGISTRATE CLERK

[Signature]
SPECIAL MAGISTRATE

STATE OF FLORIDA
COUNTY OF BROWARD

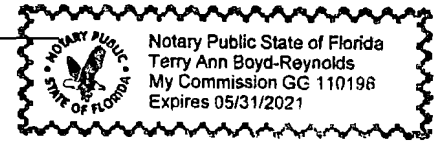
The foregoing instrument was acknowledged before me this 9th day of JANUARY, 2019 by Jacoubia Powell and Alan H. Gabriel, Clerk and Special Magistrate, respectively, of the City of Pompano Beach, who are personally known to me and who did not take an oath.

My Commission Expires:

[Signature]
NOTARY PUBLIC, State of Florida at Large

TERRY-ANN BOYD-REYNOLDS

Print, type or stamp name of Notary



Commission Number, if any

Note: Mail your payment to the above address made payable to The City of Pompano Beach.



City of Pompano Beach
 100 West Atlantic Boulevard, Suite 307
 Pompano Beach, Florida 33060

OFFICE OF THE SPECIAL MAGISTRATE

CITY OF POMPANO BEACH, FLORIDA

Case #:

18080132

Petitioner,

vs.

TAYLOR,CALVIN & BEULAH

Respondent(s)

FINAL ORDER OR STIPULATED FINAL ORDER

IN RE:

STREET ADDRESS: 601 NW 20 ST, POMPANO BEACH, FL
 33060

FOLIO: 484226171640

LEGAL DESCRIPTION: LIBERTY PARK ESTATES SEC 2 53-34 B
 LOT 32 BLK 7

The City of Pompano Beach Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Wednesday, October 24, 2018, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Special Magistrate finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the City of Pompano Beach Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
155.4201(B)1 General	STANDARDS APPLICABLE TO ALL USES. The following use standards shall be applicable to all uses: All uses shall be totally and permanently enclosed within a building. ... PLEASE REMOVE ALL OUTDOOR STORAGE AND/OR ENCLOSE OUTDOOR STORAGE FROM STREET VIEW.		10/22/2018	

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
155.4303(X)4.e. Standards for Specific accessory Uses and Structures.	PARKING OR STORAGE OF MOTOR VEHICLES, RECREATIONAL VEHICLES, BOATS, OR TRAILERS IN RESIDENTIAL ZONING DISTRICTS. Standards. The parking or storing of a motor vehicle, recreational vehicle, boat, or trailer on a public right-of-way or property in a... OBSERVED VEHICLE PARKED ON AN UNAPPROVED SURFACE (GRASS). IT IS A VIOLATION OF THE CODE TO PARK ON A SURFACE THAT IS NOT HARD, AND DUSTLESS (IE. NO PARKING ON GRASS). PLEASE PARK ON IMPERVIOUS SURFACE SUCH AS DRIVEWAY/PAVED SURFACE/ASPHALT ETC.)	1/4/2019		\$100.00
96.55(B) Boarding Permit Required	No person, firm, association or corporation shall erect, install, place or maintain boards over the doors, windows or other openings of any building or structure, or otherwise secure such openings by a means other than the conventional method used in... OBSERVED PROPERTY BOARDED - PERMITS REQUIRED. REMOVE BOARDING OR OBTAIN PERMIT FROM POMPANO BEACH BUILDING DEPARTMENT.	1/4/2019		\$100.00

Notes:

\$100.00 COST DUE

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Brae, D**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

If the owner(s) fail(s) to comply, an Order Imposing Fine in the amounts shown above for every day that the violation continues to exist commencing on the dates shown above 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, Florida Statutes). This Order may be enforced like a court judgment. Repeat violations can be fined up to \$5000.00 per day. (Section 162.09, Florida Statutes). Property owner(s) has/have 30 days from date this Final Order is executed to file an appeal in circuit court. (Section 162.11, Florida Statutes). The property owner must contact the Code Compliance Department to advise when compliance has been reached. The Special Magistrate has also assessed an additional fine of \$100.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is now due, and if not paid, may also constitute a lien against the above-referenced property which 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.

