

TitleExpress[®]

A service of Grant Street Group

**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 12/07/2020

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 12/06/2020

CERTIFICATE # 2017-9508

ACCOUNT # 494232161380

ALTERNATE KEY # 354133

TAX DEED APPLICATION # 46471

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, Block 8, of GOLDEN HEIGHTS HOMES, according to the Plat thereof, recorded in Plat Book 40, at Page 28, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 2500 NW 16 COURT, FORT LAUDERDALE FL 33311-4551

OWNER OF RECORD ON CURRENT TAX ROLL:

BERNICE MCFADDEN EST

2500 NW 16 CT

FORT LAUDERDALE, FL 33311-4551 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

EDDIE MCFADDEN, DECEASED AND

ESTATE OF BERNICE MCFADDEN, DECEASED

1651 N.W. 25TH AVENUE

FORT LAUDERDALE, FL (Per Deed. No ZIP code included in address.)

(Property Appraiser indicates Bernice McFadden is deceased. No Death Certificate or Probate documents found in the Official Records of Broward County. Eddie McFadden is also deceased and was not included as an additional owner by the Property Appraiser. A Death Certificate was found in the Official Records of Broward County. No probate documents were found or needed, as title was held as husband and wife and therefore, not subject to probate.)

NOTE: Images and attachments from previous search not included in update.

MORTGAGE HOLDER OF RECORD:

No new documents found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

No new documents found.

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 32 16 1380

CURRENT ASSESSED VALUE: \$219,400

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:

No new documents found.

**Update search found no new recorded documents.

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	2500 NW 16 COURT, FORT LAUDERDALE FL 33311-4551	ID #	4942 32 16 1380
Property Owner	MCFADDEN, BERNICE EST	Millage	0312
Mailing Address	2500 NW 16 CT FORT LAUDERDALE FL 33311-4551	Use	01
Abbr Legal Description	GOLDEN HEIGHTS HOMES 40-28 B LOT 3 BLK 8		

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
2020	\$20,600	\$202,590	\$223,190	\$166,150	
2019	\$20,600	\$198,800	\$219,400	\$151,050	\$3,578.84
2018	\$20,600	\$155,350	\$175,950	\$137,320	\$2,996.31

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$223,190	\$223,190	\$223,190	\$223,190
Portability	0	0	0	0
Assessed/SOH	\$166,150	\$223,190	\$166,150	\$166,150
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	\$166,150	\$223,190	\$166,150	\$166,150

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
				\$3.00	6,866	SF
				Adj. Bldg. S.F. (Card, Sketch)		1838
				Units/Beds/Baths		1/3/2
				Eff./Act. Year Built: 1959/1958		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		

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PROPERTY INFORMATION REPORT

ORDER DATE: 09/24/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/22/2020

CERTIFICATE # 2017-9508

ACCOUNT # 494232161380

ALTERNATE KEY # 354133

TAX DEED APPLICATION # 46471

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, Block 8, of GOLDEN HEIGHTS HOMES, according to the Plat thereof, recorded in Plat Book 40, at Page 28, of the Public Records of Broward County, Florida.

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OWNER OF RECORD ON CURRENT TAX ROLL:

BERNICE MCFADDEN EST

2500 NW 16 CT

FORT LAUDERDALE, FL 33311-4551 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

EDDIE MCFADDEN, DECEASED AND ESTATE OR: 1210, Page: 143

OF BERNICE MCFADDEN, DECEASED

1651 N.W. 25TH AVENUE

FORT LAUDERDALE, FL (Per Deed. No ZIP code included in address.)

(Property Appraiser indicates Bernice McFadden is deceased. No Death Certificate or Probate documents found in the Official Records of Broward County. Eddie McFadden is also deceased and was not included as an additional owner by the Property Appraiser. A Death Certificate was found in the Official Records of Broward County. No probate documents were found or needed, as title was held as husband and wife and therefore, not subject to probate.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

HMF FL J LLC

TESCO CUSTODIAN

PO BOX 30538

TAMPA, FL 33630-3538 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 32 16 1380

CURRENT ASSESSED VALUE: \$219,400

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:

Death Certificate

OR: 40567, Page: 256

(This Death Certificate is for the owner Eddie McFadden; however, the legal description included is for a different property.)

