

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: 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
4942 29 07 0300	346813	2751 NW 25 STREET FORT LAUDERDALE 33311-2831

Legal Description

LOT 20, BLOCK 3, OF FLAMINGO VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 44 AT PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 9677	\$189,460	No	No	No

Owner of Record on Current Tax Roll
ADDIE L JONES, EST

Billing Name & Address

2751 NW 25 ST
FORT LAUDERDALE FL 33311-2831

PROPERTY INFORMATION REPORT

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:12/29/2022 **Search covers** **20 years** **through:**12/20/2022

Ashley Reeves
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

JOHNNIE L JONES AND ADDIE LEE JONES
2751 NW 25TH STREET
FORT LAUDERDALE FL

Document

Corrective
Warranty Deed
Bk:2554 Pg:127

Examiner Comments

Address is incomplete.

Related Documents (for Reference)

Warranty Deed
Bk:2476 Pg:400

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

BROWARD COUNTY
PROPERTY APPRAISER

Document

Notice of Tax Lien
for Homestead
Exemption
Bk:48097 Pg:763

Examiner Comments

No address found on
document

Related Documents (for Reference)

None found.

OTHER PARTIES**Name & Address of Record**

None found.

Document**Examiner Comments**

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

File Name

50234PA.pdf



Site Address	2751 NW 25 STREET, FORT LAUDERDALE FL 33311-2831	ID #	4942 29 07 0300
Property Owner	JONES, ADDIE L EST	Millage	0312
Mailing Address	2751 NW 25 ST FORT LAUDERDALE FL 33311-2831	Use	01-01
Abbr Legal Description	FLAMINGO VILLAGE 44-39 B LOT 20 BLK 3		

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
2022	\$20,480	\$168,980	\$189,460	\$105,880	
2021	\$20,480	\$129,350	\$149,830	\$96,260	\$2,700.82
2020	\$20,480	\$118,650	\$139,130	\$87,510	\$2,519.62

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$189,460	\$189,460	\$189,460	\$189,460
Portability	0	0	0	0
Assessed/SOH	\$105,880	\$189,460	\$105,880	\$105,880
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	\$105,880	\$189,460	\$105,880	\$105,880

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$3.00	6,828	SF
Adj. Bldg. S.F. (Card, Sketch)		1236
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1960/1959		

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #50234

**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 April 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:

ADDIE L JONES, EST
2751 NW 25TH ST
FORT LAUDERDALE, FL
33311-2831

CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH
FLOOR
FORT LAUDERDALE, FL 33301

JOHNNIE L. JONES
2751 NW 25TH ST
FORT LAUDERDALE, FL
33311-2831

SHERRY Y JONES
2751 NW 25TH ST
FORT LAUDERDALE, FL 33311

WANDA JONES
2751 NW 25TH ST
FORT LAUDERDALE, FL
33311-2831

*JOHN L. SCOTT
2762 NW 25TH ST
FORT LAUDERDALE, FL
33311-2831

*MATTHEW & CYNTHIA
THOMPSON
2750 NW 26TH ST
FORT LAUDERDALE, FL
33311-2010

*R. & BETTY J. WILLIAMS
2741 NW 25TH ST
FORT LAUDERDALE, FL
33311-2831

JOHNNIE L JONES AND ADDIE
LEE JONES
2751 NW 25TH STREET
FORT LAUDERDALE, FL

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 April 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 50234

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: 494229-07-0300
Certificate Number: 9677
Date of Issuance: 05/26/2020
Certificate Holder: GREEN GULF GROUP CO
Description of Property: FLAMINGO VILLAGE 44-39 B
LOT 20 BLK 3

Name in which assessed: JONES,ADDIE L EST
Legal Titleholders: JONES,ADDIE L EST
2751 NW 25 ST
FORT LAUDERDALE, FL 33311-2831

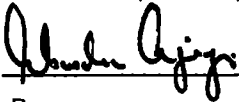
All of said property being in the County of Broward, State of Florida.

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 May, 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:

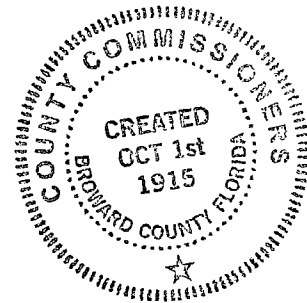
broward.deeduction.net
**Pre-registration is required to bid.*

Dated this 1st day of February, 2023.

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: 04/13/2023, 04/20/2023, 04/27/2023 & 05/04/2023
Minimum Bid: 9959.17

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Name in which assessed: JONES,ADDIE L EST
Legal Titleholders: JONES,ADDIE L EST
2751 NW 25 ST
FORT LAUDERDALE, FL 33311-2831

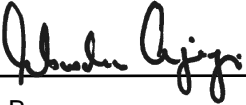
All of said property being in the County of Broward, State of Florida.

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 May, 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 6th day of February, 2023.

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: 04/13/2023, 04/20/2023, 04/27/2023 & 05/04/2023
Minimum Bid: 10306.17

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

50234
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 9677

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

04/13/2023 04/20/2023 04/27/2023 05/04/2023

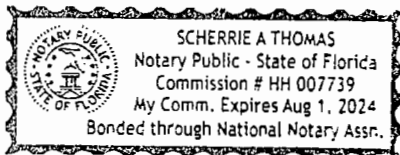
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Barbara Jean Cooper

Sworn to and subscribed before me this
4 day of MAY, 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 50234**

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: 494229-07-0300
Certificate Number: 9677

Date of Issuance: 05/26/2020

Certificate Holder:

GREEN GULF GROUP CO

Description of Property:

FLAMINGO VILLAGE 44-39 B
LOT 20 BLK 3

Name in which assessed:

JONES, ADDIE L EST

Legal Titleholders:

JONES, ADDIE L EST

2751 NW 25 ST

FORT LAUDERDALE, FL 33311-2831

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 May, 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 6th day of February, 2023.

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: 10306.17

401-314

4/13-20-27 5/4 23-17/0000656114B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23012702

Broward County, FL VS Addie L. Jones Est

RETURN OF SERVICE



Court Case # TD 50234

Hearing Date:05/17/2023

Received by CCN 11002

04/05/2023 10:28 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Addie L. Jones Est 2751 NW 25 Street Fort Lauderdale FL 33311**

Served:

X

Not Served:

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

Date: 04/05/2023 Time: 11:53 AM

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

INDIVIDUAL SERVICE

/

COMMENTS: Posted Tax Notice on front door.

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

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

By: *C. Mitchell* 11002

D.S.

C. Mitchell, #11002

RECEIPT INFORMATION

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 # 494229-07-0300 (TD #50234)

RECEIVED SHERIFF
2023 APR -4 AM 8:56
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 April 28, 2023\$7,046.53

Or

* Amount due if paid by May 16, 2023\$7,133.83

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON May 17, 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

JONES, ADDIE L EST
2751 NW 25 ST
FORT LAUDERDALE, FL 33311-2831

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

20

63- 20321

Warranty Deed

This Indenture, Made the 1st day of October, A. D. 19 62,
 BETWEEN FLAGLER FEDERAL SAVINGS AND LOAN ASSOCIATION OF MIAMI
 a United States of America corporation
 of the County of Dade, and State of Florida, of the first part, and
 JOHNNIE L. JONES and ADDIE LEE JONES, his wife

whose permanent address is 2751 NW 25th Street, Fort Lauderdale, of the County of
 Broward, and State of Florida, of the second part,

Witnesseth, That, the said part ies of the first part, for and in consideration of the sum of
 TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS - - - Dollars,
 lawful money of the United States of America, to it in hand paid by the said parties
 of the second part, at or before the executing and delivery of these presents, the receipt whereof is hereby
 acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed,
 and by these presents doEB grant, bargain, sell alien, remise, release, convey and confirm unto the said
 parties of the second part, and their heirs and assigns forever, all the following piece,
 parcel or tract of land, situate, lying and being in the County of Broward, State of
 Florida, and more particularly described as follows:

Lot 20, Block 3, of FLAMINGO VILLAGE, according
 to the Plat thereof, recorded in Plat Book 44 at
 Page 39, of the Public Records of Broward County,
 Florida

Subject to conditions, restrictions, limitations and easements of
 record; to taxes for 1962 and subsequent years; and to a purchase
 money mortgage this date executed in favor of Flagler Federal Savings
 and Loan Association of Miami in the original amount of \$11,600.00

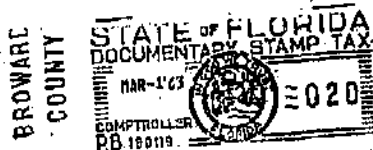
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
 or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and
 profits thereof, and also all the estate, right, title, interest, dower and right of dower, separate estate, prop-
 erty, possession, claim and demand whatsoever, as well as in equity, of the said part Y of the first
 part, of, in and to the same, and every part and parcel thereof, with the appurtenances.

To Have and To Hold the above granted, bargained and described premises, with the appur-
 tenances, unto the said parties of the second part, their heirs and assigns, to their
 own proper use, benefit and behoof forever.

And the said part Y of the first part, for itself and for its successors,
 administrators, do EB covenant, promise and agree to and with the said part ies of the second part,
 their heirs and assigns, that the said part Y of the first part, at the time of the executing
 and delivery of these presents, is lawfully seized of and in all and singular the above
 granted, bargained and described premises, with the appurtenances, and has good right,
 full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid,
 And the said part ies of the second part, their heirs and assigns, shall and may at all
 times hereafter peaceably and quietly have, hold, use, occupy, possess and enjoy the above granted premises
 and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, evis-
 tion or disturbance of the said part Y of the first part, its successors, heirs or assigns, or of any other
 person or persons lawfully claiming or to claim the same, by, through and under the grantor herein.

June 2 53
55

63 MAR 1 AM 11:21



rlb

And the said party of the first part, for, itself and for its successors, warrants the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said part ~~ies~~ of the second part, their heirs and assigns, against the said party of the first part, its successors, heirs, and against all and every person or persons whomsoever lawfully claiming or to claim the same, by, through and under the grantor herein, shall and will warrant and by these presents forever defend.

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

FLAGLER FEDERAL SAVINGS AND LOAN ASSOCIATION OF MIAMI

Signed, sealed and delivered in presence of us:

Seamus E. Jernigan
Walter M. Jernigan
State of Florida
County of DADE

By: Robert L. Rice (Seal)
Vice President
Attest: Walter M. Jernigan (Seal)
Secretary

SS.

Before me personally appeared ROBERT L. RICE and SEYMOUR D. KEITH known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Secretary of the above named FLAGLER FEDERAL SAVINGS AND LOAN ASSOCIATION OF MIAMI a United States of America corporation and severally acknowledged to and before me that they executed such instrument as such Vice President and Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 26th day of February, A. D. 19 63.



Walter M. Jernigan
NOTARY PUBLIC, State of Florida at Large
My commission expires:

RECORDED IN OFFICIAL RECORDS ROOM OF BROWARD COUNTY, FLORIDA
W. E. BUNCH, JR.
CLERK OF CIRCUIT COURT

Notary Public, State of Florida at Large
My Commission Expires May 10, 1966
Bonded By American Fire & Casualty Co.

NOTARY PUBLIC

OFFICIAL FORM 35
Warranty Deed
SPECIAL
TO
Dated
ABSTRACT OF DESCRIPTION
Filed for Record the _____ day of _____, 19____, and recorded _____ in the Public Records of _____ County, Florida, in Official Records Book _____, Page _____, Clerk _____, D.C. _____
OFFICIAL LEGAL FORMS, MIAMI 45, FLA.

62- 91651 Warranty Deed

23.60
No Ad.

This Indenture, Made the 1st day of October, A. D. 1962, BETWEEN FLAGLER FEDERAL SAVINGS AND LOAN ASSOCIATION OF MIAMI, a United States of America corporation of the County of Dade, and State of Florida, of the first part, and JOHNNIE L. JONES and ADDIE LEE JONES, his wife, 2751 NW 25th Street, Fort Lauderdale, whose permanent address is Broward, and State of Florida, of the County of Broward, and State of Florida, of the second part,

Witnesseth, That, the said part Y of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS - - - Dollars, lawful money of the United States of America, to it in hand paid by the said part ies of the second part, at or before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, remise, released, conveyed and confirmed, and by these presents do grant, bargain, sell alien, remise, release, convey and confirm unto the said part ies of the second part, and their heirs and assigns forever, all the following piece parcel or tract of land, situate, lying and being in the County of Broward, State of Florida, and more particularly described as follows:

Lot 10, Block 3, of FLAMINGO VILLAGE, according to the Plat thereof, recorded in Plat Book 44 at Page 39, of the Public Records of Broward County, Florida

Subject to conditions, restrictions, limitations and easements of record; to taxes for 1962 and subsequent years; and to a purchase money mortgage this date executed in favor of Flagler Federal Savings and Loan Association of Miami in the original amount of \$11,600.00.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, dower and right of dower, separate estate, property, possession, claim and demand whatsoever, as well as in equity, of the said part Y of the first part, of, in and to the same, and every part and parcel thereof, with the appurtenances.

To Have and To Hold the above granted, bargained and described premises, with the appurtenances, unto the said part ies of the second part, their heirs and assigns, to their own proper use, benefit and behoof forever.

And the said part Y of the first part, for itself and for its heirs, executors and administrators, does covenant, promise and agree to and with the said part ies of the second part, their heirs and assigns, that the said part Y of the first part, at the time of the executing and delivery of these presents, is lawfully seized of and in all and singular the above granted, bargained and described premises, with the appurtenances, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid. And the said part ies of the second part, their heirs and assigns, shall and may at all times hereafter peaceably and quietly have, hold, use, occupy, possess and enjoy the above granted premises and every part and parcel thereof, with the appurtenances, without any let, hindrance, trouble, molestation, eviction or disturbance of the said part Y of the first part, its successors, heirs or assigns, or of any other person or persons lawfully claiming or to claim the same, by, through and under the grantor herein.

BROWARD COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX OCT 15 1962 2360

62 OCT 15 PM 3:21

MARKS, KEITH & MACK, ATTY'S. 500 FLAGLER FEDERAL BLDG. MIAMI, FLORIDA

And the said party of the first part, for itself and for its successors and for its heirs, warrants the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said party of the second part, their heirs and assigns, against the said party of the first part, its successors, heirs, and against all and every person or persons whomsoever lawfully claiming or to claim the same, by, through and under the grantor herein, shall and will warrant and by these presents forever defend.

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

FLAGLER FEDERAL SAVINGS AND LOAN ASSOCIATION OF MIAMI

Signed, sealed and delivered in presence of us:

Beatrice E. ...
Walter R. ...

By: *Robert L. Rice* (Seal)
Vice President
Attest: *John ...* (Seal)
Secretary

State of Florida

County of DADE ss.

Before me personally appeared ROBERT L. RICE and SEYMOUR D. KEITH known to me to be the individuals described in and who executed the foregoing instrument as Vice-President and Secretary of the above named FLAGLER FEDERAL SAVINGS AND LOAN ASSOCIATION OF MIAMI a United States of America corporation and severally acknowledged to and before me that they executed such instrument as such Vice President and Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 1st day of October, A. D. 1962.

Walter R. ...
NOTARY PUBLIC, State of Florida at Large
My commission expires:



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

Notary Public, State of Florida at Large
My Commission Expires May 10, 1966
Bonded By American Fire & Casualty Co.

(Seal)

PARCO'S FORM 36

Warranty Deed

SPECIAL

TO

Dated

ABSTRACT OF DESCRIPTION

PARCO PUBLISHING CORPORATION, MIAMI 32, FLORIDA

Case Number: H-11-05-6065

PA-453
R.06/96

Notice of Tax Lien For Homestead Exemption and/or Limitation Exclusion

Broward County

Pursuant to the provisions of Sections 196.031, Florida Statutes, homestead exemption has been allowed on the property described below and the taxpayer named below received exemption(s) for a homestead in the aggregate amount of \$40,875.39 for 9 years. In accordance with §196.011(9)(a), §196.161(1)(a) and §193.155 Florida Statutes, notice is hereby given that the recipient(s) named below was not legally entitled to receive said exemption(s) or limitation(s) because said person (s) Owner is Deceased. The statutes provide for recovery of unpaid taxes by means of a lien, including a 50% penalty and 15% interest for any year or years within the prior 10 years from the person(s) who was not entitled, but granted a homestead tax exemption. This document shall constitute a lien on the real property specifically addressed and legally owned by said taxpayer in the State of Florida.

Date: 05/31/2011

FOR OFFICIAL USE ONLY

PARCEL ID# 494229-07-0300

NAME JONES,ADDIE L
ADDRESS 2751 NW 25TH ST
FORT LAUDERDALE FL 33311-2831
PROPERTY DESCRIPTION FLAMINGO VILLAGE 44-39 B LOT 20
BLK 3

Apply Penalty & Interest

Tax Year/ Date tax due	Millage Code	Value Exempted	Assessment limitation value	Total value (3 + 4)	Tax due from wrongful assessment limitation & value exempted 6	Penalty	Interest	TOTAL (6 + 7 + 8)
1	2	3	4	5	6	7	8	
2001	0032	25,500	22,430	47,930	\$1,207.62	\$603.81	\$1,735.95	\$3,547.38
2002	0032	25,500	35,720	61,220	\$1,549.75	\$774.88	\$1,995.31	\$4,319.94
2003	0032	25,500	61,470	86,970	\$2,161.81	\$1,080.91	\$2,459.06	\$5,701.78
2004	0032	25,500	60,800	86,300	\$2,131.20	\$1,065.60	\$2,104.56	\$5,301.37
2005	0332	25,500	61,090	86,590	\$2,044.37	\$1,022.19	\$1,712.16	\$4,778.72
2006	0332	25,500	80,580	106,080	\$2,332.90	\$1,166.45	\$1,603.87	\$5,103.22
2007	0312	25,500	93,680	119,180	\$2,362.70	\$1,181.35	\$1,269.95	\$4,813.99
2008	0312	25,500	81,500	107,000	\$2,110.13	\$1,055.06	\$817.67	\$3,982.86
2009	0312	25,500	70,880	96,380	\$1,914.32	\$957.16	\$454.65	\$3,326.13

Total Back Assessment \$40,875.39

*NOTICE TO COLLECTOR: The 50% penalty applies to the year(s) the taxes were exempted and is calculated individually for each homestead exemption violation post January 1,1990. The interest shall be based on the taxes exempted from the date the taxes become due for each assessment until satisfaction of this lien. The Tax Collector shall also collect any fees and costs which the Property Appraiser or the Tax Collector has incurred in filing this lien, or collecting same.

Fees and cost paid by the Property Appraiser: _____ Fees and costs paid by the Tax Collector: _____

Under penalties of perjury, I declare that I have read the forgoing notice of tax lien and that the facts stated in it are true. If prepared by someone other than the Property Appraiser, his declaration is based on all information of which he has any knowledge.

Ronald J. Cacciatore

Director, Professional Standards & Compliance

AUG 08 2011

Date

DATE: April 3rd, 2023
PROPERTY ID # 494229-07-0300 (TD # 50234)

WARNING

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

ADDIE L JONES, EST
2751 NW 25TH ST
FORT LAUDERDALE, FL 33311-2831

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

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

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

- * Estimated Amount due if paid by April 28, 2023\$7,046.53
- Or
- * Estimated Amount due if paid by May 16, 2023\$7,133.83

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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: April 3rd, 2023
PROPERTY ID # 494229-07-0300 (TD # 50234)

WARNING

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CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FORT LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2751 NW 25 ST FORT LAUDERDALE, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: April 3rd, 2023
PROPERTY ID # 494229-07-0300 (TD # 50234)

WARNING

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JOHNNIE L. JONES
2751 NW 25TH ST
FORT LAUDERDALE, FL 33311-2831

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DATE: April 3rd, 2023
PROPERTY ID # 494229-07-0300 (TD # 50234)

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SHERRY Y JONES
2751 NW 25TH ST
FORT LAUDERDALE, FL 33311

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DATE: April 3rd, 2023
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WANDA JONES
2751 NW 25TH ST
FORT LAUDERDALE, FL 33311-2831

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JOHN L. SCOTT
2762 NW 25TH ST
FORT LAUDERDALE, FL 33311-2831

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DATE: April 3rd, 2023
PROPERTY ID # 494229-07-0300 (TD # 50234)

WARNING

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MATTHEW & CYNTHIA THOMPSON
2750 NW 26TH ST
FORT LAUDERDALE, FL 33311-2010

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DATE: April 3rd, 2023
PROPERTY ID # 494229-07-0300 (TD # 50234)

WARNING

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R. & BETTY J. WILLIAMS
2741 NW 25TH ST
FORT LAUDERDALE, FL 33311-2831

