

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

PROPERTY INFORMATION REPORT

ORDER DATE: 04/19/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 04/14/2021

CERTIFICATE # 2017-18759

ACCOUNT # 514230031370

ALTERNATE KEY # 740723

TAX DEED APPLICATION # 46919

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 9, Block 7 of HYDE PARK SECOND EDITION, according to the Plat thereof, recorded in Plat Book 26, Page 1, of the Public Records of Broward County, Florida

PROPERTY ADDRESS: 4530 SW 28 STREET, WEST PARK FL 33023

OWNER OF RECORD ON CURRENT TAX ROLL:

TORRENCE R PHILLIPS

VALERIA K PHILLIPS

2200 S CYPRESS BEND DR #904

POMPANO BEACH, FL 33069-4428 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

TORRENCE R. PHILLIPS

OR: 46480, Page: 1919

2200 SOUTH CYPRESS BEND DRIVE

904

POMPANO BEACH, FL 33162 (Per Deed)

VALERIA K. PHILLIPS

4031 SW 25TH STREET

HOLLYWOOD, FL 33023 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

BEAMIF A LLC

PO BOX 885

BOCA RATON, FL 33429 (Tax Deed Applicant)

CITY OF WEST PARK

Instrument: 115288206

1965 S STATE ROAD 7

WEST PARK, FL 33023 (Per Order)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 30 03 1370

CURRENT ASSESSED VALUE: \$185,770

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed

OR: 17627, Page: 644

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.

Brian Johnson

Title Examiner

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #46919

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 July 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:

| | | | |
|---|---|--|---|
| CITY OF WEST PARK 1965 S STATE ROAD 7 WEST PARK, FL 33023 | PHILLIPS, TORRENCE R 4530 SW 28 ST WEST PARK, FL 33023 | PHILLIPS, VALERIA K 4530 SW 28 STREET WEST PARK, FL 33023 | PHILLIPS, TORRENCE R 2200 S CYPRESS BEND DR #904 POMPANO BEACH, FL 33069- 4428 |
| PHILLIPS, VALERIA K 2200 S CYPRESS BEND DR #904 POMPANO BEACH, FL 33069- 4428 | VALERIA K. PHILLIPS 4031 SW 25TH STREET HOLLYWOOD, FL 33023 | *PUBLIC LAND % CITY OF WEST PARK 1965 S STATE ROAD 7 WEST PARK, FL 33023-6733 | *CRAWFORD, DANIEL W III 4580 SW 28 ST WEST PARK, FL 33023 |
| *PHILLIPS, VALERIA K H/E PHILLIPS, TORRENCE R 4520 SW 28 ST WEST PARK, FL 33023 | | | |

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 July 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**

Broward County, Florida

INSTR # 117250317
Recorded 05/06/21 at 09:44 AM
Broward County Commission
1 Page(s)
#15

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46919

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: 514230-03-1370
Certificate Number: 18759
Date of Issuance: 05/24/2018
Certificate Holder: BEAMIF A LLC
Description of Property: HYDE PARK SECOND SECTION 26-1 B
LOT 9 BLK 7

Name in which assessed: PHILLIPS, TORRENCE R PHILLIPS, VALERIA K
Legal Titleholders: PHILLIPS, TORRENCE R
PHILLIPS, VALERIA K
2200 S CYPRESS BEND DR #904
POMPANO BEACH, FL 33069-4428

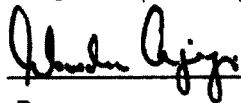
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of August, 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 3rd day of May, 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: 07/15/2021, 07/22/2021, 07/29/2021 & 08/05/2021
Minimum Bid: 19582.20

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Legal Titleholders: PHILLIPS,TORRENCE R
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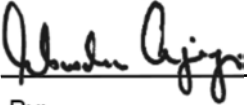
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broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 21st day of May, 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: 07/15/2021, 07/22/2021, 07/29/2021 & 08/05/2021
Minimum Bid: 19945.20

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

46919
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 18759

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

07/15/2021 07/22/2021 07/29/2021 08/05/2021

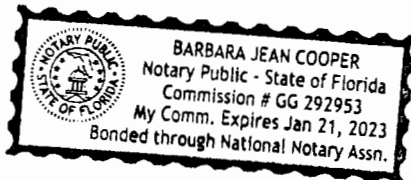
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and 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
5 day of AUGUST, 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 46919**

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Certificate Number: 18759
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Certificate Holder:
BEAMIF A LLC

Description of Property:
HYDE PARK SECOND SECTION
26-1 B LOT 9 BLK 7

Name in which assessed:
PHILLIPS, TORRENCE RPHILLIPS,
VALERIA K

Legal Titleholders:
PHILLIPS, TORRENCE R
PHILLIPS, VALERIA K
2200 S CYPRESS BEND DR #904
POMPANO BEACH, FL 33069-4428

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of August, 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.deeduction.net
*Pre-registration is required to bid.
Dated this 21st day of May, 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: 19945.20
401-314
7/15-22-20 8/5 21-11/00005391588

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21028766

Broward County, FL VS Torrence R. Phillips and/or Valeria K. Phillips

RETURN OF SERVICE



Court Case # TD 46919

Hearing Date:08/18/2021

Received by CCN 12628

07/02/2021 9:36 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Torrence R. Phillips and/or Valeria K. Phillips 4530 SW 28 Street West Park FL 33023**

Served:

Not Served:

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

Date: 07/02/2021 Time: 11:36 AM

On Torrence R. Phillips and/or Valeria K. Phillips 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: Locked chain-link fence, unable to post on door. Posted tax notice on chain-link fence.

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

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

By: Annette Shannon D.S.
A. Shannon, #12628

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

| | |
|-----------------------|--------|
| 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 # 514230-03-1370 (TD #46919)

RECEIVED SHERIFF
2021 JUL -1 AM 11:25
BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by July 30, 2021\$19,672.05

Or

* Amount due if paid by August 17, 2021\$19,945.20

*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 August 18, 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

**PHILLIPS, TORRENCE R AND/OR
PHILLIPS, VALERIA K
4530 SW 28 ST
WEST PARK, FL 33023**

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21028766

Broward County, FL VS Torrence R. Phillips and/or Valeria K. Phillips

RETURN OF SERVICE



Court Case # TD 46919

Hearing Date:08/18/2021

Received by CCN 17336

07/02/2021 8:38 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Torrence R. Phillips and/or Valeria K. Phillips 2200 S Cypress Bend Drive #904 Pompano Beach FL 33069**

Served:

Not Served:

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

Date: 07/02/2021 Time: 10:25 AM

On Torrence R. Phillips and/or Valeria K. Phillips 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:

INDIVIDUAL SERVICE

COMMENTS: Posted Tax Notice

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: 

D.S.

R. Bannis, #17336

| RECEIPT INFORMATION | | EXECUTION COSTS | DEMAND/LEVY INFORMATION | |
|---------------------|--------|-----------------|-------------------------|--------|
| Receipt # | | | Judgment Date | n/a |
| Check # | | | Judgment Amount | \$0.00 |
| Service Fee | \$0.00 | | Current Interest Rate | 0.00% |
| On Account | \$0.00 | | Interest Amount | \$0.00 |
| Quantity | | | Liquidation Fee | \$0.00 |
| Original | 2 | | Sheriff's Fees | \$0.00 |
| Services | 2 | | Sheriff's Cost | \$0.00 |
| | | | Total Amount | \$0.00 |

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514230-03-1370 (TD # 46919)

WARNING

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

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

**ORIGINAL
DOCUMENT**

ORIGINAL DOCUMENT
BROWARD COUNTY SHERIFF
2021 AUG 17 11 06 AM
33312

NOTE

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

PLEASE SERVE THIS ADDRESS OR LOCATION

**PHILLIPS, TORRENCE R AND/OR
PHILLIPS, VALERIA K
2200 S CYPRESS BEND DR #904
POMPANO BEACH, FL 33069-4428**

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



City of West Park
1965 S State Road 7
West Park, FL 33023

CITY OF WEST PARK

Petitioner,

vs.

Case No: 17030121
Name: PHILLIPS, TORRENCE R & PHILLIPS, VALERIA K
Address: 2200 S CYPRESS BEND DR #904 POMPANO BEACH, FL 33069

Violation Address: 4530 SW 28 ST, WEST PARK, FL 33023

Legal Description: HYDE PARK SECOND SECTION 26-1 B LOT 9 BLK 7

Respondent(s)

CODE ENFORCEMENT MAGISTRATE ORDER CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT MAGISTRATE of the CITY OF WEST PARK, FLORIDA on 07/19/2018 and upon the presentation of testimony and other evidence in this case, the Magistrate finds:

