

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
504205-08-0320	493561	888 NW 25 AVE

Legal Description

Lot 10, Block 7, FRANKLIN PARK, according to the plat thereof as recorded in Plat Book 21, at Page 3, of the Public Records of Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 11382	\$68,760	No	No	No

Owner of Record on Current Tax Roll
XXELA INVESTMENT GROUP INC

Billing Name & Address

2541 SW 54 AVE
WEST PARK FL 33023

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:02/01/2024 **Search covers** **20 years** **through:**01/21/2024

David Faith
Title Examiner

General Examiner Comments:

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

XXELA INVESTMENT GROUP INC
20231 NW 33 AVENUE
MIAMI FL

Document

Quit Claim Deed
Inst:116845480

Examiner Comments

Address is incomplete.

GARY MUDIE, REGISTERED AGENT O/B/O
XXELA INVESTMENT GROUP, INC.
2541 SW 54 AVENUE
WEST PARK FL 33023

Sunbiz ATH

Related Documents (for Reference)

Quit Claim Deed
Bk:20051 Pg:835

Quit Claim Deed
Bk:37268 Pg:601

Warranty Deed
Inst:116731068

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



Site Address	888 NW 25 AVENUE, UNINCORPORATED FL 33311	ID #	5042 05 08 0320
Property Owner	XXELA INVESTMENT GROUP INC	Millage	0012
Mailing Address	2541 SW 54 AVE WEST PARK FL 33023	Use	00
Abbr Legal Description	FRANKLIN PARK 21-3 B LOT 10 BLK 7		

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	\$68,760		\$68,760	\$57,480	
2022	\$67,510		\$67,510	\$52,260	\$1,120.10
2021	\$47,510		\$47,510	\$47,510	\$936.23

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$68,760	\$68,760	\$68,760	\$68,760
Portability	0	0	0	0
Assessed/SOH	\$57,480	\$68,760	\$57,480	\$57,480
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	\$57,480	\$68,760	\$57,480	\$57,480

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/5/2020	QCD-T	\$100	116845480	\$13.75	5,001	SF
8/20/2020	WD-T	\$100	116731068			
4/19/2004	QCD	\$100	37268 / 601			
11/1/1990	PRD	\$100	10051 / 835			
11/1/1968	WD	\$2,500				
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
01		1						
L								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51782

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 May 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:

XXELA INVESTMENT GROUP INC
2541 SW 54 AVE
WEST PARK, FL 33023

XXELA INVESTMENT GROUP INC
888 NW 25 AVE
FORT LAUDERDALE, FL 33311

CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
700 NW 19TH AVE
FORT LAUDERDALE, FL 33311-7834

*DELFS KEY LLC
2413 NW 9TH ST
FORT LAUDERDALE, FL 33311-6743

*MIDWAY EXCHANGE TRS 1 LLC
890 NW 25 AVE
FORT LAUDERDALE, FL 33311

*XXELA INVESTMENT GROUP INC
880 NW 25TH AVE
FORT LAUDERDALE, FL 33311-6753

DARRELL CLAIR
2948 NW 24 AVE
OAKLAND PARK, FL 33311

XXELA INVESTMENT GROUP INC
20231 NW 33 AVENUE
MIAMI, FL

GARY MUDIE, REGISTERED AGENT
O/B/O
XXELA INVESTMENT GROUP, INC.
2541 SW 54 AVENUE
WEST PARK, FL 33023

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of May 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**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51782

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: 504205-08-0320
 Certificate Number: 11382
 Date of Issuance: 05/25/2021
 Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
 Description of Property: FRANKLIN PARK 21-3 B
 LOT 10 BLK 7

Name in which assessed: XXELA INVESTMENT GROUP INC
 Legal Titleholders: XXELA INVESTMENT GROUP INC
 2541 SW 54 AVE
 WEST PARK, FL 33023

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 12th day of June, 2024. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

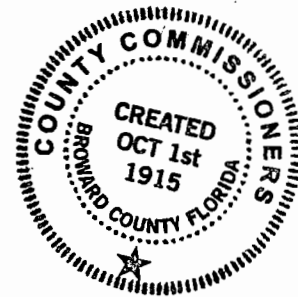
broward.deedauktion.net
 *Pre-registration is required to bid.