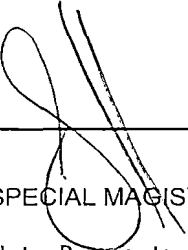
Respondents may appeal any decision with respect to any matter considered by the City of Pompano Beach Special Magistrate. An appeal must be filed within (30) days of the execution of the Order to be appealed. If a person decides to appeal any decision, such person will need a record of the proceedings 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, Florida Statutes.

For further information, please contact the Code Compliance Inspector at 954-786-4361

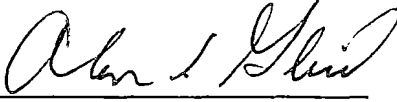
DONE AND ORDERED this 24th day of October 2019

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF POMPANO BEACH, FLORIDA



SPECIAL MAGISTRATE CLERK



Alan L. Gabriel
SPECIAL MAGISTRATE

Note: Payments should be mailed to the above address made payable to The City of Pompano Beach.



CITY of HOLLYWOOD, FLORIDA

POLICE DEPARTMENT • 3250 HOLLYWOOD BLVD. • HOLLYWOOD, FLORIDA 33021-6967

"A Leading Force In Professional Law Enforcement"

Accredited by the Commission for Florida Law Enforcement Accreditation



Order Of Imposition Of Fine and Claim Of Lien

Case Number: **V14-11406**
City of Hollywood
Broward County, Florida

Property Owner: **O'NEIL,SANDRA J O'NEIL,JAMES T**
6621 BRANCH ST
HOLLYWOOD FL 33024

Property Address: **6621 BRANCH ST**
HOLLYWOOD, FL 33024

Legal: **HERITAGE ESTATES SEC TWO 50-42 B**
LOT 20 BLK 4

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 - Residential** as specified in said Final Order into compliance or be subject to a fine in the amount of **\$25.00 PER DAY COMMENCING 02/24/2016**. 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 \$ Ø 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 repair/replace all torn/missing screens in rear screen enclosure. Failing to paint and repair deteriorated shed or remove.** 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 5/9/2016

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 **\$25.00 PER DAY COMMENCING 2/24/2016**, 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 \$ Ø 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



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"

22



CITY of HOLLYWOOD, FLORIDA



POLICE DEPARTMENT • 3250 HOLLYWOOD BLVD. • HOLLYWOOD, FLORIDA 33021-6967
"A Leading Force In Professional Law Enforcement"
Accredited by the Commission for Florida Law Enforcement Accreditation

time, and the Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida.

DONE AND ORDERED this 29th day of JULY, 2016

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

Maryann Mallin
Special Magistrate Clerk

Judith Secher
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 29th day of July, 2016 by Maryann Mallin 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.

C. Tognoli
Notary Public

Crystal Tognoli
Print Name



Crystal Tognoli
COMMISSION #FF242461
EXPIRES: June 21, 2019
WWW.AARONNOTARY.COM

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



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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

Order Of Imposition Of Fine and Claim Of Lien

Case Number: **V14-12185**
City of Hollywood
Broward County, Florida

Property Owner: **O'NEIL,SANDRA J O'NEIL,JAMES T**
6621 BRANCH ST
HOLLYWOOD FL 33024

Property Address: **6621 BRANCH ST**
HOLLYWOOD, FL 33024

Legal: **HERITAGE ESTATES SEC TWO50-42 B**
LOT 20 BLK 4

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) **158.06(C)** as specified in said Final Order into compliance or be subject to a fine in the amount of **\$50.00 PER DAY COMMENCING 11/01/2016**. 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 \$ Ø 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 sanitize/drain and maintain unsanitary swimming pool. Permit required and pass all inspections for draining pool** 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 11/14/16.

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 **\$50.00 PER DAY COMMENCING 11/1/2016**, 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 \$ Ø 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

of Broward County, Florida.

DONE AND ORDERED this 30 day of January, 2017.

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF HOLLYWOOD, FLORIDA

Maury Mallin
Special Magistrate Clerk

[Signature]
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 30 day of January, 2017, by Maury Mallin 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.

[Signature]
Notary Public

Crystal Tognoli
Print Name

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



Crystal Tognoli
COMMISSION #FF242461
EXPIRES: June 21, 2019
WWW.AARONNOTARY.COM

94-538926 T#004
11-07-94 01:51PM

IN THE CIRCUIT COURT FOR
BROWARD COUNTY, FLORIDA

PROBATE DIVISION

File Number 92-4402

Division MUSSELMAN

IN RE: ESTATE OF
RUBY TAYLOR
Deceased.

