

# TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400  
Pittsburgh, PA 15222

Web: [www.grantstreet.com](http://www.grantstreet.com)

E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)

Phone: (412) 391-5555

At the request of the County Tax Collector for Broward County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
5142 16 02 2150	695368	2642 MONROE STREET HOLLYWOOD 33020-4814

### Legal Description

The East 75' of Lot 21, Block 27, HOLLYWOOD LITTLE RANCHES, according to the amended Plat thereof, as recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida.

## Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 18712	\$577,080	Yes	No	No

### Owner of Record on Current Tax Roll

MANUEL JOSE ANTUNA  
EUNICE PEREIRA REV TR  
2642 MONROE ST  
HOLLYWOOD FL 33020-4814

### Billing Name & Address

# PROPERTY INFORMATION REPORT

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This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report 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 is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

**Report Date:**12/19/2023      **Search covers**    **20 years**      **through:**12/18/2023

*Christina Young*  
Title Examiner

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**General Examiner Comments:**

**APPARENT TITLE HOLDER**

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
EUNICE PEREIRA, TRUSTEE OF THE EUNICE PEREIRA REVOCABLE TRUST DATED JANUARY 26, 2016 2642 MONROE STREET HOLLYWOOD FL 33020	Quit Claim Deed Inst:113486623	

**Related Documents (for Reference)**

Warranty Deed  
Bk:10215 Pg:215

**MORTGAGE HOLDER**

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
None found.		

**Related Documents (for Reference)**

None found.

**LIEN HOLDER**

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
None found.		

**Related Documents (for Reference)**

None found.

**OTHER PARTIES**

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
None found.		

**Related Documents (for Reference)**

None found.

**OTHER DOCUMENTS**

**Document Type**

Property Appraiser



<b>Site Address</b>	<b>2642 MONROE STREET, HOLLYWOOD FL 33020-4814</b>	<b>ID #</b>	5142 16 02 2150
<b>Property Owner</b>	ANTUNA, MANUEL JOSE EUNICE PEREIRA REV TR	<b>Millage</b>	0513
<b>Mailing Address</b>	2642 MONROE ST HOLLYWOOD FL 33020-4814	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	HOLLYWOOD LITTLE RANCHES 1-26 B LOT 21 E 75 BLK 27		

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
2023	\$92,390	\$484,690	\$577,080	\$577,080	
2022	\$92,390	\$384,620	\$477,010	\$437,250	\$9,632.00
2021	\$92,390	\$305,110	\$397,500	\$397,500	\$8,607.23

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$577,080	\$577,080	\$577,080	\$577,080
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 23</b>	\$577,080	\$577,080	\$577,080	\$577,080
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$25,000	0	\$25,000	\$25,000
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$527,080	\$552,080	\$527,080	\$527,080

Sales History			
Date	Type	Price	Book/Page or CIN
1/26/2016	QCD-T	\$100	113486623
5/1/1982	WD	\$87,000	10215 / 215

Land Calculations		
Price	Factor	Type
\$6.00	15,399	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		2471
<b>Units/Beds/Baths</b>		1/2/2
<b>Eff./Act. Year Built: 1958/1955</b>		

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

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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #49185**

**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 2024, 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	ANTUNA, MANUEL JOSE 2642 MONROE ST HOLLYWOOD, FL 33020-4814	EUNICE PEREIRA REV TR 2642 MONROE ST HOLLYWOOD, FL 33020-4814	EUNICE PEREIRA, TRUSTEE OF THE EUNICE PEREIRA REVOCABLE TRUST DATED JANUARY 26, 2016 2642 MONROE STREET HOLLYWOOD, FL 33020
*GREEN-GRANT, ELAINE NERVA 2647 MADISON ST HOLLYWOOD, FL 33020-5731	*FIGUEIRA, GEORGINA & AMERICA H/E INT EA & ETAL 2650 MONROE ST HOLLYWOOD, FL 33020-4814	*SEWELL, LISA R 2641 MADISON ST HOLLYWOOD, FL 33020-5731	*COLLAZOS, LETTY H/E COLLAZOS, ALEJANDRO ETAL 2638 MONROE ST HOLLYWOOD, FL 33020-4814

**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 2024 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

**SEAL**

**Monica Cepero**  
COUNTY ADMINISTRATOR  
Finance and Administrative Services Department  
Records, Taxes, & Treasury Division

By \_\_\_\_\_  
Deputy **Misty Del Hierro**

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# Broward County, Florida

**INSTR # 119330761**  
Recorded 01/11/24 at 02:02 PM  
Broward County Commission  
1 Page(s)  
#2

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 49185

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: 514216-02-2150  
Certificate Number: 18712  
Date of Issuance: 05/26/2020  
Certificate Holder: VOLKMEIER, GISELA A  
Description of Property: HOLLYWOOD LITTLE RANCHES 1-26 B  
LOT 21 E 75 BLK 27

Name in which assessed: ANTUNA,MANUEL JOSE EUNICE PEREIRA REV TR  
Legal Titleholders: ANTUNA,MANUEL JOSE  
EUNICE PEREIRA REV TR  
2642 MONROE ST  
HOLLYWOOD, FL 33020-4814

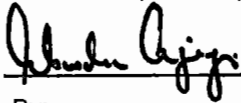
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of April, 2024. 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 January, 2024.

Monica Cepero  
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: browardcountylegalnotices.com  
Publish the Weeks of: 03/14/2024, 03/21/2024, 03/28/2024 & 04/04/2024  
Minimum Bid: 327932.46

# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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LOT 21 E 75 BLK 27

Name in which assessed: ANTUNA,MANUEL JOSE EUNICE PEREIRA REV TR  
Legal Titleholders: ANTUNA,MANUEL JOSE  
EUNICE PEREIRA REV TR  
2642 MONROE ST  
HOLLYWOOD, FL 33020-4814

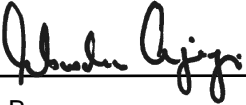
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of April, 2024. 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 10th day of January, 2024.

Monica Cepero  
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: browardcountylegalnotices.com  
Publish the Weeks of: 03/14/2024, 03/21/2024, 03/28/2024 & 04/04/2024  
Minimum Bid: 328181.46



# Notice of Application for Tax Deed Legal Notice

03/14/2024 9:52 AM (EDT)



**Please choose a category** Notice of Application for Tax Deed

**Title** BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION  
NOTICE OF APPLICATION FOR APRIL 17, 2024, TAX DEED AUCTION

**Publish Date** 03/14/2024

**Publish Time** 9:47 AM (EDT)

**Description** STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 47930, 49185, 49809, 51384, 51387, 51391, 51396, 51418, 51429, 51439, 51443, 51444, 51457, 51466, 51472, 51474, 51478, 51483, 51485, 51490, 51493, 51498, 51501, 51502, 51513, 51514, 51515, 51524, 51545, 51550, 51555, 51559, 51560.  
TAX DEED AUCTION SCHEDULED APRIL 17, 2024  
PUBLISH THE WEEKS OF 03/14/2024, 03/21/2024, 03/28/2024, 04/04/2024 at <https://browardcountylegalnotices.com>

**Attach Files (Optional)**

 ADS APRIL 17, 2024 AUCTION.pdf

**Submitted by (Email Address)** CVILLEDA@BROWARD.ORG

**Signature**

A handwritten signature in black ink, appearing to read "C. Villeda".

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24008802

Broward County, FL VS Manuel Jose Antuna and/or Eunice Pereira Rev TR

**RETURN OF SERVICE**



Court Case # TD 49185

Hearing Date:04/17/2024

Received by CCN 16809

03/12/2024 8:58 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Manuel Jose Antuna and/or Eunice Pereira Rev TR 2642 Monroe Street Hollywood FL 33020**

Served:

Not Served:

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

Date: 03/12/2024 Time: 8:59 AM

On Manuel Jose Antuna and/or Eunice Pereira Rev TR 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:** INDV SERVED MANUEL

Hair Color: Salt & Pepper, Height - Feet: 5, Height - Inches: 7, Race: White, Weight: 170 LBS

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

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

By:

D.S.

**V. Moss, #16809**

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 # 514216-02-2150 (TD #49185)

RECEIVED SHERIFF  
2024 MAR -8 AM 10:43  
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 March 29, 2024 .....\$16,552.74

Or

\* Amount due if paid by April 16, 2024 .....\$16,735.50

\*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 17, 2024 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

ANTUNA, MANUEL JOSE AND/OR  
EUNICE PEREIRA REV TR  
2642 MONROE ST  
HOLLYWOOD, FL 33020-4814

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

Prepared By & Return to:  
Jeffrey Solomon, Esquire  
3864 Sheridan Street  
Hollywood, FL 33021  
954-967-9800  
Parcel ID No. 514216-02-2150

**QUIT CLAIM DEED**

THIS INDENTURE is made this 26 day of January, 2016, between EUNICE PEREIRA, a single woman, of the County of Broward, State of Florida, hereinafter called Grantor, and EUNICE PEREIRA, Trustee of the EUNICE PEREIRA Revocable Trust Dated - January 26, 2016, or as subsequently amended, hereinafter called Grantee, whose address is 2642 Monroe Street, Hollywood, FL 33020.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, grants, bargains, sells and conveys unto the Grantee, her successors and assigns, all that certain land in Broward County, Florida, more particularly described:

**The East 75' of Lot 21, Block 27, HOLLYWOOD LITTLE RANCHES, according to the amended Plat thereof, as recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida.**

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

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

Full power and authority is granted by this Deed to the Grantee, her successors and assigns, to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property or any part of it.

In no case shall any party dealing with the Grantee, her successors and assigns, in relation to the real estate be obliged: (a) to see to the application of any funds paid or advanced on the premises; (b) to see that the terms of the trust agreement have been complied with; (c) to inquire into the necessity or expediency of any act of the Grantee; or (d) to inquire into the terms of the trust agreement.

EP.

(3)

Every deed or other instrument executed by the Grantee, her successors and assigns, in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under such instrument that: (a) at the time of its delivery the trust agreement was in full force and effect; (b) the instrument was executed in accordance with the terms, conditions and limitations contained in the trust agreement and is binding upon all beneficiaries under the trust agreement; (c) the Grantee was duly authorized and empowered to execute and deliver every such instrument; and (d) if the instrument is executed by a successor or successors in trust, the successor or successors in trust have been appointed properly and vested with all the title, estate, rights, powers, duties and obligations of the predecessor or predecessors in trust.

Any contract, obligation or indebtedness incurred or entered into by the Grantee, her successors and assigns, in connection with the real estate may be entered into by them in their own names as Trustee of an express trust and not individually. The Grantee, her successors and assigns, shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possession of the Grantee, her successors and assigns shall be applicable to its payment and discharge, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of the beneficiaries under the said trust agreement shall be deemed personal property only.

This conveyance is made for the purposes of conveying the property herein described to a trust established by the Grantor. The sole consideration for this Deed is \$10.00. Grantor shall pay all mortgages, if any, now encumbering the property conveyed hereby, and shall be and remain solely responsible therefore. This undertaking is solely for the benefit of the Grantee, her successors and assigns, and not for the benefit of any third parties. The Grantor retains the right to reside upon the real property being conveyed into the Trust as her permanent residence during her life. It is the intent of the Grantor to retain the requisite beneficial interest and the possessory right in and to the real property to comply with Section 196.041 of the Florida Statutes, such beneficial interest and possessory right constitute in all respects "equitable title to real estate" as that term is used in Section 6, Article VII of the Constitution of the State of Florida. Notwithstanding anything contained in this Trust to the contrary, the Grantor's interest in the real property in which she resides pursuant to the provisions of the Trust shall be deemed to be an interest in real property and not personalty and shall be deemed the homestead of the Grantor.

IN WITNESS WHEREOF, the Grantor has set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Valery Santoro

Print Name: Valery Santoro

Eunice Pereira  
EUNICE PEREIRA

Ginny Giannetti

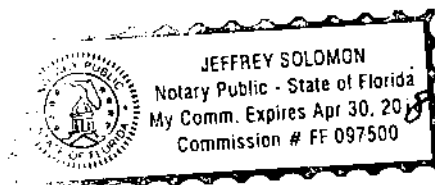
Print Name: Ginny Giannetti

STATE OF FLORIDA ) SS  
COUNTY OF BROWARD )

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgment, EUNICE PEREIRA, personally known to me or who have produced FL ID as identification and who did take an oath and who executed the foregoing and they acknowledged before me that they executed the same for the purposes herein expressed.

WITNESS my hand and seal at Broward County, Florida, this 26 day of January, 2016.

Print Name:  
Comm. No.  
Comm. Exp.:



82-142154

# Warranty Deed

## This Indenture,

Made this 27th day of May, A.D. 1982.

### BETWEEN

H. L. SHERRON, an unmarried widower & sole surviving spouse of JUNE SHERRON, deceased, of the County of BROWARD in the State of FLORIDA party of the first part, and

EUNICE PEREIRA, a single woman 2642 Monroe Street, Hollywood, Florida of the County of BROWARD in the State of FLORIDA party of the second part.

Whenever used within the term "party" shall include the heirs personal representatives, successors and assigns of the respective parties hereto. The use of the singular number shall include the plural and vice versa. The use of any gender shall include all genders. Any of said, the term "and" shall include and the unless otherwise specified of other than that.

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100THS-----  
to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of BROWARD, State of Florida, to wit:

The East 75' of Lot 21, Block 27, HOLLYWOOD LITTLE RANCHES, according to the amended Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Subject to taxes for the year 1982 and subsequent years not yet due and payable.

Subject to Easements, Restrictions and Reservations of record, if any.

391 50  
has been paid  
in Broward County for Uncurrently  
Signed, regulated by law,  
Deputy

WILL CALL  
TOWN & COUNTRY TITLE GUARANTY  
INC.  
6600 TAFT STREET  
HOOLLYWOOD, FLORIDA 33024

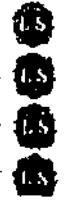
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

*Susan M. Browning*  
Susan M. Browning

H. L. SHERRON  
*H. L. Sherron*



GRANTED BY THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
GRAHAM W. WATT  
COUNTY CLERK

State of FLORIDA  
County of BROWARD

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

H. L. SHERRON, an unmarried widower and sole surviving spouse of JUNE SHERRON, deceased,

to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal of  
Hollywood said County and State, this 27th

day of May, A. D. 19 82

THIS INSTRUMENT PREPARED BY:  
TOWN & COUNTRY TITLE GUARANTY & ESCROW, INC  
6600 Taft Street, Hollywood, Florida 33024  
82-611

*Susan M. Browning*  
Notary Public.  
My commission expires  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAY 23 1983  
BONDED THRU GENERAL INS. UNDERWRITERS

1982 MAY 28 PM 2:29

1982 MAY 28 PM 2:29

REF 10215 PAGE 215

100

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

DATE: March 1st, 2024  
PROPERTY ID # 514216-02-2150 (TD # 49185)

# WARNING

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

\*COLLAZOS, LETTY H/E  
COLLAZOS, ALEJANDRO ETAL  
2638 MONROE ST  
HOLLYWOOD, FL 33020-4814

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2642 MONROE ST HOLLYWOOD, FL 33020-4814 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 29, 2024 .....\$16,552.74  
Or  
\* Estimated Amount due if paid by April 16, 2024 .....\$16,735.50

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 17, 2024 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](http://www.broward.org/recordstaxestreasury)



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

DATE: March 1st, 2024  
PROPERTY ID # 514216-02-2150 (TD # 49185)

# WARNING

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

\*FIGUEIRA, GEORGINA & AMERICA H/E  
INT EA & ETAL  
2650 MONROE ST  
HOLLYWOOD, FL 33020-4814

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2642 MONROE ST HOLLYWOOD, FL 33020-4814 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.

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

DATE: March 1st, 2024  
PROPERTY ID # 514216-02-2150 (TD # 49185)

# WARNING

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

\*GREEN-GRANT, ELAINE NERVA  
2647 MADISON ST  
HOLLYWOOD, FL 33020-5731

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

DATE: March 1st, 2024  
PROPERTY ID # 514216-02-2150 (TD # 49185)

# WARNING

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\*SEWELL, LISA R  
2641 MADISON ST  
HOLLYWOOD, FL 33020-5731

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

DATE: March 1st, 2024  
PROPERTY ID # 514216-02-2150 (TD # 49185)

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ANTUNA, MANUEL JOSE  
2642 MONROE ST  
HOLLYWOOD, FL 33020-4814

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

DATE: March 1st, 2024  
PROPERTY ID # 514216-02-2150 (TD # 49185)

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

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

DATE: March 1st, 2024  
PROPERTY ID # 514216-02-2150 (TD # 49185)

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EUNICE PEREIRA REV TR  
2642 MONROE ST  
HOLLYWOOD, FL 33020-4814

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

**DATE: March 1st, 2024**  
**PROPERTY ID # 514216-02-2150 (TD # 49185)**

# WARNING

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EUNICE PEREIRA, TRUSTEE OF THE EUNICE PEREIRA REVOCABLE TRUST DATED  
JANUARY 26, 2016  
2642 MONROE STREET  
HOLLYWOOD, FL 33020

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2642 MONROE ST HOLLYWOOD, FL 33020-4814 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.

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9589 0710 5270 0130 4156 58

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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  
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Postage

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Total P&c

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Sent To

Street or

City, State, ZIP+4

**TD 49185 APRIL 2024 WARNING**  
CITY OF HOLLYWOOD  
TREASURY DIVISION  
2600 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020



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Street

City, State, ZIP+4®

**TD 49185 APRIL 2024 WARNING**  
**ANTUNA, MANUEL JOSE**  
**2642 MONROE ST**  
**HOLLYWOOD, FL 33020-4814**

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EUNICE PEREIRA REV TR  
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HOLLYWOOD, FL 33020-4814

9589 0710 5270 0130 4156 89

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City, St.

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 PEREIRA REVOCABLE TRUST DATED JANUARY 26,  
 2016  
 2642 MONROE STREET  
 HOLLYWOOD, FL 33020

9589 0710 9589 5270 0130 4156 96

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Postage

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Total Price

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Sent To

Street address

City, State

**TD 49185 APRIL 2024 WARNING**

**\*GREEN-GRANT, ELAINE NERVA**

**2647 MADISON ST**

**HOLLYWOOD, FL 33020-5731**

9589 0710 5270 0130 4157 02

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**INT EA & ETAL**  
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Sent	
Street	
City	

**TD 49185 APRIL 2024 WARNING**  
**\*SEWELL, LISA R**  
**2641 MADISON ST**  
**HOLLYWOOD, FL 33020-5731**

9589 0710 5270 0130 4157 26

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Postmark  
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Postage  
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Total P<sub>c</sub>  
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Sent To  
Street an  
City, State, ZIP+4®

**TD 49185 APRIL 2024 WARNING**  
\*COLLAZOS, LETTY H/E  
COLLAZOS, ALEJANDRO ETAL  
2638 MONROE ST  
HOLLYWOOD, FL 33020-4814

**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 49185 APRIL 2024 WARNING**  
 \*SEWELL, LISA R  
 2641 MADISON ST  
 HOLLYWOOD, FL 33020-5731



9590 9402 8488 3186 3949 47

**2. Article Number (Transfer from service label)**

9589 0710 5270 0130 4157 19

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  X *CIA*  Agent  
 Addressee

B. Received by (Printed Name) *CIA* 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



**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 49185 APRIL 2024 WARNING**  
 \*GREEN-GRANT, ELAINE NERVA  
 2647 MADISON ST  
 HOLLYWOOD, FL 33020-5731



9590 9402 8488 3186 3949 61

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4156 96

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Address

B. Received by (Printed Name)  Date

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
  - Mail Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 49185 APRIL 2024 WARNING**  
 \*COLLAZOS, LETTY H/E  
 COLLAZOS, ALEJANDRO ETAL  
 2638 MONROE ST  
 HOLLYWOOD, FL 33020-4814



9590 9402 8488 3186 3949 30

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4157 26

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  X *CJA*  Agent  
 Addressee

B. Received by (Printed Name) *CJA* 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"/> Registered Mail™
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery	
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 49185 APRIL 2024 WARNING**  
**ANTUNA, MANUEL JOSE**  
**2642 MONROE ST**  
**HOLLYWOOD, FL 33020-4814**



9590 9402 8488 3186 3949 92

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4156 65

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
 B. Received by (Printed Name) C. Date of Delivery

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

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

Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

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

**1. Article Addressed to:**

**TD 49185 APRIL 2024 WARNING**  
**\*FIGUEIRA, GEORGINA & AMERICA H/E**  
**INT EA & ETAL**  
**2650 MONROE ST**  
**HOLLYWOOD, FL 33020-4814**



9590 9402 8488 3186 3949 54

**2. Article Number (Transfer from service label)**

9589 0710 5270 0130 4157 02

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

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

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

- 3. Service Type**
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Mail Restricted Delivery (0)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

**SENDER: COMPLETE THIS SECTION \***

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

1. Article Addressed to:

**TD 49185 APRIL 2024 WARNING**  
 EUNICE PEREIRA, TRUSTEE OF THE EUNICE PEREIRA REVOCABLE TRUST DATED JANUARY 26, 2016  
 2642 MONROE STREET  
 HOLLYWOOD, FL 33020



9590 9402 8488 3186 3949 78

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4156 89

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
 B. Received by (Printed Name) C. Date of Delivery

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

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 49185 APRIL 2024 WARNING**  
EUNICE PEREIRA REV TR  
2642 MONROE ST  
HOLLYWOOD, FL 33020-4814



9590 9402 8488 3186 3949 85

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4156 72

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
 Addressee
- B. Received by (Printed Name)  C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

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