

**Board of County Commissioners, Broward County, Florida  
Finance and Administrative Services Department  
RECORDS, TAXES & TREASURY**

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 34308**

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: 494128-CJ-0110  
Certificate Number: 9894  
Date of Issuance: 06/01/2012  
Certificate Holder: POWELL - LINK II, LLC  
Description of Property: SUNRISE LAKES 9 CONDO  
UNIT 111  
A condominium, according to the declaration of condominium recorded on O R Book 5650, Page 447, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed: SUNRISE LAKES CONDO ASSN PHASE I INC  
Legal Titleholders: SUNRISE LAKES CONDO ASSN  
PHASE I INC  
8100 SUNRISE LAKES DR N  
SUNRISE, FL 33322


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 16th day of March, 2016. 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 11th day of February, 2016.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

By:   
Dana F. Buker  
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: 02/11/2016, 02/18/2016, 02/25/2016 & 03/03/2016  
Minimum Bid: 4108.28

**BROWARD DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Ft. Lauderdale, Broward County, Florida

**STATE OF FLORIDA COUNTY  
OF BROWARD:**

Before the undersigned authority personally appeared G. WILLIAMS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

34308

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 9894

in the XXXX Court,  
was published in said newspaper in the issues of  
02/11/2016 02/18/2016 02/25/2016 03/03/2016

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*G. Williams*

Sworn to and subscribed before me this  
3 day of MARCH, A.D. 2016

*Barbara Jean Cooper*

(SEAL)

G. WILLIAMS personally known to me

**Board of  
County Commissioners,  
Broward County, Florida  
Finance and Administrative  
Services Department  
RECORDS, TAXES & TREASURY  
NOTICE OF APPLICATION  
FOR TAX DEED NUMBER 34308**  
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:  
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Certificate Number: 9894  
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Certificate Holder:  
POWELL - LINK II, LLC  
Description of Property:  
SUNRISE LAKES 9 CONDO  
UNIT 111  
A condominium, according to the declaration of condominium recorded on O R Book 5650, Page 447, and all exhibits and amendments thereof, Public Records of Broward County, FL.  
Name in which assessed:  
SUNRISE LAKES CONDO ASSN  
PHASE I INC  
Legal Titleholders:  
SUNRISE LAKES CONDO ASSN  
PHASE I INC  
8100 SUNRISE LAKES DR N  
SUNRISE, FL 33322  
All of said property being in the

**NOTARY PUBLIC**  
**BARBARA JEAN COOPER**  
MY COMMISSION #FF157161  
EXPIRES September 4, 2018  
398-0153 FloridaNotaryService.com

**SEE ATTACHED**

County of Broward, State of Florida.

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[broward.deeduction.net](http://broward.deeduction.net)

\*Pre-registration is required to bid.

Dated this 11th day of February, 2016.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND  
TREASURY DIVISION

(Seal)

By: Dana F. Buker  
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: 4108.28

401-314

2/11-18-25 3/3 16-13/0000068282B

2



Assignment: 7020 Service Sheet # 10-000072  
\*\*SERVE A.S.P. - RETURN TO TAX NOTICE TRAY\*\*  
BROWARD COUNTY, FL vs. SUNRISE LKS CONDO ASSN PH 1 INC DEFENDANT TD 34308 CASE  
PLAINTIFF  
TAX SALE NOTICE COUNTY/BROWARD COURT 3/16/2016 HEARING DATE  
TYPE OF WRIT  
SUNRISE LAKES CONDO ASSN PH 1 INC SERVE 8100 SUNRISE LAKES DRIVE N  
SUNRISE, FL 33322

14279  
BROWARD COUNTY REVENUE-DELIQ TAX SECTION  
115 S. ANDREWS AVENUE  
FT LAUDERDALE, FL 33301  
REBECCA LEDER, SUPV.  
Attorney  
9884

Received this process on 2/11/16 8am  
Date 2/17/2016

Served  
 Not Served - see comments  
2/17/16 at 1405  
Date Time

On SUNRISE LAKES CONDO ASSN PH 1 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 a copy of the complaint, petition, or initial pleading, by the following method:

- INDIVIDUAL SERVICE**
- SUBSTITUTE SERVICE:**
  - At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit: \_\_\_\_\_, in accordance with F.S. 48.031(1)(a)
  - To \_\_\_\_\_, the defendant's spouse, at \_\_\_\_\_ in accordance with F.S. 48.031(2)(a)
  - To \_\_\_\_\_, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business
- CORPORATE SERVICE:**
  - To \_\_\_\_\_, holding the following position of said corporation \_\_\_\_\_ in the absence of any superior officer in accordance with F.S. 48.081
  - To \_\_\_\_\_, an employee of defendant corporation in accordance with F.S. 48.081(3)
  - To \_\_\_\_\_, as resident agent of said corporation in accordance with F.S. 48.091
- PARTNERSHIP SERVICE:** To \_\_\_\_\_, partner, or to \_\_\_\_\_, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)
- 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  
1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_
- POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183  
1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_
- OTHER RETURNS:** See comments