**ORDER DETERMINING THAT HOMESTEAD
REAL PROPERTY WAS PROPERLY DEVISED**

Upon the petition of the Personal Representative of the above Estate requesting an Order determining that real property described hereinbelow constituted the homestead of the above decedent, and for an Order determining that the decedent properly devised said real property by her Last Will and Testament dated September 22, 1980, legally described as follows:

Lot 3, in Block 7, of FOSTER PARK, according to the Plat thereof, as recorded in Plat Book 21, at Page 13, of the Public Records of Broward County, Florida.

And the Court finding that all interested persons have been served proper notice of said Petition and Notice of Hearing or have waived notice thereof.

That the material allegations of the Petition are true; the decedent was domiciled in Broward County, Florida at the time of death; that the decedent was not survived by a spouse or minor child and that the decedent was a resident of Broward County, Florida.

NOW THEREFORE, it is hereby adjudged that said real property was the homestead of the decedent, and it is

FURTHER ADJUDGED that:

1. The decedent did properly devise said real property by her Last Will and Testament dated September 22, 1980, to SANDRA O'NEAL,

BK22804PG0853

FLOYD TAYLOR, LUNELL ALLEN (Deceased, Date of Death [REDACTED]),
CALVIN TAYLOR, WALTER TAYLOR, and GLORIA JEAN TAYLOR (Deceased, Date
of Death: [REDACTED]);

2. The above-described real property constituted the homestead
of the decedent within the meaning of Section 4(a) and (b) of
Article X of the Constitution of the State of Florida;

3. The herein described real property, and the proceeds
therefrom, are exempt from all claims of creditors of the decedent;

4. Due to the death of GLORIA JEAN TAYLOR after the execution
of RUBY TAYLOR'S Last Will and Testament, and pursuant to Florida
Statute 732.603 (Florida's Anti-Lapse Statute), her interest vests
in her lineal descendants: ROSALYN MAYNARD, SHERRY BLUE, SIDNEY
BLUE, and RICKY TAYLOR; and

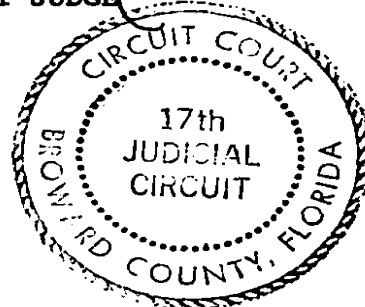
5. Due to the death of LUNELL ALLEN after the death of RUBY
TAYLOR and pursuant to Florida Statute 732.603 (Florida's Anti-Lapse
Statute), her interest vests in her lineal descendants: ALMA JEAN
ALLEN and LLOYD STALLWORTH.

DONE AND ORDERED in Chambers this 31st day of October,
1994.

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

Copies furnished to:
LAWRENCE JAY DAVIS, ESQ.
SANDRA O'NEAL
FLOYD TAYLOR
CALVIN TAYLOR
WALTER TAYLOR
ALL INTERESTED PERSONS

Jack M. [Signature]
CIRCUIT JUDGE



BK22804PG0854

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

DATE: June 1st, 2020
PROPERTY ID # 514221-18-1010 (TD # 45105)

WARNING

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

ESTATE OF SANDRA O'NEIL A/K/A SANDRA O'NEAL
533 N.W. 3RD COURT
HALLANDALE, FL 33009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 533 NW 3 CT HALLANDALE BEACH, FL 33009-3238 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\$9,387.38
- Or
- * Estimated Amount due if paid by July 14, 2020\$9,508.51

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

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

DATE: June 1st, 2020
PROPERTY ID # 514221-18-1010 (TD # 45105)

WARNING

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

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

DATE: June 1st, 2020
PROPERTY ID # 514221-18-1010 (TD # 45105)

WARNING

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CITY OF HOLLYWOOD
CODE COMPLIANCE DIVISION
2600 HOLLYWOOD BLVD., P.O. BOX 229045
HOLLYWOOD, FL 33022-9045

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

DATE: June 1st, 2020
PROPERTY ID # 514221-18-1010 (TD # 45105)

WARNING

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CITY OF HOLLYWOOD
POLICE DEPARTMENT
3250 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021-6967

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

DATE: June 1st, 2020
PROPERTY ID # 514221-18-1010 (TD # 45105)

WARNING

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

CITY OF POMPANO BEACH
100 WEST ATLANTIC BOULEVARD, SUITE 307
POMPANO BEACH, FL 33060

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 533 NW 3 CT HALLANDALE BEACH, FL 33009-3238 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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- Or
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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: June 1st, 2020
PROPERTY ID # 514221-18-1010 (TD # 45105)

WARNING

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

BULNES, ROYLAN
GARCIA-MONTESINO, ARIDEILYS
601 NW 3 CT
HALLANDALE BEACH, FL 33009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 533 NW 3 CT HALLANDALE BEACH, FL 33009-3238 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 July 14, 2020\$9,508.51

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

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

DATE: June 1st, 2020
PROPERTY ID # 514221-18-1010 (TD # 45105)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 533 NW 3 CT HALLANDALE BEACH, FL 33009-3238 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\$9,387.38
- Or
- * Estimated Amount due if paid by July 14, 2020\$9,508.51

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.

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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: June 1st, 2020
PROPERTY ID # 514221-18-1010 (TD # 45105)

WARNING

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

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

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Or
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DATE: June 1st, 2020
PROPERTY ID # 514221-18-1010 (TD # 45105)

WARNING

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

O'NEIL, SANDRA EST
533 NW 3 CT
HALLANDALE BEACH, FL 33009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 533 NW 3 CT HALLANDALE BEACH, FL 33009-3238 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
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www.broward.org/recordstaxestreasury

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

DATE: June 1st, 2020
PROPERTY ID # 514221-18-1010 (TD # 45105)

WARNING

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

SANDRA J O'NEIL
6621 BRANCH ST
HOLLYWOOD, FL 33024

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 533 NW 3 CT HALLANDALE BEACH, FL 33009-3238 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

DATE: June 1st, 2020
PROPERTY ID # 514221-18-1010 (TD # 45105)

WARNING

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

WILLIAMS, R L & FLOSSIE
529 NW 3 CT
HALLANDALE BEACH, FL 33009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 533 NW 3 CT HALLANDALE BEACH, FL 33009-3238 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
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

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

OFFICIAL USE

7019 0700 0000 9927 7611

Certified Mail Fee
\$ _____

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

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

Postmark
Here

Postage
\$ _____

Total Postage
\$ _____

Sent To _____

Street and Apt _____

City, State, Zip _____

TD 45105 JULY 2020 WARNING
WILLIAMS, R L & FLOSSIE
529 NW 3 CT
HALLANDALE BEACH, FL 33009

7019 0700 0000 9927 7604

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)

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

Postmark
Here

Postage

\$ _____

Total Postage

\$ _____

Sent To

Street and

City, State, .

TD 45105 JULY 2020 WARNING

SANDRA J O'NEIL

6621 BRANCH ST

HOLLYWOOD, FL 33024

7019 0700 0000 9927 7598

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	\$
Postage	\$
Total Posta	\$

Postmark
Here

Sent To	TD 45105 JULY 2020 WARNING
Street and	O'NEIL, SANDRA EST
City, State	533 NW 3 CT
	HALLANDALE BEACH, FL 33009

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

\$ _____

Sent To _____

Street and _____

City, State, _____

TD 45105 JULY 2020 WARNING
CITY OF HALLANDALE BEACH
ATTN CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009

7019 0700 0000 9927 7581

7019 0700 0000 9927 7574

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

\$ _____

Sent To

Street and

City, State, ZIP+4

TD 45105 JULY 2020 WARNING
 CITY OF HALLANDALE BEACH
 ATTN CITY ATTORNEY
 400 S FEDERAL HIGHWAY 2ND FLR
 HALLANDALE BEACH, FL 33009

7019 0700 0000 9927 7567

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

\$ _____

Sent To

Street and A

City, State, Z

TD 45105 JULY 2020 WARNING
 BULNES, ROYLAN
 GARCIA-MONTESINO, ARIDEILYS
 601 NW 3 CT
 HALLANDALE BEACH, FL 33009

7019 0700 0000 9927 7550

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

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OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postmark
Here