1. The respondent owns/manages certain real property located at:
4530 SW 28 ST, WEST PARK, FL 33023
more particularly described as
HYDE PARK SECOND SECTION 26-1 B LOT 9 BLK 7
which is the subject of this Code Enforcement Magistrate proceeding.
2. The Code Enforcement Order required the Respondent(s) to take corrective action with specific compliance dates as shown below:

| Ordinance/Regulation | Section | Description | Ordered to Comply By | Daily Fine | Date Complied |
|---|--|---|----------------------|------------|---------------|
| CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES... | Sec. 14-152(a). - Duty to maintain property. | It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings. | 6/26/2018 | \$50.00 | |
| CHAPTER 10 CODE ENFORCEMENT... | Section 10-14(c). - Citation procedures; schedule of civil penalties | With regard to garbage and bulk trash disposal, the city may utilize the method of citation set forth in subsections (a) and (b) of this section. Domestic garbage containers and Bulk trash shall be placed at the curb for collection not more than 72 h. | | | |
| CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES... | Section 14-117 (a). - Pruning. | Tree pruning. All trees must be pruned in accordance to ANSI standards for pruning as established by the American National Standards Institute (ANSI A300, as amended). No person shall abuse a tree located within the city unless the abuse is necessary | | | |
| CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES... | Section 14-151 (a). - Public nuisances. | The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v | | | |

3. Under oath, the Code Enforcement Officer testified to the Code Enforcement Magistrate on Thursday, July 19, 2018 that the required corrective action was not taken as ordered, and that the violation(s) in question still exist(s).
4. Accordingly, it having been brought to the Magistrate's attention that the Respondent(s) did not comply with the above Order, the Special Magistrate has considered the gravity of the violation, any actions by the Respondent to remedy the violation, and any previous violations of the Respondent, and a fine is hereby certified, in the amounts shown below, where the dates shown are the dates previously set by the Code Enforcement Special Magistrate for compliance, or a Final Judgment is entered by a court of competent jurisdiction.

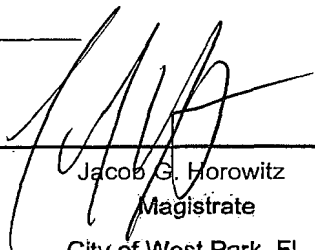
| Ordinance/Regulation | Section | Description | Ordered to Comply By | Daily Fine | Date Complied |
|---|---|--|----------------------|------------|---------------|
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Notes:

CERTIFY FINES TO INCLUDE PAYMENT OF INVOICE#2788 - \$400, \$150 ADMIN. COST PLUS UNPAID \$50 ADMIN. COST.

In addition, enforcement costs of \$150.00 are certified herein. This Order, which may be amended, can be recorded and shall, upon recordation, constitute a lien against all property owned by the Respondent pursuant to Chapter 162 of the Florida Statutes.

Ordered this July 30, 2018



 Jacob G. Horowitz
 Magistrate
 City of West Park, FL

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 30th day of July, 2018.

Ivette Corredor
NOTARY PUBLIC, STATE OF FLORIDA

Personally known or produced identification _____

Type of identification produced _____



cc: PHILLIPS, TORRENCE R & PHILLIPS, VALERIA K

2

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Torrence R Phillips
2200 S Cypress Bend Drive 904
Pompano Beach, FL 33069

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 8th day of April, 2006, by ELTON NATHANIEL PHILLIPS, Grantor, whose post office address is 4520 SW 28th Street, Hollywood, Florida, first party, to TORRENCE R. PHILLIPS (a married man) Grantee whose post office address is 2200 South Cypress Bend Drive, 904, Pompano Beach, FL 33162 and VALERIA K. PHILLIPS (a single woman) Grantee, whose post office address is 4031 SW 25th Street, Hollywood, Florida 33023, second party: (Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward State of Florida, to wit:

HYDE PARK SECOND SECTION 26-1 B LOT 9 BLK 7,
according to the Public Records of Broward County, Florida

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

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

Signed, Sealed and Delivered
in the presence of:

Dara Clark-Phillips
Witness

Dara Clark-Phillips
Witness

Dara Clark-Phillips
Witness
Dara Clark-Phillips

Elton Phillips L.S.
ELTON NATHANIEL PHILLIPS
Grantor

Torrence R. Phillips L.S.
TORRENCE R. PHILLIPS
Grantee

3

Chris Phillips
Witness
Dara Clark Phillips
Witness
Dara Clark-Phillips
Chris Phillips
Witness

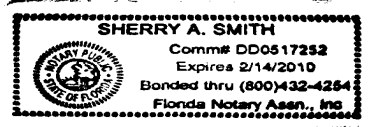
Valeria K. Phillips
VALERIA K. PHILLIPS
Grantee

STATE OF FLORIDA
COUNTY OF] ss:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ELTON NATHANIEL PHILLIPS, to me known to be the person(s) described in, and who executed the foregoing instrument and acknowledged before me that he executed the same and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 8th day of April, 2006.

Sherry A. Smith
Notary Public, State of Florida
My Commission Expires:

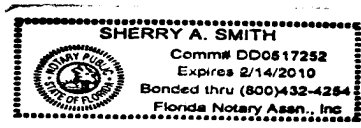


STATE OF FLORIDA
COUNTY OF] ss:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared TORRENCE R. PHILLIPS, to me known to be the person(s) described in, and who executed the foregoing instrument and acknowledged before me that he executed the same and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 8th day of April, 2006.

Sherry A. Smith
Notary Public, State of Florida
My Commission Expires:



STATE OF FLORIDA]
COUNTY OF

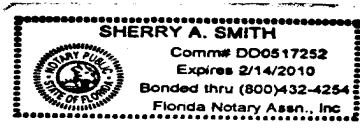
] ss:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared VALERIA K. PHILLIPS to me known to be the person(s) described in, and who executed the foregoing instrument and acknowledged before me that he executed the same and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 8th day of April, 2006.



Notary Public, State of Florida
My Commission Expires:



This Warranty Deed Made the 26th day of July A. D. 1990 by
JUANITA C. PHILLIPS, a married person and BRUCE DUANE PHILLIPS, a single person
hereinafter called the grantor, to
ELTON N. PHILLIPS

whose postoffice address is 4520 S.W. 28th Street, Hollywood, Florida 33023
hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 & OVC and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, re-
leases, releases, conveys and confirms unto the grantee, all that certain land situate in Broward
County, Florida, viz:

Lot 9, Block 7 of HYDE PARK SECOND EDITION, according to the Plat
thereof, recorded in Plat Book 26, Page 1, of the Public Records
of Broward County, Florida.

SUBJECT to restrictions, reservations, easements, limitations and
conditions of record, taxes for the current and subsequent years,
zoning ordinances of record and amendments thereto.

This is not the homestead of either grantors.

\$ 176.00 has been Paid
in Broward County for Documentary
Stamp Tax as required by law.
Orville M. Hestberg Deputy

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

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

And the grantor hereby covenants with said grantee that 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, 19 89

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. NESTER
COUNTY ADMINISTRATOR

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:

William J. Cone
Witness
Robert Carby
Witness

Juanita C. Phillips US
JUANITA C. PHILLIPS
Bruce Duane Phillips US
BRUCE DUANE PHILLIPS

STATE OF FLORIDA
COUNTY OF BROWARD

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

JUANITA C. PHILLIPS and BRUCE DUANE PHILLIPS

to me known to be the person described in and who executed the
foregoing instrument and they acknowledged before me that they
executed the same.

WITNESS my hand and official seal in the County and
State last aforesaid this 26th day of
July, A. D. 19 90.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN. 21, 1993
BONDED THROUGH ASHTON AGENCY, INC.

Robert Carby
Notary Public

This instrument prepared by: William J. Cone, Jr., Esquire
514 Southeast Seventh Street
Fort Lauderdale, Florida 33301
Phone: (305) 764-0570
Address: WC

90 JUL 27 PM 4:15

SPACE BELOW FOR RECORDERS USE

BK 1762760644

29

DATE: July 1st, 2021
PROPERTY ID # 514230-03-1370 (TD # 46919)

WARNING

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

PHILLIPS, VALERIA K
2200 S CYPRESS BEND DR #904
POMPANO BEACH, FL 33069-4428

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4530 SW 28 STREET, WEST PARK, FL 33023 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 July 30, 2021\$19,672.05
- Or
- * Estimated Amount due if paid by August 17, 2021\$19,945.20

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

DATE: July 1st, 2021
PROPERTY ID # 514230-03-1370 (TD # 46919)

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PHILLIPS, TORRENCE R
4530 SW 28 ST
WEST PARK, FL 33023

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2200 SOUTH CYPRESS BEND DRIVE #904
POMPANO BEACH, FL 33169-4428

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DATE: July 1st, 2021
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WARNING

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VALERIA K. PHILLIPS
4031 SW 25TH STREET
HOLLYWOOD, FL 33023

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

DATE: July 1st, 2021
PROPERTY ID # 514230-03-1370 (TD # 46919)

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CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023

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DATE: July 1st, 2021
PROPERTY ID # 514230-03-1370 (TD # 46919)

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*CRAWFORD, DANIEL W III
4580 SW 28 ST
WEST PARK, FL 33023

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DATE: July 1st, 2021
PROPERTY ID # 514230-03-1370 (TD # 46919)

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*PHILLIPS, VALERIA K H/E
PHILLIPS, TORRENCE R
4520 SW 28 ST
WEST PARK, FL 33023

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DATE: July 1st, 2021
PROPERTY ID # 514230-03-1370 (TD # 46919)

WARNING

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PHILLIPS, VALERIA K
4530 SW 28 STREET
WEST PARK, FL 33023

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DATE: July 1st, 2021
PROPERTY ID # 514230-03-1370 (TD # 46919)

WARNING

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PUBLIC LAND
% CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023-6733

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7020 1290 0001 0515 8829

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com™.

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

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| Postage | |
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| Total Postage and Fees | |
| \$ | |

TD 46919 AUGUST 2021 WARNING
CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023

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

U.S. Postal Service™
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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 Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 46919 AUGUST 2021 WARNING
PHILLIPS, TORRENCE R
4530 SW 28 ST
WEST PARK, FL 33023

7020 1290 0001 0515 8836

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\$

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

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

Postmark
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Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 46919 AUGUST 2021 WARNING

PHILLIPS, VALERIA K
4530 SW 28 STREET
WEST PARK, FL 33023

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

See Reverse for Instructions

7020 1290 0001 0515 8843

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

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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 46919 AUGUST 2021 WARNING
PHILLIPS, TORRENCE R
2200 S CYPRESS BEND DR #904
POMPANO BEACH, FL 33069-4428

7020 1290 0001 0515 8850

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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 Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 46919 AUGUST 2021 WARNING
PHILLIPS, VALERIA K
2200 S CYPRESS BEND DR #904
POMPANO BEACH, FL 33069-4428

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

See Reverse for Instructions

7020 1290 0001 0515 8867

7020 1290 0001 0515 8874

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

Postmark
Here

| | |
|-------------------|--|
| Postage | |
| \$ | |
| Total Postage and | |
| \$ | |

TD 46919 AUGUST 2021 WARNING
VALERIA K. PHILLIPS
4031 SW 25TH STREET
HOLLYWOOD, FL 33023

| | |
|--------------------|--|
| Sent To | |
| Street and Apt. N° | |
| City, State, ZIP+4 | |

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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 Postage and |
| \$ |

TD 46919 AUGUST 2021 WARNING
*PUBLIC LAND
% CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023-6733

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

7020 1290 0001 0515 8881

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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 at

\$

Sent To

Street and Apt. N

City, State, ZIP+4

TD 46919 AUGUST 2021 WARNING
*CRAWFORD, DANIEL W III
4580 SW 28 ST
WEST PARK, FL 33023

7020 1290 0001 0515 8898

7020 1290 0001 0515 8904

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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 at \$ _____

TD 46919 AUGUST 2021 WARNING

Sent To

*PHILLIPS, VALERIA K H/E
PHILLIPS, TORRENCE R
4520 SW 28 ST
WEST PARK, FL 33023

Street and Apt. N

City, State, ZIP+4

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 46919 AUGUST 2021 WARNING
 CITY OF WEST PARK
 1965 S STATE ROAD 7
 WEST PARK, FL 33023



9590 9402 6339 0296 9516 96

2.

7020 1290 0001 0515 8829

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted 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.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 46919 AUGUST 2021 WARNING
 PHILLIPS, TORRENCE R
 2200 S CYPRESS BEND DR #904
 POMPANO BEACH, FL 33069-4428



9590 9402 6339 0296 9516 65

2. **7020 1290 0001 0515 8850**

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

Yes

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
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46919 AUGUST 2021 WARNING
 *PUBLIC LAND
 % CITY OF WEST PARK
 1965 S STATE ROAD 7
 WEST PARK, FL 33023-6733



9590 9402 6339 0296 9516 34

2 **7020 1290 0001 0515 8881**

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) *PAIS* 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"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Delivery Restricted Delivery | |
| <input type="checkbox"/> Restricted Delivery | |

(over \$500)