Dated this 1st day of March, 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: 05/09/2024, 05/16/2024, 05/23/2024 & 05/30/2024
 Minimum Bid: 5412.02

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51782

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: 504205-08-0320
Certificate Number: 11382
Date of Issuance: 05/25/2021
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: FRANKLIN PARK 21-3 B
LOT 10 BLK 7

Name in which assessed: XXELA INVESTMENT GROUP INC
Legal Titleholders: XXELA INVESTMENT GROUP INC
2541 SW 54 AVE
WEST PARK, FL 33023

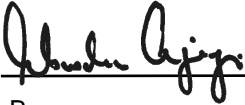
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 12th day of June, 2024. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 6th day of March, 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: 05/09/2024, 05/16/2024, 05/23/2024 & 05/30/2024
Minimum Bid: 5710.02

Notice of Application for Tax Deed Legal Notice

05/09/2024 11:50 AM (EDT)



Please choose a category Notice of Application for Tax Deed

Title BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION
NOTICE OF APPLICATION FOR JUNE 12, 2024, TAX DEED AUCTION

Publish Date 05/09/2024

Publish Time 11:42 AM (EDT)

Description STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 37449, 51782, 51784, 51788, 51790, 51796, 51797, 51801, 51806, 51807, 51811, 51813, 51826, 51827, 51829, 51844, 51845, 51853, 51865, 51868, 51871, 51882, 51885, 51887, 51890, 51898, 51899, 51900, 51907, 51912, 51917, 51918.
TAX DEED AUCTION SCHEDULED JUNE 12, 2024
PUBLISH THE WEEKS OF 05/09/2024, 05/16/2024, 05/23/2024, 05/30/2024 at <https://browardcountylegalnotices.com>

Attach Files (Optional)  ADS JUNE 12, 2024 TAX DEED AUCTION.pdf

Submitted by (Email Address) Cvilleda@broward.org

Signature 

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24016411

Broward County, FL VS Xxela Investment Group Inc

RETURN OF SERVICE



Court Case # TD 51782

Hearing Date:06/12/2024

Received by CCN 12628

05/03/2024 8:27 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Xxela Investment Group Inc 2541 SW 54 Avenue West Park FL 33023**

Served:

Not Served:

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

Date: 05/03/2024 Time: 11:26 AM

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

Other Returns: Other Returns

COMMENTS: Posted tax notice on door.

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

Gregory Tony, Sheriff
Broward County, Florida

By: *Annette Shannon*

D.S.

A. Shannon, #12628

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	2

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 # 504205-08-0320 (TD # 51782)

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

ORIGINAL DOCUMENT

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 May 31, 2024\$4,239.32

Or

* Amount due if paid by June 11, 2024\$4,289.98

*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 June 12, 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

PLEASE SERVE THIS ADDRESS OR LOCATION

XXELA INVESTMENT GROUP INC
2541 SW 54 AVE
WEST PARK, FL 33023

**NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION
THIS IS THE ADDRESS OF THE OWNER!**

RECEIVED SHERIFF
2024 MAY -2 AM 11:34
BROWARD COUNTY, FLORIDA

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24016411

Broward County, FL VS Xxela Investment Group Inc

RETURN OF SERVICE



Court Case # TD 51782

Hearing Date:06/12/2024

Received by CCN 11002

05/03/2024 11:32 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Xxela Investment Group Inc 888 NW 25 Avenue 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: 05/03/2024 Time: 12:16 PM

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

Other Returns: Other Returns

COMMENTS: Posted Tax Notice on tree on vacant lot.

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	2

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 # 504205-08-0320 (TD #51782)

RECEIVED SHERIFF
2024 MAY -2 AM 11:34
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.

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MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

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Or

* Amount due if paid by June 11, 2024\$4,289.98

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THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON June 12, 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

PLEASE SERVE THIS ADDRESS OR LOCATION

XXELA INVESTMENT GROUP INC
888 NW 25 AVE
FT LAUDERDALE, FL 33311

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

Prepared By

Name: DARRELL CLAIR
Address: 2948 NW 24 AVENUE
OAKLAND PARK
State: FLORIDA Zip Code: 33311

After Recording Return To

Name: DARRELL CLAIR
Address: 2948 NW 24 AVENUE
OAKLAND PARK
State: FLORIDA Zip Code: 33311

Space Above This Line for Recorder's Use

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA

BROWARD COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE HUNDRED DOLLARS (\$100.00)** in hand paid to **DARRELL CLAIR**, a **SINGLE MALE**, residing at **2498 NW 24 AVENUE**, County of **BROWARD**, City of **OAKLAND PARK**, State of **FLORIDA** (hereinafter known as the "Grantor(s)") hereby quitclaims to **XXELA INVESTMENT GROUP INC**, a **CORPORATION**, residing at **20231 NW 33 AVENUE**, County of **DADE**, City of **MIAMI**, State of **FLORIDA** (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in **BROWARD** County, Florida to-wit:

NW 25 AVENUE, UNINCORPORATED FL 33311

[FRANKLIN PARK 21-3 B LOT 10 BLK 7]

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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Grantor's Signature

Darrell Clair
Grantor's Signature

Grantor's Name

Darrell Clair
Grantor's Name

Address

1911 NW 27 St
Address

City, State & Zip

Oakland Park FL 33311
City, State & Zip

In Witness Whereof,

Eric Brown
Witness's Signature

M. Williams
Witness's Signature

ERIC BROWN
Witness's Name

MARCUS WILLIAMS
Witness's Name

6017 Melrose
Address

2331 N State Rd 7th 215
Address

Ft. Lauderdale 33312
City, State & Zip

LAUREL HILL FLA 33313
City, State & Zip

STATE OF FLORIDA)

COUNTY OF Broward

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Darrell Clair whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 5th day of November, 2020

[Signature]
Notary Public



Howard C King III
Comm. #GG349299
Expires: June 27, 2023
Bonded Thru Aaron Notary

My Commission Expires: 06/27/2023



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
XXELA INVESTMENT GROUP, INC.

Filing Information

Document Number	P20000078426
FEI/EIN Number	85-3453866
Date Filed	09/29/2020
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/22/2023
Event Effective Date	NONE

Principal Address

2541 SW 54 AVENUE
WEST PARK, FL 33023

Changed: 01/29/2021

Mailing Address

2541 SW 54 AVENUE
WEST PARK, FL 33023

Changed: 01/29/2021

Registered Agent Name & Address

MUDIE, GARY
2541 SW 54 AVENUE
WEST PARK, FL 33023

Address Changed: 01/29/2021

Officer/Director Detail

Name & Address

Title D, P

MUDIE, GARY
2541 SW 54 AVENUE
WEST PARK, FL 33023

Annual Reports

Report Year	Filed Date
2021	01/29/2021
2022	02/09/2022

Document Images

02/09/2022 -- ANNUAL REPORT	View image in PDF format
01/29/2021 -- ANNUAL REPORT	View image in PDF format
10/22/2020 -- Amendment	View image in PDF format
09/29/2020 -- Domestic Profit	View image in PDF format

92478735

Form A298 Quitclaim Deed

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 8th day of November, 1992

by first party, JEWEL L. LEWIS

whose post office address is 2257 NORTHWEST 27 STREET, OAKLAND PARK, FL 33311

to second party, BERNADETTE A. LEWIS

whose post office address is 2257 NORTHWEST 27 STREET, OAKLAND PARK, FL 33311

WITNESSETH, That the said first party, for good consideration and for the sum of \$ 100.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of BROWARD, State of FLORIDA to wit:

880 NORTHWEST 25 AVENUE, FORT LAUDERDALE, FL 33311

A.K.A. (Also Known As)

LOTS 6,7,8,9,10 BLOCK 7

FRANKLIN PARK, PLAT BOOK 21 PAGE 3

Stamps \$ 70 Tax \$
Documentary Intangible
RECEIVED in Broward County as required by
law
by Amy K. Halberg
Deputy Clerk

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

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

Signed, sealed and delivered in presence of:

Lawrence Britton
Lawrence Britton
Jewel Britton
Jewel Britton

Jewel Lee Lewis
Jewel Lee Lewis
Bernadette A. Lewis
Bernadette A. Lewis

State of FLORIDA

NOVEMBER 8, 1992

County of BROWARD

SS.

Then personally appeared

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that executed the same.

Larrye Bronzell Bellamy
Notary Public
My Commission Expires



Return to:
Bernadette Lewis
2257 Northwest 27 Street
Oakland Park, Fla 33311

1992 NOV -9 AM 9:59

BK20051PG0835

5.00
21.00
AS 26.00
SM

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this *19th* day of *April*, 20*04*,
by first party, Grantor, *Bernadette A. Lewis*
whose post office address is *2257 NW 27th Street Oakland Park, Fla 33311*
to second party, Grantee, *Jewel Lewis*
whose post office address is *2257 NW 27th Street Oakland Park, Fla 33311*

WITNESSETH, That the said first party, for good consideration and for the sum of
One Hundred Dollars Dollars (\$ *100⁰⁰*)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release
and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first
party has in and to the following described parcel of land, and improvements and appurtenances thereto in
the County of *Broward*, State of *Florida* to wit:

Franklin Park 21-3 B3
Lot 10 Blk 7

②

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

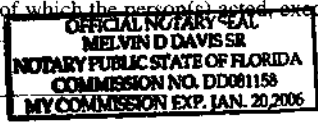
[Signature]
Signature of Witness
R.C. Smith
Print name of Witness
[Signature]
Signature of Witness
Kimberly Smith
Print name of Witness

[Signature]
Signature of First Party
Bernadette A. Lewis
Print name of First Party

Signature of First Party

Print name of First Party

State of Florida
County of Broward }
On 4-19-07 before me,
appeared Bernadette A. Lewis
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.



[Signature]
Signature of Notary

Affiant Known Produced ID
Type of ID _____
(Seal)

State of _____ }
County of _____ }
On _____ before me,
appeared _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant _____ Known _____ Produced ID
Type of ID _____
(Seal)

[Signature]
Signature of Preparer
Lanny Bellamy
Print Name of Preparer
2257 NW 27th Street Oakland Park, Fla
Address of Preparer 33311

3

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Darrell Clair
2948 NW 24 Avenue
Oakland PK, FL 33311

Warranty Deed

This Deed is made by Jewel Lewis, "Grantor(s)", to
Darrell Clair, "Grantee(s)", whose post office address
is 2948 NW 24 Avenue Oakland PK, FL 33311,
as (select one):

- An Unmarried Sole Owner A Married Sole Owner A Single Sole Owner
 Joint Tenants Tenants in Common
 Community Property (only in AZ, ID, LA, NM, NV, TX, WA, and WI)
 Community Property with Right of Survivorship (only in AZ, ID, NV, and WI)

For valuable consideration in the sum of \$ 100.00, the receipt of which is hereby
acknowledged, Grantor(s) grant and convey and warrant to Grantee(s) the following real
property (the premises) located in Broward County/Parish,
Florida:

LEGAL DESCRIPTION: Franklin Park 21-3 BLOT 10 BLK 7

PARCEL NUMBER: 504205080320

3

TITLE SOURCE: _____

Grantor(s) covenant that he/she/they are lawfully seized in fee simple of the premises, which he/she/they have the right to sell and convey, and which are free from encumbrances except those of record. Further, Grantor(s) covenant that he/she/they will execute or procure any necessary further assurance of the title to said premises, and that he/she/they will warrant and defend the premises in the quiet and peaceable possession of the Grantee(s).

This transfer is tax exempt because _____

Taxes for the year _____ shall be prorated between the Grantor(s) and Grantee(s) beginning on the date of recording.

Jewel L. Lewis Date: 8/27/20
Jewel L. Lewis , Grantor
2257 NW 27 Street , Mailing Address
Oakland Pk, FL 33311 , City, State, Zip

Date: _____
_____, Second Grantor (if Applicable)
_____, Mailing Address
_____, City, State, Zip

First Witness: Babette Denise Davis Signature Babette Denise Davis Printed Name 8/27/20 Date

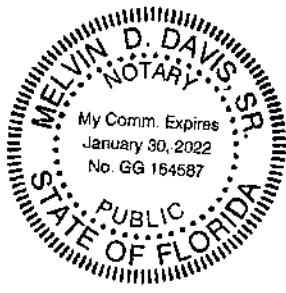
Second Witness: Darrell Clair Jr Signature Darrell Clair JR Printed Name 8/27/2020 Date

STATE OF FLORIDA)
COUNTY/PARISH OF BREVARD)
On Aug 20, 2020, before me, _____,
a Notary Public, personally appeared Joseph Louis,
as Grantor(s), and Bobbie Denise Harris, as Witness, and Dorel Chai,
as Witness, who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of FLORIDA
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature of Notary



Affiant Known Produced ID
Type of ID _____
Commission expires: _____

I certify that the full consideration paid for
the described property is:
\$ 100.00

Signed: Joseph L. Louis

(Grantee)
Dated: 8/27/2020

Signed: _____
(Second Grantee, if applicable)
Dated: _____

Preparer: Paul Chai
D.L. [Redacted]

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

DATE: May 1st, 2024
PROPERTY ID # 504205-08-0320 (TD # 51782)

WARNING

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

XXELA INVESTMENT GROUP INC
2541 SW 54 AVE
WEST PARK, FL 33023

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 888 NW 25 AVE FT 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.

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 May 31, 2024\$4,239.32
- Or
- * Estimated Amount due if paid by June 11, 2024\$4,289.98

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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

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

DATE: May 1st, 2024
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FORT LAUDERDALE, FL 33311

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

DATE: May 1st, 2024
PROPERTY ID # 504205-08-0320 (TD # 51782)

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CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
700 NW 19TH AVE
FORT LAUDERDALE, FL 33311-7834

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

DATE: May 1st, 2024
PROPERTY ID # 504205-08-0320 (TD # 51782)

WARNING

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*DELFS KEY LLC
2413 NW 9TH ST
FORT LAUDERDALE, FL 33311-6743

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

DATE: May 1st, 2024
PROPERTY ID # 504205-08-0320 (TD # 51782)

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*MIDWAY EXCHANGE TRS 1 LLC
890 NW 25 AVE
FORT LAUDERDALE, FL 33311

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

DATE: May 1st, 2024
PROPERTY ID # 504205-08-0320 (TD # 51782)

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*XXELA INVESTMENT GROUP INC
880 NW 25TH AVE
FORT LAUDERDALE, FL 33311-6753

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

DATE: May 1st, 2024
PROPERTY ID # 504205-08-0320 (TD # 51782)

WARNING

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DARRELL CLAIR
2948 NW 24 AVE
OAKLAND PARK, FL 33311

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

DATE: May 1st, 2024
PROPERTY ID # 504205-08-0320 (TD # 51782)

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XXELA INVESTMENT GROUP INC
20231 NW 33 AVENUE
MIAMI, FL

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GARY MUDIE, REGISTERED AGENT O/B/O
XXELA INVESTMENT GROUP, INC.
2541 SW 54 AVENUE
WEST PARK, FL 33023

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9589 0710 5270 0389 6876 15

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

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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

Postage
\$ _____

Total Postage
\$ _____

Sent To
Street and
City, State, ZIP+4

TD 51782 JUNE 2024 WARNING
XXELA INVESTMENT GROUP INC
2541 SW 54 AVE
WEST PARK, FL 33023

9589 0710 5270 0389 6876 22

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 Required	\$ _____

Postmark
Here

Postage
\$ _____

Total P
\$ _____

Sent To
Street at _____

City, State, ZIP+4® _____

TD 51782 JUNE 2024 WARNING
XXELA INVESTMENT GROUP INC
888 NW 25 AVE
FORT LAUDERDALE, FL 33311

9589 0710 5270 0389 6876 39

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

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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 Postage

\$ _____

Sent To

Street and

City, State

TD 51782 JUNE 2024 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
700 NW 19TH AVE
FORT LAUDERDALE, FL 33311-7834

9589 0710 5270 0389 6876 46

U.S. Postal Service™
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Certified Mail Fee	
\$	
Extra Services & Fees <i>(check box, add fee as appropriate)</i>	
<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	\$ _____
Postage	
\$	
Total Post	
\$	

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TD 51782 JUNE 2024 WARNING

***DELFS KEY LLC**

2413 NW 9TH ST

FORT LAUDERDALE, FL 33311-6743

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City, State, _____

9589 0710 5270 0389 6876 53

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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 Pos

\$ _____

Sent To

Street an

City, Stai

TD 51782 JUNE 2024 WARNING
***MIDWAY EXCHANGE TRS 1 LLC**
890 NW 25 AVE
FORT LAUDERDALE, FL 33311

9589 0710 5270 0389 6876 60

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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

Postage
\$ _____

Total Pos \$ _____

Sent To _____

Street an _____

City, Stai _____

TD 51782 JUNE 2024 WARNING
***XXELA INVESTMENT GROUP INC**
880 NW 25TH AVE
FORT LAUDERDALE, FL 33311-6753

9589 0710 5270 0389 6876 77

U.S. Postal Service™
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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 \$ _____

Sent To \$ _____

Street _____

City, State, ZIP+4™ _____

TD 51782 JUNE 2024 WARNING
DARRELL CLAIR
2948 NW 24 AVE
OAKLAND PARK, FL 33311

9589 0710 5270 0389 6876 84

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

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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	\$
Seni	
Stre	
City	

TD 51782 JUNE 2024 WARNING
XXELA INVESTMENT GROUP INC
20231 NW 33 AVENUE
MIAMI, FL 33056

9589 0710 5270 0389 6876 91

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
Here

Postage

\$

Total Post

\$

Sent To

Street and

City, State,

TD 51782 JUNE 2024 WARNING
GARY MUDIE, REG AGENT O/B/O
XXELA INVESTMENT GROUP, INC.
2541 SW 54 AVENUE
WEST PARK, FL 33023

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 51782 JUNE 2024 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
700 NW 19TH AVE
FORT LAUDERDALE, FL 33311-7834



9590 9402 8488 3186 3941 69

2. Article Number (Transfer from service label)

9589 0710 5270 0389 6876 39

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

8-6

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery (30)

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 Address to:

**TD 51782 JUNE 2024 WARNING
 DARRELL CLAIR
 2948 NW 24 AVE
 OAKLAND PARK, FL 33311**



9590 9402 8488 3186 3941 21

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Clair*

- Agent
 Addressee

B. Received by (Printed Name)

Clair

C. Date of Delivery

5/6

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Restricted Delivery |

2. Article Number (Transfer from service label)

9589 0710 5270 0389 6876 77

(over 9999)