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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	2500 NW 16 COURT, FORT LAUDERDALE FL 33311-4551	ID #	4942 32 16 1380
Property Owner	MCFADDEN, BERNICE EST	Millage	0312
Mailing Address	2500 NW 16 CT FORT LAUDERDALE FL 33311-4551	Use	01
Abbr Legal Description	GOLDEN HEIGHTS HOMES 40-28 B LOT 3 BLK 8		

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	\$20,600	\$198,800	\$219,400	\$151,050	
2018	\$20,600	\$155,350	\$175,950	\$137,320	\$2,996.31
2017	\$20,600	\$104,240	\$124,840	\$124,840	\$2,562.45

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$219,400	\$219,400	\$219,400	\$219,400
Portability	0	0	0	0
Assessed/SOH	\$151,050	\$219,400	\$151,050	\$151,050
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	\$151,050	\$219,400	\$151,050	\$151,050

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
				\$3.00	6,866	SF
				Adj. Bldg. S.F. (Card, Sketch)		1838
				Units/Beds/Baths		1/3/2
				Eff./Act. Year Built: 1959/1958		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #46471

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 March 2021, 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:

MCFADDEN, BERNICE EST 2500 NW 16TH CT FT LAUDERDALE, FL 33311-4551	MCFADDEN, MONA 2500 NW 16TH CT FT LAUDERDALE, FL 33311-4551	CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 100 N ANDREWS AVE FL 7 FT LAUDERDALE, FL 33301-1016	*MOTON, SHERROD J 1641 NW 25TH AVE FORT LAUDERDALE, FL 33311-4521
--	---	---	---

*BENTON, KENZI H/E
BENTON, KOFI & BENTON,
LOUIS D
1642 NW 25TH TER
FT LAUDERDALE, FL 33311-4528

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 March 2021 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

19

Broward County, Florida

INSTR # 116972412
Recorded 01/07/21 at 10:34 AM
Broward County Commission
1 Page(s)
#19

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46471

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: 494232-16-1380
Certificate Number: 9508
Date of Issuance: 05/24/2018
Certificate Holder: HMF FL J LLC TESCO CUSTODIAN
Description of Property: GOLDEN HEIGHTS HOMES 40-28 B
LOT 3 BLK 8

Name in which assessed: MCFADDEN, BERNICE EST
Legal Titleholders: MCFADDEN, BERNICE EST
2500 NW 16 CT
FORT LAUDERDALE, FL 33311-4551

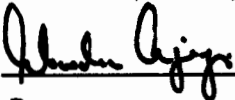
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of April, 2021. 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 4th day of January, 2021.

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: 03/18/2021, 03/25/2021, 04/01/2021 & 04/08/2021
Minimum Bid: 16411.79

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46471

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Description of Property: GOLDEN HEIGHTS HOMES 40-28 B
LOT 3 BLK 8

Name in which assessed: MCFADDEN, BERNICE EST
Legal Titleholders: MCFADDEN, BERNICE EST
2500 NW 16 CT
FORT LAUDERDALE, FL 33311-4551

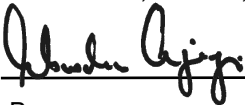
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Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of April, 2021. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 7th day of January, 2021.

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: 03/18/2021, 03/25/2021, 04/01/2021 & 04/08/2021
Minimum Bid: 16706.79

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

STATE OF FLORIDA COUNTY OF BROWARD:

Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

46471

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 9508

in the XXXX Court,
was published in said newspaper in the issues of
03/18/2021 03/25/2021 04/01/2021 04/08/2021

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

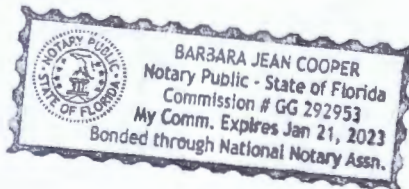
Scherrie A Thomas

Sworn to and subscribed before me this
8 day of APRIL, A.D. 2021

Barbara Jean Cooper

(SEAL)

SCHERRIE A. THOMAS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 46471

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: 494232-16-1380
Certificate Number: 9508

Date of Issuance: 05/24/2018

Certificate Holder:
HMF FLJ LLC TESCO CUSTODIAN

Description of Property:
GOLDEN HEIGHTS HOMES
40-28 B
LOT 3 BLK 8

Name in which assessed:
MCFADDEN, BERNICE EST

Legal Titleholders:
MCFADDEN, BERNICE EST
2500 NW 16 CT
FORT LAUDERDALE, FL 33311-4551

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

21st day of April, 2021. 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 7th day of January, 2021.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi
Deputy

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

Minimum Bid: 16706.79
401-314
3/18-25 4/1-8 21-18/0000516817B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21008209

Broward County, FL VS Bernice McFadden Est

RETURN OF SERVICE

Court Case # TD 46471

Hearing Date: 04/21/2021

Received by CCN 11002

03/10/2021 1:24 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Bernice McFadden Est 2500 NW 16 Court Fort Lauderdale FL 33311**

Served:

X

Not Served:

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

Date: 03/10/2021 Time: 2:40 PM

On Bernice McFadden Est 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:

Other Returns: Other Returns

/

COMMENTS: Posted tax deed notice on front door.

