

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: 09/15/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/11/2022

CERTIFICATE # 2019-17112

ACCOUNT # 514123071840

ALTERNATE KEY # 649380

TAX DEED APPLICATION # 49559

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 15, Block 20, WELWYN PARK, according to the plat thereof as recorded in Plat Book 35, Page 16, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 6529 SW 25 STREET, MIRAMAR FL 33023

OWNER OF RECORD ON CURRENT TAX ROLL:

EVAN R FRAZER JR

6529 SW 25 ST

MIRAMAR, FL 33023

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

EVAN R. FRAZER, JR.

OR: 50141, Page: 1651

6529 SW 25TH STREET

MIRAMAR, FL 33023 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

KEYS TAX FUNDING LLC - 20

PO BOX 645040

CINCINNATI, OH 45264-5040 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5141 23 07 1840

CURRENT ASSESSED VALUE: \$193,980

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: 27109, Page: 802 |
| Warranty Deed | OR: 40050, Page: 1701 |
| Certificate of Title | OR: 43133, Page: 892 |
| Warranty Deed | OR: 46591, Page: 1342 |
| Warranty Deed | OR: 48100, Page: 1306 |

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.

Scott Heichel

Title Examiner



| | | | |
|-------------------------------|-------------------------------------|----------------|-----------------|
| Site Address | 6529 SW 25 STREET, MIRAMAR FL 33023 | ID # | 5141 23 07 1840 |
| Property Owner | FRAZER, EVAN R JR | Millage | 2713 |
| Mailing Address | 6529 SW 25 ST MIRAMAR FL 33023 | Use | 01 |
| Abbr Legal Description | WELWYN PARK 35-16 B LOT 15 BLK 20 | | |

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 | \$38,130 | \$155,850 | \$193,980 | \$170,610 | |
| 2020 | \$38,130 | \$144,290 | \$182,420 | \$155,100 | \$3,810.82 |
| 2019 | \$38,130 | \$138,770 | \$176,900 | \$141,000 | \$3,625.80 |

| 2021 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|-----------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$193,980 | \$193,980 | \$193,980 | \$193,980 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$170,610 | \$193,980 | \$170,610 | \$170,610 |
| 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 | \$170,610 | \$193,980 | \$170,610 | \$170,610 |

| Sales History | | | |
|---------------|-------|-----------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 8/29/2013 | WD-Q | \$162,500 | 111784747 |
| 7/29/2011 | WD-Q | \$51,400 | 48100 / 1306 |
| 8/11/2009 | WD*-D | \$892,600 | 46591 / 1342 |
| 11/7/2006 | CET | \$100 | 43133 / 892 |
| 6/2/2005 | WD | \$180,300 | 40050 / 1701 |

| Land Calculations | | |
|--|--------|-------|
| Price | Factor | Type |
| \$6.00 | 6,355 | SF |
| Adj. Bldg. S.F. (Card, Sketch) | | 1264 |
| Units/Beds/Baths | | 1/2/1 |
| Eff./Act. Year Built: 1961/1956 | | |

* Denotes Multi-Parcel Sale (See Deed)

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 27 | | | | | | MM | | |
| R | | | | | | | | |
| 1 | | | | | | 1 | | |

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #49559

**STATE OF FLORIDA
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of January 2023, 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 MIRAMAR UTILITY BILLING SECTION 2300 CIVIC CENTER PLACE MIRAMAR, FL 33025 | CITY OF MIRAMAR DOUGLAS R GONZALES 200 E BROWARD BLVD #1900 FORT LAUDERDALE, FL 33301 | EVAN R. FRAZER, JR. 6529 SW 25TH STREET MIRAMAR, FL 33023 | *SARDONA DEVELOPMENT GROUP LLC 19790 WEST DIXIE HWY STE 1001 MIAMI, FL 33180 |
| *CARDENAS, ABRAHAM JOSE 6528 SW 24 ST MIRAMAR, FL 33023 | *CHAVEZ, JEYSEL S 6533 SW 25 ST MIRAMAR, 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 3rd day of January 2023 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**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49559

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: 514123-07-1840
Certificate Number: 17112
Date of Issuance: 05/26/2020
Certificate Holder: KEYS TAX FUNDING LLC - 20
Description of Property: WELWYN PARK 35-16 B
LOT 15 BLK 20

Name in which assessed: FRAZER, EVAN R JR
Legal Titleholders: FRAZER, EVAN R JR
6529 SW 25 ST
MIRAMAR, FL 33023

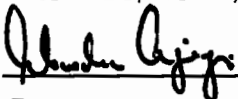
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of February, 2023. 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:

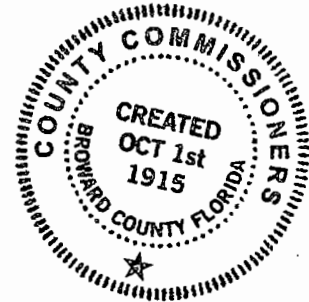
broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 1st day of November, 2022.

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: DAILY BUSINESS REVIEW
Issues: 01/12/2023, 01/19/2023, 01/26/2023 & 02/02/2023
Minimum Bid: 19857.96

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49559

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Description of Property: WELWYN PARK 35-16 B
LOT 15 BLK 20

Name in which assessed: FRAZER, EVAN R JR
Legal Titleholders: FRAZER, EVAN R JR
6529 SW 25 ST
MIRAMAR, FL 33023

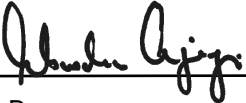
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of February, 2023. 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 9th day of November, 2022.

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: DAILY BUSINESS REVIEW
Issues: 01/12/2023, 01/19/2023, 01/26/2023 & 02/02/2023
Minimum Bid: 20180.96

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

49559
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 17112

in the XXXX Court,
was published in a newspaper by print in the issues of
Broward Daily Business Review f/k/a Broward Review on

01/12/2023 01/19/2023 01/26/2023 02/02/2023

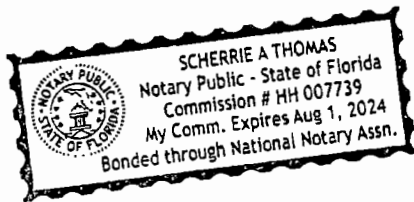
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Barbara Jean Cooper

Sworn to and subscribed before me this
2 day of FEBRUARY, A.D. 2023

Scherrie A Thomas

(SEAL)
BARBARA JEAN COOPER personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 49559**

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: 514123-07-1840
Certificate Number: 17112
Date of Issuance: 05/26/2020

Certificate Holder:
KEYS TAX FUNDING LLC - 20

Description of Property:
WELWYN PARK 35-16 B
LOT 15 BLK 20

Name in which assessed:
FRAZER, EVAN R JR

Legal Titleholders:
FRAZER, EVAN R JR.
6529.SW 25 ST
MIRAMAR, FL 33023

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of February, 2023. 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 9th day of November, 2022.

Monica Cepero
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: 20180,96
401-314

1/12-19-26 2/2 23-03/0000639210B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23000561

Broward County, FL VS Evan R Frazer, Jr

RETURN OF SERVICE



Court Case # TD 49559

Hearing Date:02/15/2023

Received by CCN 12628

01/06/2023 10:18 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Evan R Frazer, Jr 6529 SW 25 Street Miramar FL 33023**

Served:

Not Served:

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

Date: 01/06/2023 Time: 12:44 PM

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

Other Returns: Other Returns

COMMENTS: Posted tax notice on 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: *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 | 1 |
| Services | 1 |

| | |
|-----------------------|--------|
| 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 # 514123-07-1840 (TD #49559)

RECEIVED SHERIFF
2022 MAR -5 PM 12:05
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 January 31, 2023\$15,284.08

Or

* Amount due if paid by February 14, 2023\$15,481.72

*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 February 15, 2023, 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

FRAZER, EVAN R JR
6529 SW 25 ST
MIRAMAR, FL 33023

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

This Warranty Deed

Made this 24th day of **September** A.D. 19 **97**
by **JUAN A. PALACIOS and YOLANDA E. PALACIOS, his wife**

97-533850 T#001
10-08-97 04:26PM

\$ 441.00
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

hereinafter called the grantor, to
DARREL MARAJ and SINTRA MARAJ, his wife

whose post office address is:
6529 S.W. 25th Street
Miramar, FL 33023

hereinafter called the grantee:
(Whenever used herein the term "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** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Broward** County, Florida, viz:

Lot 15 of Block 20 of WELWYN PARK, according to the Plat thereof, as recorded in Plat Book 35, Page 16 of the Public Records of Broward County, Florida.

SUBJECT TO conditions, easements, restrictions and limitations of record, if any, including all valid zoning ordinances.

Parcel Identification Number: 1123-07-18400

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 96

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Name: GAEMEN NASAYLE

[Signature]
Name & Address: JUAN A. PALACIOS LS

[Signature]
Name: E. J. GYMAN

[Signature]
Name & Address: YOLANDA E. PALACIOS LS
3723 Avenue P. Brooklyn, NY 11234

Name: _____

Name & Address: _____ LS

Name: _____

Name & Address: _____ LS

State of **NEW YORK**
County of **KINGS**

The foregoing instrument was acknowledged before me this 24th day of **September**, 19 **97**,
by **JUAN A. PALACIOS and YOLANDA E. PALACIOS, his wife**

who is personally known to me or who has produced **their drivers licenses** as identification.

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

[Signature]
Print Name: _____
Notary Public
My Commission Expires: _____

PREPARED BY: GLORIANN LOMBARDO
RECORD & RETURN TO:
Consolidated Title Company
1601 N. Palm Avenue, Suite 109
Pembroke Pines, Florida 33026
File No: 97-780

JOHN JOSEPH MURPHY
Notary Public, State of New York
No. 24-4738840
Qualified in Kings County
Commission Expires 5/31/97

WD-1
5/93

BK 27109PG0802



[Handwritten initials]

This Warranty Deed

Made this 24th day of **September** A.D. 19 **97**
by **JUAN A. PALACIOS and YOLANDA E. PALACIOS, his wife**

97-533850 T#001
10-08-97 04:26PM

\$ 441.00
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

hereinafter called the grantor, to
DARREL MARAJ and SINTRA MARAJ, his wife

whose post office address is:
6529 S.W. 25th Street
Miramar, FL 33023
Grantees' Tax Id #: 050-84-6756

hereinafter called the grantee:
(Whenever used herein the term "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** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Broward** County, Florida, viz:

Lot 15 of Block 20 of WELWYN PARK, according to the Plat thereof, as recorded in Plat Book 35, Page 16 of the Public Records of Broward County, Florida.

SUBJECT TO conditions, easements, restrictions and limitations of record, if any, including all valid zoning ordinances.

Parcel Identification Number: 1123-07-18400

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 96

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Name: CAEMEN NASAYLE

[Signature]
Name & Address: JUAN A. PALACIOS LS

[Signature]
Name: E. J. GYMAN

[Signature]
Name & Address: YOLANDA E. PALACIOS LS
3723 Avenue P. Brooklyn, NY 11234

Name: _____

Name & Address: _____ LS

Name: _____

Name & Address: _____ LS

State of **NEW YORK**
County of KINGS

The foregoing instrument was acknowledged before me this 24th day of **September**, 19 **97**, by **JUAN A. PALACIOS and YOLANDA E. PALACIOS, his wife**

who is personally known to me or who has produced **their drivers licenses** as identification.

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

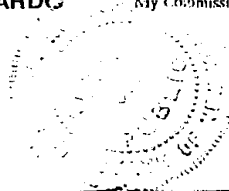
[Signature]
Print Name: _____
Notary Public
My Commission Expires: _____

PREPARED BY: GLORIANN LOMBARDO
RECORD & RETURN TO:
Consolidated Title Company
1601 N. Palm Avenue, Suite 109
Pembroke Pines, Florida 33026
File No: 97-780

JOHN JOSEPH MURPHY
Notary Public, State of New York
No. 24-4738840
Qualified in Kings County
Commission Expires 5/31/97

WD-1
5/93

BK27109PG0802



[Handwritten mark]

This instrument prepared by:
RONALD E. TEMKIN, ESQUIRE
616 Atlantic Shores Blvd.
Suite A
Hallandale, Florida 33009

WARRANTY DEED

This WARRANTY DEED made and executed the 28th day of June, 2005, by DARREL MARAJ and SINTRA D. MARAJ, his wife, whose post office address is 3904 S.W. 68th Street, Miramar, Florida 33023 ("Grantors")

and VENICA E. HILTON, a single woman, , whose post office address is 6529 S.W. 25th Street, Miramar, Florida 33023 ("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 Grantors for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida:

Lot 15, Block 20, of WELWYN PARK, according to the Plat thereof, as recorded in Plat Book 35, Page 16, of the Public Records of Broward County, Florida.

Folio No. 11223-07-18400

SUBJECT TO THE FOLLOWING:

1. Taxes and assessments for the year 2005 and all subsequent years.
2. Conditions, restrictions, limitations, easements and utility agreements of record, if any provided this is not intended to reimpose same.

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

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

AND the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors 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 Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses:

Rebecca E. DeLoach
Rebecca E. DeLoach
Sintra D. Maraj
Sintra D. Maraj
Ronald E. Temkin
Ronald E. Temkin

Darrel Maraj L.S.
DARREL MARAJ

Sintra D. Maraj
SINTRA D. MARAJ


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, DARREL MARAJ and SINTRA D. MARAJ, his wife, to me well known to be the persons described in or who presented _____ as identification 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 ^{28th} day of June, 2005.

My commission expires:

Elaine Turner
NOTARY PUBLIC, State of Florida

 Elaine Turner
Commission # DD135939
Expires Aug. 26, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Printed Name
 Elaine Turner
Commission # DD135939
Expires Aug. 26, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Handwritten initials: GABSS

IN THE CIRCUIT COURT OF THE
17TH JUDICIAL CIRCUIT IN AND
FOR BROWARD COUNTY, FLORIDA

GMAC MTG CORP

PLAINTIFF

CASE NUMBER CA-CE-06-007281 (12)

VS.

DORIAN K DAMOORGIAN

HILTON VENICA E

ET AL
DEFENDANT

RCUIT CIVIL
2006 NOV -7 PM 2:45
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLA.

CERTIFICATE OF TITLE

THE UNDERSIGNED, HOWARD C. FORMAN, CLERK, CERTIFIES THAT HE EXECUTED AND FILED A CERTIFICATE OF SALE IN THIS ACTION ON 09/25/06, FOR THE PROPERTY DESCRIBED HEREIN AND THAT NO OBJECTIONS TO THE SALE HAVE BEEN FILED WITHIN THE TIME ALLOWED FOR FILING OBJECTIONS.

THE FOLLOWING PROPERTY IN BROWARD COUNTY, FLORIDA;

LOT 15, BLOCK 20, OF WELWYN PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

WAS SOLD TO HGMC FINANCE, INC., 6600 TAFT STREET, #307
HOLLYWOOD, FL 33020

WITNESS MY HAND AND SEAL OF THIS COURT ON NOVEMBER 07, 2006

HOWARD C. FORMAN, CLERK
BY *Sandra*
BROWARD COUNTY, FLORIDA
CIRCUIT COURT
17th JUDICIAL CIRCUIT

DOC # 01326173
COPIES TO:

Handwritten mark: a circle with a dot inside.

W/C CHRIS THE COURIER/DG

Return to:

Name:

**Steven Gerson, Esquire
Dearman & Gerson**

Address:

8551 West Sunrise Boulevard, #300
Plantation, Florida 33322

COVER PAGE TO

WARRANTY DEED

EXECUTED AUGUST 11, 2009

Return to: (enclose self-addressed stamped envelope)
Name:

Address:
This Instrument Prepared by:
Address: **PETER B. CAGLE**
2555 Ponce de Leon Blvd., Suite 320
Coral Gables, FL 33134
Property Appraisers Parcel Identification (Folio Number(s) See attached Exhibit "A"
Grantee(s) S.S. #(s)
Name
Grantee(s) S.S. #(s)
Name

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this 11 day of Aug, 2009, **Between HGMC Finance, Inc., a Florida profit corporation, of the County of Miami-Dade, state of Florida, grantor**, and **Tuffnell I, Inc., a Florida corporation, whose post office address is, 8551 W. Sunrise Blvd., #300, of the County of Broward, State of Florida grantee**, Plantation, FL 33322

Witnesseth that said grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

See attached Exhibit "A"

SUBJECT TO taxes for the year 2007 and subsequent years.

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.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed sealed and delivered in our presence:

[Signature]
Witness: John Schulte

[Signature]
Witness: Bobby Anderson

State of Fla
County of Miami-Dade

HGMC Finance, Inc., a Florida profit corporation
[Signature]
By: Maria Jung, President
6800 SW 40th Street, PMB #135
Miami, FL 33155

The foregoing instrument was acknowledged before me this 11 day of Aug, 2009, by **Maria Jung, President of HGMC Finance, Inc., a Florida profit corporation**, who personally known to me or who has produced a Drivers License as identification and did take an oath.

[Signature]
Notary Public
Print Name:

My Commission Expires:

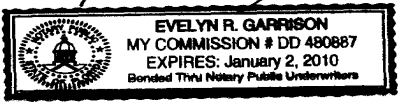


Exhibit "A"

Lot 11, Block 236 of MAINLANDS OF TAMARAC LAKES UNIT 15, according to the Plat Map thereof, as recorded in Plat Book 71, Page 3, of the Public Records of Broward County, Florida aka 7019 NW 63 Ct., Tamarac, FL 33321.

Tax Folio No. 19110-05-05900

\$ 157,000.⁰⁰

Lot 1, Block 9, of WELWYN MANOR ANNEX, according to the Plat Map thereof, as recorded in Plat Book 32, Page 13, of the Public Records of Broward County, Florida aka 6104 SW 24 St., Miramar, FL 33023.

Tax Folio No. 11124-17-24200

\$ 133,700.⁰⁰

Lot 15, Block 20, of WELWYN PARK, according to the Plat Map thereof, as recorded in Plat Book 35, Page 16, of the Public Records of Broward County, Florida aka 6529 SW 25 St., Miramar, FL 33023.

Tax Folio No. 11123-07-18400

\$ 128,100.⁰⁰

The West 30.00 feet of Lot 9 and East 20.00 feet of Lot 10, Block 3 of HOLLYWOOD VIEW, according to the Plat thereof, as recorded in Plat Book 12, at Page 47 of the Public Records of Broward County, Florida aka 1939 Fletcher St., Hollywood, FL 33020

Tax Folio No. 11222-15-02800

\$ 203,600.⁰⁰

Lot 33, Block 4, of DRIFTWOOD PLAZA, according to the Plat Map thereof, as recorded in Plat Book 49, Page 28, of the Public Records of Broward County, Florida aka 6541 Lee St., Ft. Lauderdale, FL 33311

Tax Folio No. 11111-18-07500

\$ 152,500.⁰⁰

Lot 15, Block 6 of WELWYN MANOR ANNEX, according to the Plat Map thereof, as recorded in Plat Book 32, Page 13, of the Public Records of Broward County, Florida aka 6356 SW 22 Court, Miramar, FL 33032

Tax Folio No. 11124-17-16200

\$ 117,700.⁰⁰

Prepared by and return to:

Stephen W. Screnci, P.A.
3301 N.W Boca Raton Boulevard Suite 201
Boca Raton, FL 33431
561-300-3390
File Number: L1106090

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **30th** day of **June, 2011** between **Tuffnell I, Inc., a Florida corporation** whose post office address is **3350 SW 148 Avenue, Suite 203, Fort Lauderdale, FL 33027**, grantor, and **All Star Realty XVII, LLC, a Florida limited liability company**, whose post office address is **5494 NW 41st Terrace, Boca Raton, FL 33496**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Lot 15, Block 20, WELWYN PARK, according to the map or plat thereof as recorded in Plat Book 35, Page 16, Public Records of Broward County, Florida.


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

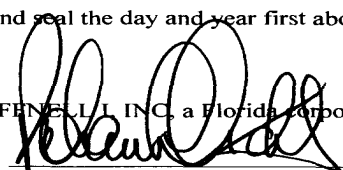
To Have and to Hold, the same in fee simple forever.

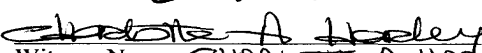
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2010**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Stephen Screnci

TUFFNELL I, INC. a Florida corporation
By: 
Rohan Crichton, Vice President



Witness Name: CHARLOTTE A HARLEY

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 29 day of July, 2011 by Rohan Crichton, as Vice President of Tuffnell I, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Public Seal: S. W. SCRENCI, MY COMMISSION # DD 769396, EXPIRES: April 3, 2012, Bonded Thru Notary Public Underwriters]


Notary Public
Printed Name: Stephen W Screnci
My Commission Expires: _____

1

This Document Prepared By and Return to:

Steven Z. Garellek, Esquire
Steinberg Garellek
700 S. Federal Highway
Suite 200
Boca Raton, FL 33432

Parcel ID Number: 514123-07-1840

For documentary stamp tax purposes,
the consideration is \$162,500.00

Warranty Deed

This Indenture, Made this 29th day of August, 2013 A.D., **Between**
All Star Realty XVII LLC , a Florida limited liability company
of the County of Palm Beach, State of Florida, **grantor**, and
Evan R. Frazer, Jr., a single man
whose address is: 6529 SW 25th Street, Miramar, FL 33023
of the County of Broward, State of Florida, **grantee**.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land,
situate, lying and being in the County of Broward State of Florida to wit:
Lot 15, Block 20, WELWYN PARK, according to the plat thereof as recorded in Plat Book 35, Page 16, of
the Public Records of Broward County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31,
2012.

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, 2012.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

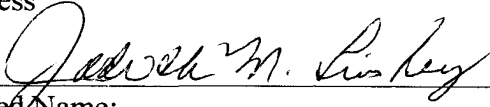
Signed, sealed and delivered in our presence:

All Star Realty XVII LLC , a Florida limited liability company

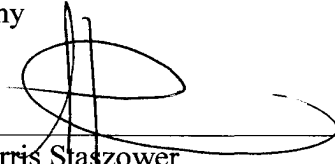


Printed Name: Steven Z. Garellek

Witness



Printed Name: Judith M. Linskey
Witness

By  (Seal)

Morris Staszower
Manager

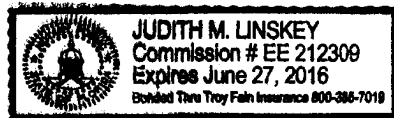
P.O. Address: 5494 NW 41st Terrace, Boca Raton, FL 33496

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 29th day of August, 2013 by
Morris Staszower, Manager of All Star Realty XVII LLC , a Florida limited liability company
who is personally known to me or who has produced his Florida driver's license as identification.

Printed Name: Judith M. Linskey
Notary Public

My Commission Expires: / /



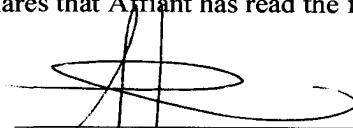
Prepared by:
Steven Garellek, Esq.
Steinberg Garellek
700 S. Federal Hwy, Ste 200
Boca Raton, FL 33432

Limited Liability Company Affidavit

State of Florida
County of Palm Beach

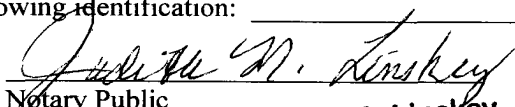
Before me, the undersigned authority, personally appeared Morris Staszower ("Affiant"), who, being duly sworn according to law, deposes and says:

1. Affiant is the manager of ALL STAR REALTY XVII LLC, a Florida limited liability company (the "LLC").
2. The LLC is currently in existence under valid articles of organization and regulations and has not been terminated or dissolved.
3. The LLC is a manager-managed company.
4. The LLC is the owner of the following described real property:
Lot 15, Block 20, WELWYN PARK, according to the plat thereof as recorded in Plat Book 35, Page 16, of the Public Records of Broward County, Florida.
5. Neither the LLC nor any of the members or managers have filed bankruptcy since the LLC acquired title to the Property.
6. Morris Staszower, as Manager is authorized by the operating agreement to execute deeds and any instruments affecting the Property on behalf of the LLC and all necessary consents have been obtained.
7. Said property does not constitute substantially all of the assets of the limited liability company and this transaction is authorized by the manager(s).
8. Under penalties of perjury, Affiant declares that Affiant has read the foregoing document and that the facts stated in it are true.



Morris Staszower

Sworn to and subscribed before me this 29th day of August, 2013, by Morris Staszower, who () is personally known to me or () produced the following identification: _____



Notary Public
Printed Name: Judith M. Linskey

(Notary Seal)



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

DATE: January 3rd, 2023
PROPERTY ID # 514123-07-1840 (TD # 49559)

WARNING

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

EVAN R. FRAZER, JR.
6529 SW 25TH STREET
MIRAMAR, FL 33023

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6529 SW 25 ST MIRAMAR, 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 January 31, 2023\$15,284.08

Or

* Estimated Amount due if paid by February 14, 2023\$15,481.72

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 15, 2023, 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: January 3rd, 2023
PROPERTY ID # 514123-07-1840 (TD # 49559)

WARNING

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

*CARDENAS, ABRAHAM JOSE
6528 SW 24 ST
MIRAMAR, FL 33023

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6529 SW 25 ST MIRAMAR, 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.

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

DATE: January 3rd, 2023
PROPERTY ID # 514123-07-1840 (TD # 49559)

WARNING

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

*CHAVEZ, JEYSEL S
6533 SW 25 ST
MIRAMAR, FL 33023

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6529 SW 25 ST MIRAMAR, 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.

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

DATE: January 3rd, 2023
PROPERTY ID # 514123-07-1840 (TD # 49559)

WARNING

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

*SARDONA DEVELOPMENT GROUP LLC
19790 WEST DIXIE HWY STE 1001
MIAMI, FL 33180

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6529 SW 25 ST MIRAMAR, 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.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

DATE: January 3rd, 2023
PROPERTY ID # 514123-07-1840 (TD # 49559)

WARNING

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

CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD #1900
FORT LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6529 SW 25 ST MIRAMAR, 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.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: January 3rd, 2023
PROPERTY ID # 514123-07-1840 (TD # 49559)

WARNING

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

CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PLACE
MIRAMAR, FL 33025

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6529 SW 25 ST MIRAMAR, 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 January 31, 2023\$15,284.08
- Or
- * Estimated Amount due if paid by February 14, 2023\$15,481.72

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 15, 2023 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

7016 1970 0000 8880 1022

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| Extra Services & Fees (check box, add fee as appropriate) | |
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| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
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TD 49559 FEBRUARY 2023 WARNING
CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PLACE
MIRAMAR, FL 33025

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| <input type="checkbox"/> Adult Signature Required | \$ |
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TD 49559 FEBRUARY 2023 WARNING
CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD #1900
FORT LAUDERDALE, FL 33301

7016 1970 0000 0000 0000 0000

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City, Sta

TD 49559 FEBRUARY 2023 WARNING
EVAN R. FRAZER, JR.
6529 SW 25TH STREET
MIRAMAR, FL 33023

7016 1970 0000 8880 1046

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City, State

TD 49559 FEBRUARY 2023 WARNING
***SARDONA DEVELOPMENT GROUP LLC**
19790 WEST DIXIE HWY STE 1001
MIAMI, FL 33180

7016 1970 0000 8880 1901

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\$ **TD 49559 FEBRUARY 2023 WARNING**

Total ***CARDENAS, ABRAHAM JOSE**

\$ **6528 SW 24 ST**

Sen **MIRAMAR, FL 33023**

Stre _____

City, _____

7016 1970 0000 8880 1060

7016 1970 0000 8880 1077

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| Extra Services & Fees (check box, add fee as appropriate) | |
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| Total F | TD 49559 FEBRUARY 2023 WARNING |
| \$ | *CHAVEZ, JEYSEL S |
| <i>Sent To</i> | 6533 SW 25 ST |
| <i>Street</i> | MIRAMAR, FL 33023 |
| <i>City, S</i> | |

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 Address
TD 49559 FEBRUARY 2023 WARNING
CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD #1900
FORT LAUDERDALE, FL 33301



9590 9402 7379 2028 3742 42

2. Article Number (Transfer from service label)

7016 1970 0000 8880 1039

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Iglesias* Agent
 Addressee

B. Received by (Printed Name)

Iglesias

C. Date of Delivery

1/10/23

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
Mail Restricted Delivery
(0)

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 49559 FEBRUARY 2023 WARNING
*CARDENAS, ABRAHAM JOSE
6528 SW 24 ST
MIRAMAR, FL 33023**



9590 9402 7379 2028 3742 11

2. Article Number (Transfer from service label)

7016 1970 0000 8880 1060

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

Mail
Mail Restricted Delivery (D)

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 49559 FEBRUARY 2023 WARNING
***CHAVEZ, JEYSEL S**
6533 SW 25 ST
MIRAMAR, FL 33023



9590 9402 7379 2028 3742 04

2. Article Number (Transfer from container label)
7016 1970 0000 8880 1077

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
- | | |
|---|---|
| <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"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Collect on 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.

TD 49559 FEBRUARY 2023 WARNING
EVAN R. FRAZER, JR.
6529 SW 25TH STREET
MIRAMAR, FL 33023



9590 9402 7379 2028 3742 35

COMPLETE THIS SECTION ON DELIVERY

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

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

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Delivery Restricted Delivery | |
| <input type="checkbox"/> Mail Restricted Delivery | |
| <input type="checkbox"/> Mail Restricted Delivery (over \$500) | |

2. Article Number (Transfer from PS Form 3811)
7016 1970 0000 8880 1046