COMMENTS: 2/11/16 1420 C/O, 2/17/16 1405 Poston

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"

SCOTT J. ISRAEL, SHERIFF  
BROWARD COUNTY, FLORIDA  
BY: Kelly Creamen D.S.  
7020  
Creamen

ORIGINAL



FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
**PROPERTY ID # 494128-CJ-0110 (TD # 34308)**

# WARNING

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

RECEIVED SHERIFF  
2016 FEB -9 AM 8:30  
BROWARD COUNTY, FLORIDA

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 REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY THAT'S GOING UP 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 amount below):

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by February 29, 2016 .....\$ 3,291.96

Or

\* Amount due if paid by March 15, 2016 .....\$ 3,330.35

\*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 MARCH 16, 2016 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**

**SUNRISE LAKES CONDO ASSN PHASE I INC  
8100 SUNRISE LAKES DR N  
SUNRISE, FL 33322**

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



Assignment: 7626 Service Sheet # 16-006000  
**\*\*SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY\*\***

BROWARD COUNTY, FL vs. SUNRISE LAKES CONDO ASSN PH 1 INC DEFENDANT TD 34308 CASE  
PLAINTIFF vs. COUNTY/BROWARD COURT 3/16/2016 HEARING DATE  
**TAX SALE NOTICE** TYPE OF WRIT

SUNRISE LAKES CONDO ASSN PHASE 1 INC 2651 SUNRISE LAKES DRIVE E #111  
SERVE SUNRISE, FL 33322

14279  
BROWARD COUNTY REVENUE-DELINQ TAX SECTION  
115 S. ANDREWS AVENUE  
FT LAUDERDALE, FL 33301  
REBECCA LEDER, SUPV.  
Attorney  
9884

Received this process on 2/11/16  
Date 2/10/2016 *DBM*

Served  
 Not Served - see comments  
2/17/16 Date at 1428 Time

On SUNRISE LAKES CONDO ASSN PHASE 1 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 a copy of the complaint, petition, or initial pleading, by the following method:

- INDIVIDUAL SERVICE**
- SUBSTITUTE SERVICE:**
  - At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit: \_\_\_\_\_, in accordance with F.S. 48.031(1)(a)
  - To \_\_\_\_\_, the defendant's spouse, at \_\_\_\_\_ in accordance with F.S. 48.031(2)(a)
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- CORPORATE SERVICE:**
  - To \_\_\_\_\_, holding the following position of said corporation \_\_\_\_\_ in the absence of any superior officer in accordance with F.S. 48.081
  - To \_\_\_\_\_, an employee of defendant corporation in accordance with F.S. 48.081(3)
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1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_
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1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_
- OTHER RETURNS:** See comments

COMMENTS: Postcard TAX SALE NOTICE.

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"

SCOTT J. ISRAEL, SHERIFF  
BROWARD COUNTY, FLORIDA  
BY: Kelly Anamta *rae* D.S.  
*Cremata*

ORIGINAL



FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
**PROPERTY ID # 494128-CJ-0110 (TD # 34308)**

# WARNING

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

RECEIVED SHERIFF  
2016 FEB 9 AM 8:30  
BROWARD COUNTY, FLORIDA

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

### NOTE

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THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON MARCH 16, 2016 UNLESS THE BACK TAXES ARE PAID.

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**PLEASE SERVE THIS ADDRESS OR LOCATION**

**SUNRISE LAKES CONDO ASSN PHASE I INC  
2651 SUNRISE LAKES DRIVE E 111  
SUNRISE, FL 33322**

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 34308

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 February 2016, 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:

<b>CITY OF SUNRISE</b> ATTN CITY ATTY'S OFFICE 10770 W OAKLAND PARK BLVD SUNRISE FL 33351	<b>CAPITAL ONE CLTRL ASSIGNEE OF</b> FIG 2241, LLC PO BOX 54862 NEW ORLEANS, LA 70154-4862	<b>SUNRISE LAKES CONDO ASSN</b> PHASE I INC 2651 SUNRISE LAKES DRIVE E 111 SUNRISE, FL 33322
<b>SUNRISE LAKES CONDO ASSN</b> PHASE I INC 8100 SUNRISE LAKES DR N SUNRISE, FL 33322	<b>SUNRISE LAKES CONDOMINIUM</b> ASSOCIATION PHASE I, INC. C/O JENNINGS & VALANCY, P.A. 311 SE 13TH STREET FT. LAUDERDALE, FL 33316	