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

Gregory Tony, Sheriff
Broward County, Florida

By: *C. Mitchell* 11002

D.S.

C. Mitchell, #11002**RECEIPT INFORMATION**

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

EXECUTION COSTS**DEMAND/LEVY INFORMATION**

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494232-16-1380 (TD #46471)

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 March 31, 2021\$12,403.04

Or

* Amount due if paid by April 20, 2021\$12,558.85

*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 April 21, 2021 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, BERNICE EST
2500 NW 16 CT
FORT LAUDERDALE, FL 33311

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

DOCUMENT COVER PAGE

(Space above this line reserved for recording office use)

DOCUMENT TITLE: Death Certificate - Eddie McFadden

EXECUTED BY: _____

TO: _____

BRIEF LEGAL DESCRIPTION: Lots 11 and 12, Block 2, CARVER PARK,
according to the Plat thereof, as recorded
in Plat Book 19, Page 21, of the Public
Records of Broward County, Florida.

RETURN RECORDED DOCUMENT TO:

Moraitis, Cofar, Karney & Moraitis
915 middle River Drive # 506
Ft. Lauderdale, Florida 33304
File No. 05R-791K and
05R-882K

W/C TRI - COUNTY for: 05R-882K
Moraitis, Cofar, Karney & Moraitis
915 Middle River Drive, Suite 506
Fort Lauderdale, FL 33304
61692.7 p17 McFadden

②

WARRANTY DEED
(FROM CORPORATION)

OFF REC 1210 143
FAPCO'S FORM A-3



58- 37857 **Warranty Deed**

This Indenture: Made, this 25th day of March, A. D. 19 58.
BETWEEN GOLDEN HEIGHTS LAND COMPANY, a corporation
existing under the laws of the State of Florida, having its principal place of
business in the County of Broward and State of Florida
and lawfully authorized to transact business in the State of Florida, party of the first part, and

EDDIE McFADDEN and BERNICE McFADDEN, his wife,
whose mailing address is: 1651 N. W. 25th Avenue,
Fort Lauderdale,
of the County of Broward and State of Florida
parties of the second part WITNESSETH:

That the said party of the first part, for and in consideration of the sum of
TEN (\$10.00) and O.V.C. Dollars,
to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged has
granted, bargained and sold to the said parties of the second part,
hereby and assigns forever, the following described land situate, lying and being in the County of
Broward and State of Florida, to-wit:

Lot 3, Block 8, of GOLDEN HEIGHTS HOMES, according
to the Plat thereof, recorded in Plat Book 40, at Page
20, of the Public Records of Broward County, Florida.

SUBJECT T: Limitations, restrictions, and easements of record;
taxes for the year 1958 and subsequent years; local
zoning ordinances.

Buyers shall not improve or add to the above property
without the written consent of the Seller for Eighteen
(18) months from the date of this Deed.



And the said party of the first part does hereby fully warrant the title to said land, and will defend
the same against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF, the said party of the first part has caused these pres-
ents to be signed in its name by its proper officers,
and its corporate seal to be affixed, attested by its
secretary, the day and year above written.

(Corporate
Seal)

GOLDEN HEIGHTS LAND COMPANY

WITNESSETH: James Landfield
Secretary

By James H. Landfield
President

Signed, sealed and delivered in presence of us

RETURN: To the Grantee

OFF REC 1210 144

State of Florida,

County of BROWARD

I Hereby Certify, that on this 11th day of April
A. D. 1958, before me personally appeared DAVID W. LANDFIELD
and EUNICE LANDFIELD President and Secretary respectively of
GOLDEN HEIGHTS LAND COMPANY, a corporation under the laws of
the State of Florida, to me known to be the persons who signed the fore-
going instrument as such officers and severally acknowledged the execution thereof to be their free act and
deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the offi-
cial seal of said corporation, and that the said instrument is the act and deed of said corporation.

Witness my signature and official seal at Ft. Lauderdale
in the County of Broward and State of Florida
the day and year last aforesaid.

My commission expires: Notary Public, State of Florida at large
My commission expires Dec. 12, 1960

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS
CLERK OF CIRCUIT COURT

PACOS FORM A-3

Warranty Deed

(FROM CORPORATION)

TO

Dated

ABSTRACT OF DESCRIPTION

State of Florida.

County of

On this day of

A. D. 19 at o'clock M., this

instrument was filed for record, and, being duly
acknowledged and proven, I have recorded the

same on Page of Book

in the Public Records of said County.

IN WITNESS WHEREOF, I have hereunto
set my hand and affixed the seal of the Circuit
Court of the Judicial Circuit
of said State, in and for said County.

Clerk

D.C.