Postage

\$ _____

Total Postage

\$ _____

Sent To

Street and Apt

City, State, Z

TD 45105 JULY 2020 WARNING
CITY OF POMPANO BEACH
100 WEST ATLANTIC BOULEVARD, SUITE 307
POMPANO BEACH, FL 33060

7019 0700 0000 9927 7543

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

TD 45105 JULY 2020 WARNING
CITY OF HOLLYWOOD, POLICE DEPARTMENT
3250 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021-6967

Sent To _____
Street and A _____
City, State, & _____

7019 0700 0000 9927 7536

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	
\$	

Sent To	
Street and Apt	
City, State, Zip	

TD 45105 JULY 2020 WARNING
CITY OF HOLLYWOOD, CODE COMPLIANCE DIVISION
2600 HOLLYWOOD BLVD., P.O. BOX 229045
HOLLYWOOD, FL 33022-9045

7019 0700 0000 9927 7529

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

\$ _____

Sent To

Street and A

City, State, z

TD 45105 JULY 2020 WARNING
BROWARD COUNTY, CLERK OF THE CIRCUIT COURT
P.O. BOX 14610
FORT LAUDERDALE, FL 33302-4610

7019 0700 0000 9927 7512

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

\$ _____

Sent To

Street and Apt

City, State, Z

TD 45105 JULY 2020 WARNING

ESTATE OF SANDRA O'NEIL A/K/A SANDRA O'NEAL

533 N.W. 3RD COURT

HALLANDALE, FL 33009

SENDER: COMPLETE THIS SECTION

... the reverse
... d to you.
■ Attach this card to the back of the mailpiece,
or on the front if space permits.

1. Article Addressed to:

TD 45105 JULY 2020 WARNING
CITY OF HALLANDALE BEACH
ATTN CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009



9590 9402 4097 8092 9067 45

2. Article Number (Transfer from service label)

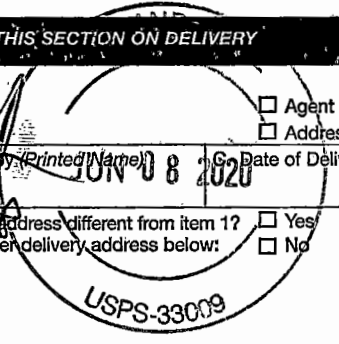
7019 0700 0000 9927 7581

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
JUN 08 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
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 45105 JULY 2020 WARNING
CITY OF HOLLYWOOD, CODE COMPLIANCE DIVISION
2600 HOLLYWOOD BLVD., P.O. BOX 229045
HOLLYWOOD, FL 33022-9045



9590 9402 4097 8092 9063 70

2. Article Number (Transfer from service label)

7019 0700 0000 9927 7536

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

M. MERINO

C. Date of Delivery

- 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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 45105 JULY 2020 WARNING
 CITY OF POMPANO BEACH
 100 WEST ATLANTIC BOULEVARD, SUITE 307
 POMPANO BEACH, FL 33060



9590 9402 4097 8092 9063 56

2. Article Number (Transfer from service label)

7019 0700 0000 9927 7550

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Michelle He...* Agent
 Addressee

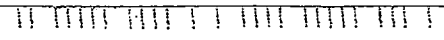
B. Received by (Printed Name) *Michelle He...* **C. Date of Delivery** *6-8-20*

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"/> Insured Mail | |

Mail Restricted Delivery
 0) 7019 0700 0000 9927 7550

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 45105 JULY 2020 WARNING
 CITY OF HOLLYWOOD, POLICE DEPARTMENT
 3250 HOLLYWOOD BLVD
 HOLLYWOOD, FL 33021-6967

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X

B. Received by (Printed Name) **C. Date of Delivery**

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)

7019 0700 0000 9927 7543

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 45105 JULY 2020 WARNING
 BROWARD COUNTY, CLERK OF THE CIRCUIT COURT
 P.O. BOX 14610
 FORT LAUDERDALE, FL 33302-4610



2. Article Number (Transfer from service label)

7019 0700 0000 9927 7529

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt