

# TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

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

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

Phone: (412) 391-5555

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

Parcel ID	Alt. Key	Property Address
5041 26 18 0070	468457	3750 SW 55 AVE

### Legal Description

Lot 186, PLAYLAND VILLAGE, SECTION THREE, according to the Plat thereof, recorded in Plat Book 51, Page 11, of the Public Records of Broward County, Florida.

## Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 10626	\$230,850	No	No	No

### Owner of Record on Current Tax Roll

F E & IRENE HALLETT

### Billing Name & Address

3750 SW 55 AVE  
DAVIE FL 33314-2732

# PROPERTY INFORMATION REPORT

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

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

**Report Date:**06/27/2023      **Search covers**    **20 years**      **through:**06/15/2023

*Scott Heichel*  
Title Examiner

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**General Examiner Comments:**

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

FRANCIS E. HALLETT AND IRENE HALLETT  
3750 S.W. 55TH AVE  
FT. LAUDERDALE FL

**Document**

Warranty Deed  
Bk:2876 Pg:611

**Examiner Comments**

Address is incomplete.

**Related Documents (for Reference)**

None found.

**MORTGAGE HOLDER****Name & Address of Record**

None found.

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

None found.

**LIEN HOLDER****Name & Address of Record**

None found.

**Document****Examiner Comments****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

### Document Type

Property Appraiser



<b>Site Address</b>	3750 SW 55 AVENUE, DAVIE FL 33314-2732	<b>ID #</b>	5041 26 18 0070
<b>Property Owner</b>	HALLETT, F E & IRENE	<b>Millage</b>	2413
<b>Mailing Address</b>	3750 SW 55 AVE DAVIE FL 33314-2732	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	PLAYLAND VILLAGE SEC 3 51-11 B LOT 186		

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	\$36,620	\$194,230	\$230,850	\$162,820	
2021	\$36,620	\$163,980	\$200,600	\$148,020	\$3,639.55
2020	\$36,620	\$154,720	\$191,340	\$134,570	\$3,477.80

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$230,850	\$230,850	\$230,850	\$230,850
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$162,820	\$230,850	\$162,820	\$162,820
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$162,820	\$230,850	\$162,820	\$162,820

Sales History			
Date	Type	Price	Book/Page or CIN
8/1/1964	WD	\$8,900	

Land Calculations		
Price	Factor	Type
\$6.00	6,104	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		958
<b>Units/Beds/Baths</b>		1/3/1
<b>Eff./Act. Year Built: 1966/1960</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
24	D		B					
R	1		B					
1								

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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #50815**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of October 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:

F.E. HALLETT  
3750 SW 55TH AVE  
DAVIE, FL 33314

FRANCES E HALLETT  
3750 SW 55TH AVE  
FT LAUDERDALE, FL 33314

FRANCES E. HALLETT  
3750 SW 55TH AVE  
DAVIE, FL 33314-2732

IRENE HALLETT  
3750 SW 55TH AVE  
DAVIE, FL 33314-2732

MELISSA HALLETT RAMIREZ  
3750 SW 55TH AVE  
DAVIE, FL 33314-2732

TOWN OF DAVIE  
6591 ORANGE DR  
DAVIE, FL 33314-3348

\*3740 SW 55 AVE LLC  
4810 SW 54TH TER  
DAVIE, FL 33314

\*CHRISTOPHER SHERWOOD  
3760 SW 55TH AVE  
DAVIE, FL 33314

\*FLORIDA TURNPIKE  
ENTERPRISE  
PO BOX 613069  
OCOOEE, FL 34761-3069

\*PUBLIC LAND  
%TOWN OF DAVIE  
8800 SW 36TH ST  
DAVIE, FL 33314

FRANCIS E. HALLETT AND  
IRENE HALLETT  
3750 S.W. 55TH AVE  
FT. 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 2nd day of October 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

INSTR # 119026427  
Recorded 08/07/23 at 03:00 PM  
Broward County Commission  
1 Page(s)  
#11

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 50815

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: 504126-18-0070  
Certificate Number: 10626  
Date of Issuance: 05/25/2021  
Certificate Holder: FNA DZ, LLC FNA DZ, LLC FBO WSFS  
Description of Property: PLAYLAND VILLAGE SEC 3 51-11 B  
LOT 186

Name in which assessed: HALLETT, F E & IRENE  
Legal Titleholders: HALLETT, F E & IRENE  
3750 SW 55 AVE  
DAVIE, FL 33314-2732

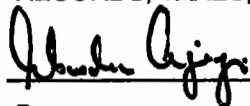
All of said property being in the County of Broward, State of Florida.

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 November, 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 1st day of August, 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: 10/12/2023, 10/19/2023, 10/26/2023 & 11/02/2023  
Minimum Bid: 14033.57

# Broward County, Florida

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Name in which assessed: HALLETT, F E & IRENE  
Legal Titleholders: HALLETT, F E & IRENE  
3750 SW 55 AVE  
DAVIE, FL 33314-2732

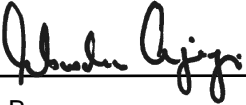
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broward.deedauktion.net  
*\*Pre-registration is required to bid.*

Dated this 16th day of August, 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: 10/12/2023, 10/19/2023, 10/26/2023 & 11/02/2023  
Minimum Bid: 14407.57



**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

50815  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 10626

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

10/12/2023 10/19/2023 10/26/2023 11/02/2023

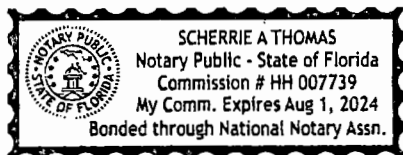
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Barbara Jean Cooper*

Sworn to and subscribed before me this  
2 day of NOVEMBER, 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 50815**

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FNA DZ, LLC FNA DZ, LLC  
FBO WSFS

Description of Property:  
PLAYLAND VILLAGE SEC 3 51-11 B  
LOT 186

Name in which assessed:  
HALLETT, F E & IRENE

Legal Titleholders:  
HALLETT, F E & IRENE  
3750 SW 55 AVE  
DAVIE, FL 33314-2732

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broward.deeduction.net  
\*Pre-registration is required to bid.  
Dated this 16th day of August, 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: 14407.57  
401-314  
10/12-19-26 11/2 23-06/0000687364B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23036205

Broward County, FL VS F E Hlett and/or Irene

**RETURN OF SERVICE**



Court Case # TD 50815

Hearing Date: 11/15/2023

Received by CCN 17284

10/05/2023 9:54 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: F E Hlett and/or Irene 3750 SW 55 Avenue Davie FL 33314

Served:

Not Served:

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

Date: 10/05/2023 Time: 1:34 PM

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

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

**COMMENTS:** Posted Tax Notice front door

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

Gregory Tony, Sheriff  
Broward County, Florida

By: *N. O'Neil 17284*

D.S.

N. O'Neil, #17284

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	1		Sheriff's Fees	\$0.00
Services	1		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 504126-18-0070 (TD #50815)

# 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

RECEIVED  
2023 OCT - 2  
BROWARD COUNTY SHERIFF'S DEPT

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 October 31, 2023 .....\$14,217.16

Or

\* Amount due if paid by November 14, 2023 .....\$14,407.57

\*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 November 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

**HALLETT, F E AND/OR IRENE  
3750 SW 55 AVE  
DAVIE, FL 33314**

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

26.70 State

64- 83936

# Warranty Deed

This Indenture, Made this 10 day of August, A. D. 1964.

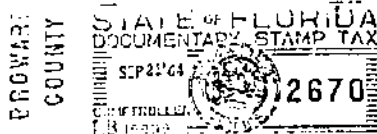
Between Gustaf E. Nichols, and Grace, his wife A/K/A Parties of First Part and Francis E. Hallett, and Irene, his wife, also known as Parties of the Second Part of the County of Broward, in the State of Florida, part of the first part, and, 3750 S.W. 55th Ave. Ft. Lauderdale of the County of Broward, in the State of Florida, part of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of TEN Dollars -----00/100 Dollars, to hold in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, Hereby granted, bargained and sold to the said parties of the second part, their heirs and assigns, forever, the following described land, situate, lying and being in the County of Broward and State of Florida, to-wit:

Lot 186 Playland Village, Sect. 3 according to Plat, thereof recorded in Plat Book 51, Page 11, of the Public Records of Broward County, Florida.