PACOS PUBLISHING CORPORATION, MIAMI 32, FLORIDA

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

DATE: March 1st, 2021

PROPERTY ID # 494232-16-1380 (TD # 46471)

WARNING

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

MCFADDEN, BERNICE EST
2500 NW 16 CT
FORT LAUDERDALE, FL 33311-4551

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2500 NW 16 CT, FL 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 March 31, 2021\$12,403.04

Or

* Estimated Amount due if paid by April 20, 2021\$12,558.85

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 21, 2021 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: March 1st, 2021

PROPERTY ID # 494232-16-1380 (TD # 46471)

WARNING

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*BENTON, KENZI H/E
BENTON, KOFI & BENTON, LOUIS D
1642 NW 25TH TER
FT LAUDERDALE, FL 33311-4528

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DATE: March 1st, 2021

PROPERTY ID # 494232-16-1380 (TD # 46471)

WARNING

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

*MOTON, SHERROD J
1641 NW 25TH AVE
FORT LAUDERDALE, FL 33311-4521

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

DATE: March 1st, 2021

PROPERTY ID # 494232-16-1380 (TD # 46471)

WARNING

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CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FT LAUDERDALE, FL 33301-1016

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

DATE: March 1st, 2021

PROPERTY ID # 494232-16-1380 (TD # 46471)

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MCFADDEN, MONA
2500 NW 16TH CT
FT LAUDERDALE, FL 33311-4551

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total

\$

Sent

Street

City, State, ZIP+4[®]

TD 46471 APRIL 2021 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FT LAUDERDALE, FL 33301-1016

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

See Reverse for Instructions

7017 2680 0000 4978 6371

7017 2680 0000 4978 6388

U.S. Postal ServiceTM
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
Here

Postage

\$

Total P

\$

Sent To

Street

City, St

TD 46471 APRIL 2021 WARNING
MCFADDEN, BERNICE EST
2500 NW 16TH CT
FT LAUDERDALE, FL 33311-4551

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

See Reverse for Instructions

7017 2680 0000 4978 6395

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Post

\$

Total

\$

Sen.

Str.

City, State, ZIP+4[®]

TD 46471 APRIL 2021 WARNING
MCFADDEN, MONA
2500 NW 16TH CT
FT LAUDERDALE, FL 33311-4551

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

See Reverse for Instructions

U.S. Postal ServiceTM
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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

\$

Tot

\$

Se

St

City

TD 46471 APRIL 2021 WARNING
*MOTON, SHERROD J
1641 NW 25TH AVE
FORT LAUDERDALE, FL 33311-4521

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

See Reverse for Instructions

7017 2680 0000 4978 6401

7017 2680 0000 4978 6418

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

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Post

\$

Total

\$

Sent

Street

City,

TD 46471 APRIL 2021 WARNING
*BENTON, KENZI H/E
BENTON, KOFI & BENTON, LOUIS D
1642 NW 25TH TER
FT LAUDERDALE, FL 33311-4528

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

See Reverse for Instructions

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. **SM**
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Address

TD 46471 APRIL 2021 WARNING
*BENTON, KENZI H/E
BENTON, KOFI & BENTON, LOUIS D
1642 NW 25TH TER
FT LAUDERDALE, FL 33311-4528



9590 9402 6182 0220 7051 15

2. Article Number (Transfer from service label)

7017 2680 0000 4978 6418

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

RJ 11/23

☐ 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

COVID-19

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
- ☐ 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. **SM**
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

TD 46471 APRIL 2021 WARNING
*MOTON, SHERROD J
1641 NW 25TH AVE
FORT LAUDERDALE, FL 33311-4521



9590 9402 6182 0220 7051 22

2. Article Number (Transfer from service label)

7017 2680 0000 4978 6401

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

RJ1123

☐ 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

COVID19

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☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

ii

iii Restricted Delivery

(over \$500)

PS Form 3811 July 2020 PSN 7520-02-000-9052

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. **SM**
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

TD 46471 APRIL 2021 WARNING
MCFADDEN, MONA
2500 NW 16TH CT
FT LAUDERDALE, FL 33311-4551



9590 9402 6182 0220 7057 19

2 Article Number (Transfer from service label)

7017 2680 0000 4978 6395

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

RJ1123

☐ 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

COVID/9

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
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

fail
fail Restricted Delivery

(over 9999)

PS Form 3811, July 2020 PSN 7530-02-000-9053

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. **SM**
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 46471 APRIL 2021 WARNING
MCFADDEN, BERNICE EST
2500 NW 16TH CT
FT LAUDERDALE, FL 33311-4551



9590 9402 6182 0220 7057 26

2. Article Number (Transfer from)

7017 2680 0000 4978 6388

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X RJ/123

☐ 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

COVID19

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
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ Delivery Restricted Delivery

Mail

☐ Registered Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt