

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: 01/20/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 12/26/2021

CERTIFICATE # 2014-21261

ACCOUNT # 514216010020

ALTERNATE KEY # 692081

TAX DEED APPLICATION # 48637

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:

East 36 feet of the West 156 feet of the South 14 feet of Lot 3, Block "A", HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, recorded in Plat Book 1 at Page 26, of the Public Records of Broward County, Florida.

** The legal description on the vesting deed differs from the Property Appraiser records. It appears that the Property Appraiser includes legal description PORTION LOTS 1 THRU 9 DESC AS BEG NW COR LOT 1,E 355.42 ALG N/L,S 205.00,W 355.41,N 205.00 TO POB from Deed 42331-1637 in error.

PROPERTY ADDRESS: LINCOLN STREET HOLLYWOOD, FL 33020

OWNER OF RECORD ON CURRENT TAX ROLL:

JEFFREY ARCHER

2743 RODMAN ST

HOLLYWOOD, FL 33020-5768 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JEFFREY ARCHER

OR: 32804, Page: 900

PO BOX 121075

FORT LAUDERDALE, FL 33312 (Per Tax Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

BRADLEY ROBERT PHILLIPS

2137 LINCOLN ST

HOLLYWOOD, FL 33020 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 16 01 0020

CURRENT ASSESSED VALUE: \$280
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:

Quit Claim Deed

OR: 21240, Page: 755

Warranty Deed

OR: 42331, Page: 1637

(Deed 42331-1637 appears to be included on the Property Appraiser in error along with the legal description included in error. Including this document for informational purposes only.)

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.

Kinsey Ram

Title Examiner



Site Address	LINCOLN STREET, HOLLYWOOD FL 33020	ID #	5142 16 01 0020
Property Owner	ARCHER, JEFFREY	Millage	0513
Mailing Address	2743 RODMAN ST HOLLYWOOD FL 33020-5768	Use	00
Abbr Legal Description	HOLLYWOOD LITTLE RANCHES 1-26 B S 14 OF E 36 OF W 156 OF LOT 3 BLK A PORTION LOTS 1 THRU 9 DESC AS BEG NW COR LOT 1,E 355.42 ALG N/L,S 205.00,W 355.41,N 205.00 TO POB		

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
2021	\$280		\$280	\$280	
2020	\$280		\$280	\$280	\$5.88
2019	\$280		\$280	\$280	\$5.96

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$280	\$280	\$280	\$280
Portability	0	0	0	0
Assessed/SOH	\$280	\$280	\$280	\$280
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	\$280	\$280	\$280	\$280

Sales History			
Date	Type	Price	Book/Page or CIN
6/29/2006	WD	\$100	42331 / 1637
2/22/2002	TXD	\$1,000	32804 / 900
8/24/1993	QC*	\$100	21240 / 755
12/5/1979	WD*	\$72,000	8599 / 596

Land Calculations		
Price	Factor	Type
\$0.50	560	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #48637

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of April 2022, 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 HOLLYWOOD TREASURY DIVISION 2600 HOLLYWOOD BLVD HOLLYWOOD, FL 33020	ARCHER,JEFFREY 2743 RODMAN ST HOLLYWOOD, FL 33020-5768	JEFFREY ARCHER PO BOX 121075 FORT LAUDERDALE, FL 33312	*TANO VENTURES LLC 19300 NE 22 AVE MIAMI, FL 33180
*PHILLIPS, BRADLEY ROBERT 2137 LINCOLN ST HOLLYWOOD, FL 33020	*2141 LLC 640 SEA TURTLE WAY PLANTATION, FL 33324		

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of April 2022 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**

2

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 48637

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: 514216-01-0020
Certificate Number: 21261
Date of Issuance: 06/01/2015
Certificate Holder: BRADLEY ROBERT PHILLIPS
Description of Property: HOLLYWOOD LITTLE RANCHES 1-26 B
S 14 OF E 36 OF W 156 OF LOT 3
BLK A
See Additional Legal on Tax Roll

Name in which assessed: ARCHER,JEFFREY
Legal Titleholders: ARCHER,JEFFREY
2743 RODMAN ST
HOLLYWOOD, FL 33020-5768

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 May, 2022. 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 1st day of February, 2022.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy



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

Publish: DAILY BUSINESS REVIEW
Issues: 04/14/2022, 04/21/2022, 04/28/2022 & 05/05/2022
Minimum Bid: 632.35

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 48637

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:

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Description of Property: HOLLYWOOD LITTLE RANCHES 1-26 B
S 14 OF E 36 OF W 156 OF LOT 3
BLK A
See Additional Legal on Tax Roll

Name in which assessed: ARCHER,JEFFREY
Legal Titleholders: ARCHER,JEFFREY
2743 RODMAN ST
HOLLYWOOD, FL 33020-5768

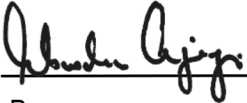
All of said property being in the County of Broward, State of Florida.