A/K/A 3750 S.W. 55 Avenue, Davie, Florida

Purchaser to assume first mortgage of \$7,000.00 held by Citizens Federal, Hialeah, Florida and a second mortgage of \$1,900.00 in favor of White and White Development Corp. 6361 S.W. 38th Ct. Davie, Florida



64 SEP 21 AM 8:42

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

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

Signed, sealed and delibered in presence of us:

Robert E. Dawson, John M. Sheffield, Gustaf E. Nichols, Grace Nichols

State of Florida,

County of Broward

RETURNED IN OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA OLA MAY OLDIAM CLERK OF CIRCUIT COURT

I Hereby Certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

Gustaf E. Nichols and Grace Nichols, his wife to me well known to be the persons described in and who executed the foregoing deed, and acknowledged before me that executed the same freely and voluntarily for the purpose therein expressed.

Witness my hand and official seal at County of Broward and State of Florida, this 29 day of August, A. D. 1964.

My commission expires: M. Evelyn Sheffield

NOTARY PUBLIC STATE OF FLORIDA MY COM. EXPIRES 11-15-68

Notary Public, State of Florida.

Grantor

225

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

**DATE: October 2nd, 2023**  
**PROPERTY ID # 504126-18-0070 (TD # 50815)**

# WARNING

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

F.E. HALLETT  
3750 SW 55TH AVE  
DAVIE, FL 33314

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3750 SW 55 AVE DAVIE, FL 33314 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 October 31, 2023 .....\$14,217.16
- Or
- \* Estimated Amount due if paid by November 14, 2023 .....\$14,407.57

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**TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374**

**FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)**

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

**DATE: October 2nd, 2023**  
**PROPERTY ID # 504126-18-0070 (TD # 50815)**

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
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**MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

- \* Estimated Amount due if paid by October 31, 2023 .....\$14,217.16
- Or
- \* Estimated Amount due if paid by November 14, 2023 .....\$14,407.57

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**FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)**

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

DATE: October 2nd, 2023  
PROPERTY ID # 504126-18-0070 (TD # 50815)

# WARNING

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

IRENE HALLETT  
3750 SW 55TH AVE  
DAVIE, FL 33314-2732

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3750 SW 55 AVE DAVIE, FL 33314 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: October 2nd, 2023  
PROPERTY ID # 504126-18-0070 (TD # 50815)

# WARNING

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MELISSA HALLETT RAMIREZ  
3750 SW 55TH AVE  
DAVIE, FL 33314-2732

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

**DATE: October 2nd, 2023**  
**PROPERTY ID # 504126-18-0070 (TD # 50815)**

# WARNING

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TOWN OF DAVIE  
6591 ORANGE DR  
DAVIE, FL 33314-3348

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

DATE: October 2nd, 2023  
PROPERTY ID # 504126-18-0070 (TD # 50815)

# WARNING

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

\*3740 SW 55 AVE LLC  
4810 SW 54TH TER  
DAVIE, FL 33314

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

DATE: October 2nd, 2023  
PROPERTY ID # 504126-18-0070 (TD # 50815)

# WARNING

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\*CHRISTOPHER SHERWOOD  
3760 SW 55TH AVE  
DAVIE, FL 33314

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

**DATE: October 2nd, 2023**  
**PROPERTY ID # 504126-18-0070 (TD # 50815)**

# WARNING

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\*FLORIDA TURNPIKE ENTERPRISE  
PO BOX 613069  
OCOE, FL 34761-3069

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**PROPERTY ID # 504126-18-0070 (TD # 50815)**

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\*PUBLIC LAND  
%TOWN OF DAVIE  
8800 SW 36TH ST  
DAVIE, FL 33314