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

DATE: April 3rd, 2023
PROPERTY ID # 494229-07-0300 (TD # 50234)

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JOHNNIE L JONES AND ADDIE LEE JONES
2751 NW 25TH STREET
FORT LAUDERDALE, FL

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7022 1670 0001 4599 2834

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

Postmark
Here

Pc	TD 50234 MAY 2023 WARNING
\$	ADDIE L JONES, EST
To	2751 NW 25TH ST
\$	FORT LAUDERDALE, FL 33311-2831
St	
Si	
City, State, ZIP+4®	

7022 2670 0007 4599 2847

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage

\$

Total

\$

Sent

Street

City, St

TD 50234 MAY 2023 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FORT LAUDERDALE, FL 33301

7022 1670 0001 4599 2858

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

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

Postmark
Here

Postage

\$
Total

TD 50234 MAY 2023 WARNING

JOHNNIE L. JONES

2751 NW 25TH ST

FORT LAUDERDALE, FL 33311-2831

\$
Sen.

Stre.

City,

7022 3670 0001 4599 2865

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postmark
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Postage

\$
Total
\$
Sent
Street
City,

TD 50234 MAY 2023 WARNING
SHERRY Y JONES
2751 NW 25TH ST
FORT LAUDERDALE, FL 33311

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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

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Postage

\$

Total

\$

Service

Street

City

TD 50234 MAY 2023 WARNING
WANDA JONES
2751 NW 25TH ST
FORT LAUDERDALE, FL 33311-2831

7022 1670 0001 4599 2872

7022 1670 000J 4599 2889

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

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Postage

\$ _____

Total \$ _____

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Street _____

City, St _____

TD 50234 MAY 2023 WARNING
***JOHN L. SCOTT**
2762 NW 25TH ST
FORT LAUDERDALE, FL 33311-2831

7022 1670 0001 4554 654 2896

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only.

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

OFFICIAL USE

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

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TD 50234 MAY 2023 WARNING
***MATTHEW & CYNTHIA THOMPSON**
 2750 NW 26TH ST
 FORT LAUDERDALE, FL 33311-2010

7022 1670 0001 4599 2902

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postmark
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Postage

\$

Total

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Sent

Street

City, State

TD 50234 MAY 2023 WARNING
***R. & BETTY J. WILLIAMS**
2741 NW 25TH ST
FORT LAUDERDALE, FL 33311-2831

7022 1670 0001 4599 2919

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postmark
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Postage

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Total Postage

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TD 50234 MAY 2023 WARNING
JOHNNIE L JONES AND ADDIE LEE JONES
2751 NW 25TH STREET
FORT LAUDERDALE, FL

PS F

PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 50234 MAY 2023 WARNING
 CITY OF FORT LAUDERDALE
 ATTN: CITY ATTORNEY OFFICE
 100 N ANDREWS AVE 7TH FLOOR
 FORT LAUDERDALE, FL 33301



9590 9402 7448 2055 8467 66

2. Article Number (Transfer from service label)


7022 1670 0001 4599 2841

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Address
 B. Received by (Printed Name) Date of Delivery
 R. DAVES

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
 - Delivery Restricted Delivery
 - Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation®
 - Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature <u>Betty Williams</u> <input type="checkbox"/> Agent <u>X Betty Williams</u> <input checked="" type="checkbox"/> Address</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery <u>04-06-23</u></p>												
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>TD 50234 MAY 2023 WARNING *R. & BETTY J. WILLIAMS 2741 NW 25TH ST FORT LAUDERDALE, FL 33311-2831</p> </div>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
<div style="text-align: center;">  9590 9402 7448 2055 8468 27 </div>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<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"/> 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													
<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center; font-size: 1.2em;">7022 1670 0001 4599 2902</p>	<p><input type="checkbox"/> Mail Restricted Delivery (0)</p>												
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>													

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 50234 MAY 2023 WARNING
***MATTHEW & CYNTHIA THOMPSON**
 2750 NW 26TH ST
 FORT LAUDERDALE, FL 33311-2010



9590 9402 7448 2055 8468 10

2. Article Number (Transfer from service label)

7022 1670 0001 4599 2896

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

X *[Handwritten Signature]*

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 |
| <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 | |