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 May, 2022. 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 11th day of February, 2022.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy

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

Publish: DAILY BUSINESS REVIEW
Issues: 04/14/2022, 04/21/2022, 04/28/2022 & 05/05/2022
Minimum Bid: 989.35

BROWARD

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 // 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

48637
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 21261

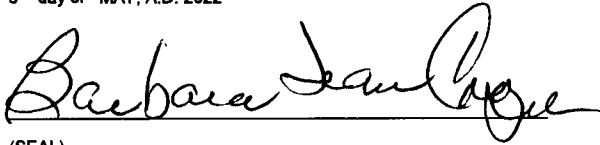
in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

04/14/2022 04/21/2022 04/28/2022 05/05/2022

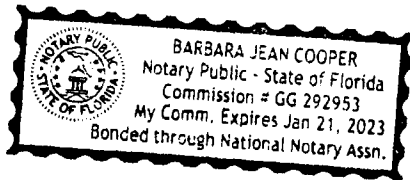
Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.



Sworn to and subscribed before me this
5 day of MAY, A.D. 2022



(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 48637**

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: 514216-01-0020
Certificate Number: 21261
Date of Issuance: 06/01/2015
Certificate Holder:
BRADLEY ROBERT PHILLIPS
Description of Property:
HOLLYWOOD LITTLE RANCHES
1-26 B
S 14 OF E 36 OF W 156 OF
LOT 3 BLK A
See Additional Legal on Tax Roll
Name in which assessed:
ARCHER, JEFFREY
Legal Titleholders:
ARCHER, JEFFREY
2743 RODMAN ST
HOLLYWOOD, FL 33020-5768

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 May, 2022. 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 11th day of February, 2022.

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: 989.35
401-314
4/14-21-28 5/5 22-04/0000589689B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22015680

Broward County, FL VS Jeffrey Archer

RETURN OF SERVICE



Court Case # TD 48637

Hearing Date:05/18/2022

Received by CCN 17999

04/06/2022 11:27 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Jeffrey Archer 2743 Rodman Street Hollywood FL 33020**

Served:

X

Not Served:

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

Date: 04/06/2022 Time: 2:52 PM

On Jeffrey Archer in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

Posted Residential: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

COMMENTS: Posted in 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: *Sheriff James 17999*

D.S.

S. James, #17999

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 # 514216-01-0020 (TD # 48637)

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by April 29, 2022\$948.59

Or

* Amount due if paid by May 17, 2022\$956.33

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON May 18, 2022 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

**ARCHER,JEFFREY
2743 RODMAN ST
HOLLYWOOD, FL 33020-5768**

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

Return to: (enclose self-addressed stamped envelope)

Name: Tridessus, Inc.

Address: 1689 N. Hiatus Road, #137
Pembroke Pines, FL 33026

This Instrument Prepared by: D. Martino
Tridessus, Inc.
Address: 1689 N. Hiatus Road, #137
Pembroke Pines, FL

Property Appraisers Parcel Identification (Folio) Number(s):

Grantees] S.S. #(s):

QUIT-CLAIM DEED

RAMCO FORM 8

93-452086 T#001
10-11-93 10:54AM

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

Continental Paper & Printing Co., Inc. 1987

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 24th day of August, A.D. 19 93, by
THOMAS H. JENSEN, JR., an unmarried widower
first party, to
TRIDESSUS, INC., a Florida corporation
whose post office address is 1689 N. Hiatus Road, #137, Pembroke Pines, FL 33026

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 \$10.00 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:

Lot 10 of the HOSBEIN SUBDIVISION of Lots 1 and 2 in Block "A" of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, recorded in Plat Book 5, at Page 9, of the Public Records of Broward County, Florida, and the East 36 feet of the West 156 feet of the South 14 feet of Lot 3, Block "A", HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, recorded in Plat Book 1 at Page 26, of the Public Records of Broward County, Florida.

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 year and subsequent years.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging on 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 behoof 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:

Deborah Ann Martino
Witness Signature (as to first Grantor)

Deborah Ann Martino
Printed Name

Haralyn Moskowitz
Witness Signature (as to first Grantor)

Haralyn Moskowitz
Printed Name

Witness Signature (as to second Grantor, if any)

Printed Name

Witness Signature (as to second Grantor, if any)

Printed Name

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 THOMAS H. JENSEN, JR., an unmarried widower who has produced FL. Driver's License # [redacted] described in and who executed the foregoing Quit-Claim Deed and he acknowledged before me that as he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of August, A.D. 19 93.