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FRANCIS E. HALLETT AND IRENE HALLETT  
3750 S.W. 55TH AVE  
FT. LAUDERDALE, FL

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Adult Signature Restricted Delivery \$ \_\_\_\_\_

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Total Postage  
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**TD 50815 NOVEMBER 2023 WARNING**  
**F.E. HALLETT**  
**3750 SW 55TH AVE**  
**DAVIE, FL 33314**



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

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\$ Sent To **FRANCES E HALLETT**

Street **3750 SW 55TH AVE**

City, St. **FT LAUDERDALE, FL 33314**

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FRANCES E. HALLETT  
3750 SW 55TH AVE  
DAVIE, FL 33314-2732

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- Adult Signature Restricted Delivery \$ \_\_\_\_\_

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Total

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Street

City, State

**TD 50815 NOVEMBER 2023 WARNING**  
**IRENE HALLETT**  
**3750 SW 55TH AVE**  
**DAVIE, FL 33314-2732**

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PSN

TD 50815 NOVEMBER 2023 WARNING

MELISSA HALLETT RAMIREZ

3750 SW 55TH AVE

DAVIE, FL 33314-2732

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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<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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\$ Tot	<b>TD 50815 NOVEMBER 2023 WARNING</b>
\$ Ser	TOWN OF DAVIE
\$ Str	6591 ORANGE DR
\$ City, State, ZIP+4®	DAVIE, FL 33314-3348

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
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**\*3740 SW 55 AVE LLC**  
**4810 SW 54TH TER**  
**DAVIE, FL 33314**

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

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**\*CHRISTOPHER SHERWOOD**  
**3760 SW 55TH AVE**  
**DAVIE, FL 33314**

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

For delivery information, visit our website at [www.usps.com](http://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	\$ _____

Postmark  
Here

TD 50815 NOVEMBER 2023 WARNING  
 \*FLORIDA TURNPIKE ENTERPRISE  
 PO BOX 613069  
 OCOEE, FL 34761-3069

City, State, ZIP+4®



9589 0710 5270 1584 3180 76

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<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 50815 NOVEMBER 2023 WARNING**

**\*PUBLIC LAND**

**%TOWN OF DAVIE**

**8800 SW 36TH ST**

**DAVIE, FL 33314**

9589 0710 5270 1584 3180 83

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\$ \_\_\_\_\_

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

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

Postmark  
Here

Postage

\$ \_\_\_\_\_

Total Postage

\$ \_\_\_\_\_

Sent To

Street and

City, State, ZIP+4®

**TD 50815 NOVEMBER 2023 WARNING**  
**FRANCIS E. HALLETT AND IRENE HALLETT**  
**3750 S.W. 55TH AVE**  
**FT. LAUDERDALE, FL**

**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.

Article Addressed to:

**TD 50815 NOVEMBER 2023 WARNING**  
**\*3740 SW 55 AVE LLC**  
**4810 SW 54TH TER**  
**DAVIE, FL 33314**

**COMPLETE THIS SECTION, ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 WANDA DAVID 10/6/23

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



9590 9402 8252 3094 3050 18

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

9589 0710 5270 1584 3180 45

Mail 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.

Article Addressed to:

**TD 50815 NOVEMBER 2023 WARNING**  
 \*PUBLIC LAND  
 %TOWN OF DAVIE  
 8800 SW 36TH ST  
 DAVIE, FL 33314




9590 9402 8252 3094 3062 06

2. Article Number (Transfer from service label)

9589 0710 5270 1584 3180 76

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X   Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 Christina 10-5-23

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	

Mail Restricted Delivery (over \$500)

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 50815 NOVEMBER 2023 WARNING  
 \*FLORIDA TURNPIKE ENTERPRISE  
 PO BOX 613069  
 OCOEE, FL 34761-3069**



2. Article Number (Transfer from service label)

9589 0710 5270 1584 3180 69

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
*Scott El Jasser*  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery  
*Scott El Jasser* *10-12-22*

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

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 Restrict 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	

Mail Restricted Delivery (00)