

**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:

<b>Parcel ID</b>	<b>Alt. Key</b>	<b>Property Address</b>
5142 09 06 0580	682470	2542 TAFT ST HOLLYWOOD 33020

**Legal Description**

Lot 14, Block 54, HOLLYWOOD PARK, according to the plat recorded in Plat Book 4, Page 19, Public Records of Broward County, Florida.

**Other Parcel Info**

<b>Certificate #</b>	<b>Assessed Value</b>	<b>Homestead?</b>	<b>Mobile Home?</b>	<b>Bankruptcy?</b>
2021 - 15241	\$293,330	No	No	No

**Owner of Record on Current Tax Roll**

FRANCINE BEHAR

**Billing Name & Address**

2542 TAFT ST  
HOLLYWOOD FL 33020

# 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:** 11/09/2023      **Search covers**    **20 years**      **through:** 10/26/2023

*Scott Heichel*  
Title Examiner

---

**General Examiner Comments:**

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

FRANCINE BEHAR  
2542 TAFT STREET  
HOLLYWOOD FL 33020

**Document**

Warranty Deed  
Bk:48437 Pg:901

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

Warranty Deed  
Bk:35717 Pg:120

Quit Claim Deed  
Bk:41715 Pg:785

Certificate of Title  
Bk:47826 Pg:795

Warranty Deed  
Bk:47839 Pg:1887

Warranty Deed  
Bk:48340 Pg:765

**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	Document	Examiner Comments
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None found.

### Related Documents (for Reference)

None found.

## OTHER DOCUMENTS

### Document Type

Property Appraiser



<b>Site Address</b>	2542 TAFT STREET, HOLLYWOOD FL 33020-2647	<b>ID #</b>	5142 09 06 0580
<b>Property Owner</b>	BEHAR, FRANCINE	<b>Millage</b>	0513
<b>Mailing Address</b>	2542 TAFT ST HOLLYWOOD FL 33020	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	HOLLYWOOD PARK 4-19 B LOT 14 BLK 54		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$40,770	\$252,560	\$293,330	\$204,490	
2022	\$40,770	\$219,560	\$260,330	\$185,900	\$4,622.99
2021	\$40,770	\$167,610	\$208,380	\$169,000	\$4,085.79

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$293,330	\$293,330	\$293,330	\$293,330
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$204,490	\$293,330	\$204,490	\$204,490
<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>	\$204,490	\$293,330	\$204,490	\$204,490

Sales History			
Date	Type	Price	Book/Page or CIN
12/29/2011	WD-Q	\$82,000	48437 / 901
11/9/2011	SWD-E	\$62,500	48340 / 765
3/24/2011	SWD-T	\$100	47839 / 1887
3/8/2011	CET-D	\$55,600	47826 / 795
2/13/2006	QCD	\$100	41715 / 785

Land Calculations		
Price	Factor	Type
\$6.00	6,795	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		916
<b>Units</b>		1
<b>Eff./Act. Year Built: 1955/1950</b>		

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

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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #51466**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of March 2024, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

\*ARTHUR F MCDADE JR  
2546 TAFT ST  
HOLLYWOOD, FL 33020

\*ELMER GIRALDO  
ZORAYDA CORREA  
2538 TAFT ST  
HOLLYWOOD, FL 33020-2647

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

FRANCINE BEHAR  
2542 TAFT STREET  
HOLLYWOOD, FL 33020

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of March 2024 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

**SEAL**

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

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

6  
**Broward County, Florida**

**INSTR # 119330902**  
Recorded 01/11/24 at 02:26 PM  
Broward County Commission  
1 Page(s)  
#6

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

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 51466**

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: 514209-06-0580  
Certificate Number: 15241  
Date of Issuance: 05/25/2021  
Certificate Holder: FRANCISCO J LOPEZ  
Description of Property: HOLLYWOOD PARK 4-19 B  
LOT 14 BLK 54

Name in which assessed: BEHAR,FRANCINE  
Legal Titleholders: BEHAR,FRANCINE  
2542 TAFT ST  
HOLLYWOOD, FL 33020

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of April, 2024. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 3rd day of January, 2024.

Monica Cepero  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

  
\_\_\_\_\_

By:  
Abiodun Ajayi  
Deputy



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

Publish: browardcountylegalnotices.com  
Publish the Weeks of: 03/14/2024, 03/21/2024, 03/28/2024 & 04/04/2024  
Minimum Bid: 22101.10

# Broward County, Florida

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

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LOT 14 BLK 54

Name in which assessed: BEHAR,FRANCINE  
Legal Titleholders: BEHAR,FRANCINE  
2542 TAFT ST  
HOLLYWOOD, FL 33020

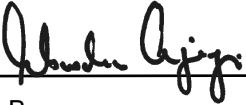
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*\*Pre-registration is required to bid.*

Dated this 11th day of January, 2024.

Monica Cepero  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION



By:  
Abiodun Ajayi  
Deputy

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

Publish: browardcountylegalnotices.com  
Publish the Weeks of: 03/14/2024, 03/21/2024, 03/28/2024 & 04/04/2024  
Minimum Bid: 22294.10



# Notice of Application for Tax Deed Legal Notice

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



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

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

**Publish Date** 03/14/2024

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

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

**Attach Files (Optional)**

 ADS APRIL 17, 2024 AUCTION.pdf

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

**Signature**

A handwritten signature in black ink, appearing to read "C. Villeda", with a long horizontal flourish extending to the right.

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24008819

Broward County, FL VS Francine Behar

**RETURN OF SERVICE**



Court Case # TD 51466

Hearing Date:04/17/2024

Received by CCN 18909

03/11/2024 7:54 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Francine Behar 2542 Taft Street Hollywood FL 33020**

Served:

Not Served:

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

Date: 03/11/2024 Time: 12:00 PM

On Francine Behar 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 visting 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:

**A. Scull, #18909**

**D.S.**

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 # 514209-06-0580 (TD #51466)

RECEIVED SHERIFF  
2024 MAR -8 AM 10:44  
BROWARD COUNTY, FLORIDA

# WARNING

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

BROWARD COUNTY SHERIFF'S DEPT  
ATTN: CIVIL DIVISION  
FT LAUDERDALE, FL 33312

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Amount due if paid by March 29, 2024 .....\$16,668.99
- Or
- \* Amount due if paid by April 16, 2024 .....\$16,881.05

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON April 17, 2024 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395  
FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

BEHAR, FRANCINE  
2542 TAFT STREET  
HOLLYWOOD, FL 33020

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

Record and return to:

Stuart A. Cohen, Attorney  
1601 North Flamingo Road  
Pembroke Pines, FL 33028  
Telephone: 954-436-2000  
File 34-3945

This instrument was prepared  
by or under the supervision of:

Steven Sacks of  
Gilbert & Caddy PA  
1720 Harrison Street # PH-B  
Hollywood, FL 33020  
954-620-5000  
File Number: 2542 taft  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 29<sup>th</sup> day of December, 2011 between **Giovanni Joseph Colpani, a single man** whose post office address is **2720 Taft Street, Hollywood, FL 33020**, grantor, and **Francine Bchar** whose post office address is **2542 Taft Street, Hollywood, FL 33020**, 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 14, Block 54, HOLLYWOOD PARK, according to the plat recorded in Plat Book 4, Page 19, Public Records of Broward County, Florida**

**Parcel Identification Number: 514209060580**

**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 2012.

**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: [Signature]

[Signature] (Seal)  
Giovanni Joseph Colpani

Witness Name: Aisha Kiron

State of Florida  
County of Broward

The foregoing instrument was sworn to, subscribed and acknowledged before me this 29<sup>th</sup> day of December, 2011 by Giovanni Joseph Colpani, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: Hannette Edwards

My Commission Expires: 05/11/2013



This Instrument Prepared By,  
Record and Return to:  
Steven D. Braverman, Esq.  
8751 West Broward Boulevard, Suite 206  
Plantation, FL 33324  
Agent File No.: 2003-510

SPACE ABOVE THIS LINE FOR RECORDING DATA

Parcel Identification Number: 11209-06-05800

**WARRANTY DEED**

***THIS INDENTURE***, made this 28 day of July 2003, between **RICHARD A. EILAND, and STELLA BRAVO EILAND, husband and wife GRANTOR\***, whose address is 7818 Thicket Lane, Orlando, Florida 32819, and **JENNIFER BROWN, a single woman**, whose address is 2542 Taft Street, Hollywood, Florida 3020, GRANTEE\*;

(Wherever used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument and heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH**, That said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee and Grantee's heirs, successors and assigns forever the following described land located in the County of Broward, State of Florida, to-wit:

**Lot 14, Block 54, HOLLYWOOD PARK, according to the Plat thereof, as recorded in Plat Book 4, Page 19, of the Public Records of Broward County, Florida.**

**SUBJECT TO** all restrictions, reservations and easements of record, if any; zoning restrictions and prohibitions imposed by governmental authority, and taxes for the year 2003 not yet due and payable, without reimposing 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 SAID GRANTOR** does hereby covenant with the 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, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Sandra Griffith  
Printed name: Sandra Griffith

[Signature]  
RICHARD A. EILAND

Troy McDonald  
Printed name: Troy McDonald

[Signature]  
STELLA BRAVO EILAND

STATE OF FLORIDA )  
COUNTY OF Orange )

The foregoing instrument was acknowledged before me this 28th day of July 2003, by **RICHARD A. EILAND and STELLA BRAVO EILAND**, who [ ] are personally known to me or [  ] produced FL Driver licenses as identification.

SEAL

[Signature]  
Notary Signature  
L. Campbell  
Printed Notary Signature  
My Commission Expires:



This Instrument Prepared By,  
Record and Return to:  
Steven D. Braverman, Esq.  
STEVEN D. BRAVERMAN, P.A.  
8751 West Broward Boulevard, Suite 206  
Plantation, FL 33324  
Agent File No.: 2005-622

Parcel Identification Number: 11209-06-05800

SPACE ABOVE THIS LINE FOR RECORDING DATA

PREPARER HAS NOT EXAMINED THE TITLE TO THIS PROPERTY AND THEREFORE, MAKES NO REPRESENTATION AS TO ITS MARKETABILITY OR AS TO ANY LIENS, ENCUMBRANCES OR JUDGMENTS WHICH MAY BE CURRENTLY ATTACHED TO SAME.

**QUIT-CLAIM DEED**

***THIS QUIT-CLAIM DEED***, made this \_\_\_\_\_ day of February, 2006, between **JENNIFER RENE MALONE f/k/a JENNIFER RENE BROWN, joined by her husband EDWARD MICHAEL MALONE, GRANTOR\***, whose address is 2542 Taft Street, Hollywood, Fl. 33020, and **EDWARD MICHAEL MALONE and JENNIFER RENE MALONE, as husband and wife**, whose address is 2542 Taft Street, Hollywood, Fl. 33020, GRANTEE\*;

***WITNESSETH***, That the said first party, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

**Lot 14, Block 54, HOLLYWOOD PARK, according to the Plat thereof, as recorded in Plat Book 4, Page 19, of the Public Records of Broward County, Florida.**

***TO HAVE AND TO HOLD*** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

***IN WITNESS WHEREOF***, the said first party has signed and sealed these presents the day and year first above forever.

*Sandra J Berry*  
Printed name: Sandra J BERRY

*Jennifer Rene Malone*  
JENNIFER RENE MALONE f/k/a  
JENNIFER RENE BROWN

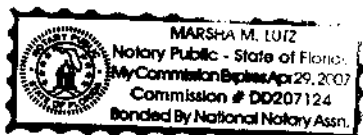
*Edouard Michael Malone*  
Printed name: edouard malone

*Edward Michael Malone*  
EDWARD MICHAEL MALONE

STATE OF FLORIDA )  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of February, 2006, by **JENNIFER RENE BROWN n/k/a JENNIFER RENE MALONE and EDWARD MICHAEL MALONE**, who  are personally known to me or  produced \_\_\_\_\_ as identification.

SEAL



*Marsha M. Lutz*  
Notary Signature  
MARSHA M. LUTZ  
Printed Notary Signature  
My Commission Expires: 4-29-07

ARP 3

**In the Circuit Court of the Seventeenth Judicial Circuit  
In and for Broward County, Florida**

WELLS FARGO BANK NA  
Plaintiff

CACE-10-019584

VS.

Division: 13

MALONE, JENNIFER R ; MALONE, EDWARD MICHAEL  
Defendant

**Certificate of Title**

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on March 08, 2011, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

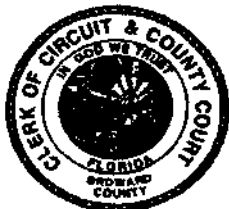
The following property in Broward County, Florida:

LOT 14, BLOCK 54, HOLLYWOOD PARK, ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 4, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA.

A/K/A 2542 TAFT STREET HOLLYWOOD, FL 33020

Was sold to: WELLS FARGO BANK, NA  
3476 Stateview Boulevard Fort Mill, SC, 29715

Witness my hand and the seal of this court on March 22, 2011.



Howard C. Forman, Clerk of Circuit Courts  
Broward County, Florida

Total consideration: \$55,600.00  
Doc Stamps: \$389.20

Prepared by:

The Florida Default Law Group, PL  
Jonathan Mesker  
9119 Corporate Lake Drive, Suite 300  
Tampa, Florida 33634  
File Number: R11021179

Return to:

New House Title  
P.O. Box 20328  
Tampa, Florida 33663-1385

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 21 day of March 2011, between Wells Fargo Bank, N.A., whose post office address is 2711 North Haskell, Dallas, Texas 75204, grantor, and Federal Home Loan Mortgage Corporation, whose post office address is 5000 Plano Parkway, Carrollton, Texas 75010, 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 14, BLOCK 54, HOLLYWOOD PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
Parcel ID #: 514209-06-0580

This deed is being executed by virtue of a Power of Attorney recorded in Official Records Book 46901, Page 1763, of the Public Records of Broward County, FL.

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 claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year shown in the acknowledgement below.

Signed, sealed and delivered in our presence:

Witness Name: William C. Jones  
Arny E. Hill  
Witness Name: Arny E. Hill

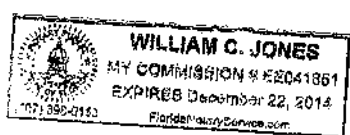
Wells Fargo Bank, N.A., by Kenneth Porter of the firm Echevarria, Codilis & Stawiariski, as Attorney-in-Fact

Kenneth Porter  
Printed Name: Kenneth Porter

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me this 21 day of March 2011, by Kenneth Porter of the firm Echevarria, Codilis & Stawiariski, as Attorney-in-Fact, on behalf of the corporation, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

(SEAL)



Arny E. Hill  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



Prepared by:

The Florida Default Law Group, PL  
Jonathan Mesker  
4921 Memorial Highway, Suite 100  
Tampa, Florida 33634  
File Number: R11021179

Return to:

New House Title  
4919 Memorial Highway, Suite 200  
Tampa, Florida 33634

Lot, 500.00

(Space Above This Line For Recording Data)

## Special Warranty Deed

This Special Warranty Deed made this 9<sup>th</sup> day of November, 2011, between Federal Home Loan Mortgage Corporation whose post office address is 5000 Plano Parkway, Carrollton, TX, 75010, grantor, and Giovanni Joseph Colpani, an unmarried person, whose post office address is 2720 Taft Street, Hollywood, FL 33020, 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 the **Broward County, Florida**, to-wit:

**LOT 14, BLOCK 54, HOLLYWOOD PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

**Parcel Identification Number: 514209-06-0580**

This deed is being executed by virtue of a power of attorney recorded on March 30<sup>th</sup>, 2011, in Official Records Book 20435, Page 636, of the Public Records of Hillsborough 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 claiming by, through or under grantors.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year shown in the acknowledgement below.

Signed, sealed and delivered in our presence:

Federal Home Loan Mortgage Corporation  
By Florida Default Law Group, PL  
as attorney in fact

[Signature]  
Witness Name: Diane E. Helvey

[Signature]  
By: Melissa J. Nunley  
Its authorized signor

[Signature]  
Witness Name: JENNIFER STALLS

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 9th day of November, 2011, by Melissa J. Nunley, as Authorized Signor of the Florida Default Law Group, PL, on behalf of the corporation, who () is/are personally known to me or () has/have produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

Printed Name: Diane E. Helvey

My Commission Expires: \_\_\_\_\_



**Florida Default Law Group, P.L.**

**Corporate Resolution**

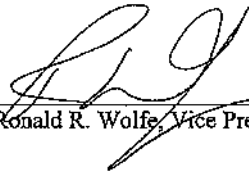
It is hereby resolved this 10 day of October, 2011 that the following individuals are authorized to sign as Attorney-in-Fact for Federal Home Loan Mortgage Corporation under the Limited Power of Attorney recorded on March 30, 2011 in Official Records Book 20435, Page 636-639, in the Public Records of Hillsborough County, Florida.

NANCY A. JONES  
JUDY KANE  
DIANE L. REESE  
HENRY DINNAN  
TINA WORKMAN  
JEFFREY ISMAN

REBECCA M. DALY  
ANDREA SOMERS  
CHRISTIE ROONEY  
MELISSA J. NUNLEY  
STEPHANIE STEPHENS

It is further resolved that any signatories in the past that my have varied from this procedure are hereby ratified, nunc pro tunc, and have authority by the firm to execute said documents.

WITNESS MY HAND AND SEAL OF OFFICE THIS 10 DAY OF OCTOBER, 2011.

  
\_\_\_\_\_  
Ronald R. Wolfe, Vice President

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

**DATE: March 1st, 2024**  
**PROPERTY ID # 514209-06-0580 (TD # 51466)**

# WARNING

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

\*ARTHUR F MCDADE JR  
2546 TAFT ST  
HOLLYWOOD, FL 33020

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2542 TAFT STREET, HOLLYWOOD, FL 33020 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

\* Estimated Amount due if paid by March 29, 2024 .....\$16,668.99  
Or  
\* Estimated Amount due if paid by April 16, 2024 .....\$16,881.05

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 17, 2024 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

**DATE: March 1st, 2024**  
**PROPERTY ID # 514209-06-0580 (TD # 51466)**

# WARNING

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

\*ELMER GIRALDO  
ZORAYDA CORREA  
2538 TAFT ST  
HOLLYWOOD, FL 33020-2647

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2542 TAFT STREET, HOLLYWOOD, FL 33020 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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Or  
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[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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

**DATE: March 1st, 2024**  
**PROPERTY ID # 514209-06-0580 (TD # 51466)**

# WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2542 TAFT STREET, HOLLYWOOD, FL 33020 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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- Or
- \* Estimated Amount due if paid by April 16, 2024 .....\$16,881.05

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 17, 2024 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.**

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

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

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

**DATE: March 1st, 2024**  
**PROPERTY ID # 514209-06-0580 (TD # 51466)**

# WARNING

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

FRANCINE BEHAR  
2542 TAFT STREET  
HOLLYWOOD, FL 33020

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2542 TAFT STREET, HOLLYWOOD, FL 33020 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

9589 0710 5270 0974 2466 30

**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)

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

Postmark  
Here

Postage

\$

Total P

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Sent To

Street &

City, State, ZIP+4®

**TD 51466 APRIL 2024 WARNING**  
**FRANCINE BEHAR**  
**2542 TAFT STREET**  
**HOLLYWOOD, FL 33020**



9589 0710 5270 0974 2466 47

**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)

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

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Street and  
\$ \_\_\_\_\_

City, State, ZIP+4®  
\$ \_\_\_\_\_

**TD 51466 APRIL 2024 WARNING**  
**CITY OF HOLLYWOOD**  
**TREASURY DIVISION**  
**2600 HOLLYWOOD BLVD**  
**HOLLYWOOD, FL 33020**

9589 0710 5270 0974 2466 54

**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	\$ _____
<input type="checkbox"/> Adult Sign	

Postmark  
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Postage	
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Total Post	
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Street and	
City, State, ZIP+4®	

**TD 51466 APRIL 2024 WARNING**  
**\*ELMER GIRALDO**  
**ZORAYDA CORREA**  
**2538 TAFT ST**  
**HOLLYWOOD, FL 33020-2647**

**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	\$ _____

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**TD 51466 APRIL 2024 WARNING**  
**\*ARTHUR F MCDADE JR**  
**2546 TAFT ST**  
**HOLLYWOOD, FL 33020**

City, State, ZIP+4®

9589 0710 5270 0974 2466 611

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 51466 APRIL 2024 WARNING**  
**\*ARTHUR F MCDADE JR**  
**2546 TAFT ST**  
**HOLLYWOOD, FL 33020**



9590 9402 8592 3244 9563 48

2. Article Number (Transfer from service label)

9589 0710 5270 0974 2466 61

COMPLETE THIS SECTION

A. Signature

*X Arthur F. McDADE*  Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

*Arthur F. McDADE*

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured 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 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 51466 APRIL 2024 WARNING**  
**\*ELMER GIRALDO**  
**ZORAYDA CORREA**  
**2538 TAFT ST**  
**HOLLYWOOD, FL 33020-2647**



9590 9402 8666 3244 6998 36

2. Article Number (Transfer from service label)

589 0710 5270 10974 2466 54

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Elmer Giraldo*

- Agent
- Addressee

B. Received by (Printed Name)

*Elmer Giraldo*

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery-Restricted Delivery
- Insured Mail
- Insured 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 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 51466 APRIL 2024 WARNING**  
**FRANCINE BEHAR**  
**2542 TAFT STREET**  
**HOLLYWOOD, FL 33020**



9590 9402 8666 3244 6998 50

Article Number (Transfer from service label)

3589 0710 5270 0974 2466 120

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

D. KIERDAN

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

Insured Mail (over \$500)  
Insured Mail Restricted Delivery

Domestic Return Receipt