OFFICIAL NOTARY SEAL
DEBORAH ANN MARTINO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC174069
MY COMMISSION EXP. FEB. 11, 1996

Thomas H. Jensen Jr.
Grantor Signature

THOMAS H. JENSEN, JR.
Printed Name

2135 Lincoln Street
Hollywood, FL 33020
Post Office Address

Grantor Signature

Printed Name

Post Office Address

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

Deborah Ann Martino
Notary Signature

Printed Name of the Signatory

Return to Tridessus, Inc.
1689 N. Hiatus Road #137
P. Pines, FL 33026

BK 2121 APC 0755

AMR

2

Tax Deed File No. 18904

Dr-506

Property

R.01/95

Identification No. 1216 01 002

INSTR # 101713237
OR BK 32804 PG 0900
RECORDED 02/25/2002 08:09 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 7.00
DEPUTY CLERK 2000

Tax Deed

State of Florida

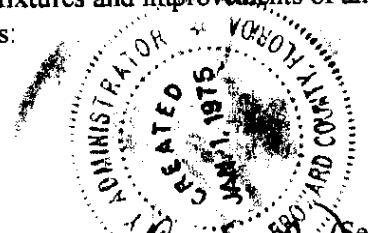
County of Broward

The following Tax Sale Certificate Numbered 5481 issued on May 27, 1994 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land, such land was on the day of October 23, 1996 offered for sale as required by law for cash to the highest bidder and Having no bids at the sale and Revenue Collector having complied with Sec. 197.502(7)F.S. was sold from Lands Available For Taxes to: JEFFERY ARCHER whose address is: PO BOX 121075 FT LAUDERDALE, FL 33312 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida. Now on this 20TH day of FEBRUARY, 2002 in the County of Broward, State of Florida, in consideration of the sum of (\$926.69) Nine Hundred Twenty Six and (69/100) being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

THIS TAX DEED IS SUBJECT TO ALL EXISTING PUBLIC PURPOSE UTILITY & GOVERNMENT EASEMENTS

WYWOOD LITTLE RANCHES 1-26 B
S 14 OF E 36 OF W 156 OF LOT 3 BLK A

Witness: [Signature]
Heather Rya



[Signature] (Seal)
Deputy County Administrator
Broward County, Florida

State of Florida

County of Broward

On this 22ND Day of FEBRUARY, 2002, before me

John Cameron Story Jr Personally appeared Indra Lalsingh, Deputy County Administrator
Clerk of the Circuit Court Deputy County Administrator or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes there in mentioned.

Witness my hand and office seal date aforesaid.

[Signature]
JOHN CAMERON STORY, JR.

WILL CALL



John Cameron Story, Jr.
Commission # DD 008704
Expires June 18, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

3

Notice of Application for Tax Deed No. 18904

NOTICE is hereby given that BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

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:

Certificate No. 5481 Year of Issuance 5/27/94

Description of Property: PROP. ID# 1216 01 002
HOLLYWOOD LITTLE RANCHES
1-26 B
S 14 OF E 36 OF W 156 OF
LOT 3 BLK A

Name in which assessed: JENSEN, THOMAS H JR &
MARY J

Legal Titleholder: TRIDESSUS, INC.,
a Florida corporation

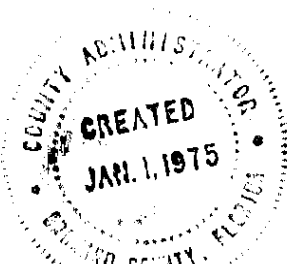
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder at the Courthouse door on the 23rd day of OCTOBER 19 96.
201 S. E. 6th Street
Fort Lauderdale, Florida at 10:00 A.M.

Dated this 16th day of SEPTEMBER 19 96.

B. Jack Osterholt
County Administrator
REVENUE COLLECTION DIVISION

By J. Murray Robertson
Deputy



CERTIFICATE OF MAILING NOTICES

Tax Deed No. 18904

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the
23rd day of SEPTEMBER A.D. 19 96, mail a copy of the Notice of Application
for Tax Deed to the following persons:

- Tridessus, Inc., 1689 N. Hiatus Rd., #137, Pembroke Pines, FL 33026
- Jensen, Thomas H., JR., 2135 Lincoln St., #37, Hollywood, FL 33020-3916
- Jensen, Mary J., 2135 Lincoln St., #37, Hollywood, FL 33020-3916
- Bruce L. Hollander, Atty., 5555 Hollywood, Blvd., Hollywood, FL 33021
- City of Hollywood, Treasury Manager, 2600 Hollywood, FL 33022-9045

Broward County Engineering Division
Right of Way Section, Attn: Henry Cook
Governmental Center, Room 321
115 S. Andrews Ave., Ft. Lauderdale, FL 33301 (INTER-OFFICE)

Office of Environmental Services, Attn: Ken Wilson
2555 W. Copans Road, Pompano Beach, FL 33069 (INTER-OFFICE)

Broward County Sheriff's Dept.
Attn: Evelyn Dillworth--Civil Division
Ft. Lauderdale, FL 33315 (INTER-OFFICE)

Public Works Dept.; Real Property;
Governmental Center, Room 326, Attn: Gust D. Miller
115 S. Andrews Ave., Ft. Lauderdale, FL 33301 (INTER-OFFICE)

Included in the names and addresses of the persons appearing herein are those of the owner or owners and each mortgagee, if any, if the name and addresses of said persons appear on the tax roll for the year in which the taxes were last extended on the property described in the above mentioned application for Tax Deed and the name and address of the person last paying taxes upon the property under this Tax Deed Application, as shown by the Tax Collector's receipt book.

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'.

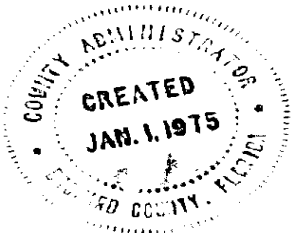
A copy of said notice was mailed by certified mail to the municipality and to other taxing districts in which the property described in this Tax Deed Application is situated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 11th day of
SEPTEMBER A.D. 19 96, in compliance with Section 197.256, Florida Statutes, 1973, as amended
by Chapter 75-192, House Bill No. 74, Laws of Florida 1975.

B. JACK OSTERHOLT
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Revenue Collection Division

By J. Murray Robertson
Deputy

J. MURRAY ROBERTSON



SEAL

This instrument prepared by:
Record and Return to:
Shamira Klein, Esq.
Berman Rennert Vogel & Mandler, P.A.
100 S.E. 2nd Street, Suite 2900
Miami, FL 33131

WARRANTY DEED

THIS WARRANTY DEED, made and entered into on this 29th day of June, 2006, by and between **HOLLYWOOD DIXIE ASSOCIATES, L.L.C., a Florida limited liability company**, whose address is 2121 Ponce de Leon Blvd, PH Suite, Coral Gables, FL 33134, hereinafter called Grantor*, and **PHASE II TOWNHOMES, INC., a Florida corporation**, whose address is 2121 Ponce de Leon Blvd, PH Suite, Coral Gables, FL 33134, hereinafter called Grantee*.

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, the following described land, situated, lying and being in Broward County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO easements and restrictions of record, if any, without reimpose of same;
SUBJECT TO Taxes for 2006 and all subsequent years;
Tax Parcel: A portion of 11216-16-00200;
A portion of 11216-01-06900.

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

AND said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*(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)

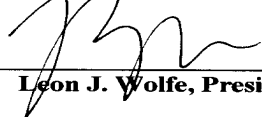
IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

**Signed, sealed and delivered
in our presence as witnesses:**

**HOLLYWOOD DIXIE ASSOCIATES, L.L.C.,
a Florida limited liability company**



Witness
Printed Name: Maximo Cruz

By: 

Leon J. Wolfe, President



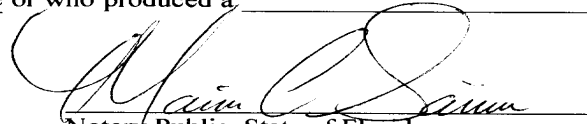
Witness
Printed Name: MARIO ROBAINA II

Continued..... (3)

PHASE II TOWNHOMES, INC.
Warranty Deed
Page 2

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 29th day of June, 2006, by, **Leon J. Wolfe as President of HOLLYWOOD DIXIE ASSOCIATES, L.L.C., a Florida limited liability company**, who is personally known to me or who produced a _____ as identification.



Notary Public, State of Florida

My commission expires:

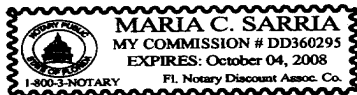


EXHIBIT "A"**LEGAL DESCRIPTION:**

A portion of Lots one (1) through nine (9), inclusive, of "F.D. LONGMORE SUBDIVISION OF LOTS SIX (6) AND SEVEN (7) OF BLOCK "H" OF HOLLYWOOD LITTLE RANCHES", according to the plat thereof recorded in Plat Book 7, Page 23, and a portion of Lots 4 and 5, Block H, "HOLLYWOOD LITTLE RANCHES", according to the plat thereof recorded in Plat Book 1, Page 26, both of the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at Northwest corner of said Lot 1 of "F.D. LONGMORE SUBDIVISION OF LOTS SIX (6) AND SEVEN (7) OF BLOCK "H" OF HOLLYWOOD LITTLE RANCHES"; thence S89°59'00"E along the North line of said Lots 1 through 9, said line also being the South right of way line of Van Buren Street, for 355.42 feet to a point on a line 194.71 feet West of and parallel with the West right of way line of Dixie Highway; thence S00°00'00"E along said line 194.71 feet West of and parallel with said West right of way line of Dixie Highway, for 205.00 feet; thence N89°59'00"W along a line 90.00 feet North of and parallel with the South line of said Lot 3, Block H, "HOLLYWOOD LITTLE RANCHES", for 355.41 feet; thence N00°00'05"W along the West line of said Lots 4 and 5, Block H, "HOLLYWOOD LITTLE RANCHES" and the West line of said Lot 1 of "F.D. LONGMORE SUBDIVISION OF LOTS SIX (6) AND SEVEN (7) OF BLOCK "H" OF HOLLYWOOD LITTLE RANCHES" for 205.00 feet to the Point of Beginning.

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

DATE: April 1st, 2022
PROPERTY ID # 514216-01-0020 (TD # 48637)

WARNING

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

ARCHER, JEFFREY
2743 RODMAN ST
HOLLYWOOD, FL 33020-5768

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT LINCOLN STREET, HOLLYWOOD, FL 33020 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

- * Estimated Amount due if paid by April 29, 2022\$948.59
- Or
- * Estimated Amount due if paid by May 17, 2022\$956.33

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 18, 2022 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: April 1st, 2022
PROPERTY ID # 514216-01-0020 (TD # 48637)

WARNING

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JEFFREY ARCHER
PO BOX 121075
FORT LAUDERDALE, FL 33312

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

DATE: April 1st, 2022
PROPERTY ID # 514216-01-0020 (TD # 48637)

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*2141 LLC
640 SEA TURTLE WAY
PLANTATION, FL 33324

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DATE: April 1st, 2022
PROPERTY ID # 514216-01-0020 (TD # 48637)

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*PHILLIPS, BRADLEY ROBERT
2137 LINCOLN ST
HOLLYWOOD, FL 33020

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

DATE: April 1st, 2022
PROPERTY ID # 514216-01-0020 (TD # 48637)

WARNING

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*TANO VENTURES LLC
19300 NE 22 AVE
MIAMI, FL 33180

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT LINCOLN STREET, HOLLYWOOD, FL 33020 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: April 1st, 2022
PROPERTY ID # 514216-01-0020 (TD # 48637)

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CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

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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

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 48637 MAY 2022 WARNING
CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

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

See Reverse for Instructions

7021 2720 0000 3503 5493

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\$	
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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
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<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 48637 MAY 2022 WARNING
JEFFREY ARCHER
PO BOX 121075
FORT LAUDERDALE, FL 33312

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

7021 2720 0000 3506 5506

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

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\$

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TD 48637 MAY 2022 WARNING
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19300 NE 22 AVE
MIAMI, FL 33180

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

See Reverse for Instructions

7021 2720 0000 3503 5513

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Postmark
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\$

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Street and Apt. No

City, State, ZIP+4®

TD 48637 MAY 2022 WARNING
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2137 LINCOLN ST
HOLLYWOOD, FL 33020

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

See Reverse for Instructions

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<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 48637 MAY 2022 WARNING
*2141 LLC
640 SEA TURTLE WAY
PLANTATION, FL 33324

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

7021 2720 0000 3503 5537

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 48637 MAY 2022 WARNING
 CITY OF HOLLYWOOD
 TREASURY DIVISION
 2600 HOLLYWOOD BLVD
 HOLLYWOOD, FL 33020



9590 9402 6898 1104 8650 35

7021 2720 0000 3503 5483

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

NELSON WEIR

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
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

TD 48637 MAY 2022 WARNING
 ARCHER, JEFFREY
 2743 RODMAN ST
 HOLLYWOOD, FL 33020-5768



9590 9402 6898 1104 8650 28

2. 7021 2720 0000 3503 5490

COMPLETE THIS SECTION ON DELIVERY

A. Signature CW19 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
- | | |
|--|---|
| <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 | |

Restricted Delivery
 (over \$500)