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

<b>BROWARD COUNTY CODE ENFORCEMENT</b> PERMITTING LICENSING & PROTECTION DIVISION ATTN: DIANE JOHNSON GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	<b>BROWARD COUNTY CODE &amp; ZONING</b> ENFORCEMENT SECTION PLANNING & REDEVELOPMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT ATTN: GORDON MILLER GCW - 1 NORTH UNIVERSITY DR, MAILBOX 302 PLANTATION, FL 33324	<b>BROWARD COUNTY HIGHWAY CONSTRUCTION &amp;</b> <b>ENGINEERING DIVISION, RIGHT OF WAY SECTION</b> ATTN: FRANK J GUILIANO ONE N. UNIVERSITY DR., STE 300-B PLANTATION, FL 33324
<b>BROWARD COUNTY WATER &amp; WASTEWATER</b> ATTN: RACHEL FLEURY-CHARLES 2555 W. COPANS RD POMPANO BEACH, FL 33069	<b>BROWARD COUNTY PUBLIC WORKS DEPT</b> REAL PROPERTY SECTION ATTN: MARIE HAMMOND 115 S ANDREWS AVE, ROOM 326 FORT LAUDERDALE FL 33301	<b>BROWARD COUNTY SHERIFF'S DEPT.</b> ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315

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 February 2016 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

**Bertha Henry**  
COUNTY ADMINISTRATOR  
Finance and Administrative Services Department  
Records, Taxes, & Treasury Division

By \_\_\_\_\_  
Deputy **Rebecca Leder**

401-316 Revised 05/13



Performance Property Management Services, Inc.  
13501 SW 128 St Suite 114C Miami, FL 33186  
Telephone: 866-523-5003 Fax: 866-523-5004

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Order Date:	10/26/2015	Folio Number:	494128-CJ-0110
Internal Tax Deed Number:	34308	Parent Tract No:	NONE
Records Through	10/29/2015		

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PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

Condominium Parcel No. 111 of SUNRISE LAKES CONDOMINIUM APTS., Bldg. No. 9, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5650, at Page 447, of the Public Records of Broward County, Florida, as may be and/or has been amended from time to time in accordance with the Laws of the State of Florida, by amendment(s) recorded in said Public Records.

TO: Records, Taxes & Treasury Division, Delinquent Tax Department, Broward County

**Applicant:** POWELL - LINK II, LLC

Application has been made for Tax Deed on the above referenced property. Pursuant to chapter 197.502 and 197.522 of the Florida Statutes, below are the names and addresses of the persons you are required to notify prior to the sale of the property:

**APPARENT TITLE HOLDER & ADDRESS AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**

Instr. # 113214730	SUNRISE LAKES CONDO ASSN PHASE I INC
Certificate of Title	8100 SUNRISE LAKES DR N SUNRISE FL 33322

**MORTGAGEE AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**  
NONE

**LIEN HOLDER AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**  
NONE

**NAME AND ADDRESS OF RECORD ON CURRENT TAX ROLL**

SUNRISE LAKES CONDO ASSN  
PHASE I INC  
8100 SUNRISE LAKES DR N  
SUNRISE FL 33322

**NAME AND ADDRESS OF ESCROW AGENT:** NONE

**NAME AND ADDRESS OF TAX PAYING AGENT:** NONE

**APPLICATION FOR HOMESTEAD:** NONE

**GROSS ASSESSMENT:** \$22,280.00

**UNPAID OR OMITTED YEARS TAXES (Only Include the Years with Certificates)**

<u>TYPE</u>	<u>TAX</u>	<u>CERTIFICATE</u>	<u>FACE AMOUNT</u>	<u>CERTIFICATE HOLDER</u>
Tax Deed	2011	34308	\$524.06	POWELL - LINK II, LLC
Tax Deed	2012	34308	\$572.40	POWELL - LINK II, LLC
Tax Deed	2013	34308	\$620.10	POWELL - LINK II, LLC
Certificate	2014	8316	\$734.93	CAPITAL ONE CLTRL ASSIGNEE OF FIG 2241, LLC

This Report is not a Legal Opinion of Title and should not be construed as dealing with the Quality of Title used as a Certified Abstract of Title, Title Insurance Commitment or Title Insurance Policy. Under Florida Statutes Chapter 197. Furthermore no Liability is assumed by PPMS, Inc for any liens and or judgments not filed in the Official Records of Broward County, Florida. PPMS, Inc. should only be liable for the amount of loss suffered by the Broward County Revenue Collection Division, as a result of legal matters filed against them, where such loss is determined to be from PPMS, Inc's errors and omissions in performing its contractual responsibilities to the Broward County Revenue Collection Division, or for any refilling of fees that are required to bring subject property to sale.

BY: *Mitch Wilson*  
Authorized Signature

\*\*\*\* FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 9/1/2015 4:10:21 PM.\*\*\*\*

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

SUNRISE LAKES CONDOMINIUM ASSOCIATION PHASE I INC

Plaintiff

CACE-15-005352

Division: 13

VS.

ESTATE OF ARLENE ; ESTATE OF JOSEPH RUSSO

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 August 20, 2015, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

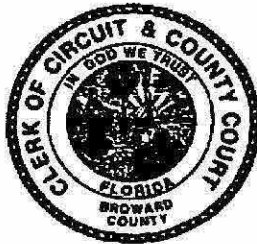
The following property in Broward County, Florida:

CONDOMINIUM PARCEL NO. 111 OF SUNRISE LAKES CONDOMINIUM APTS, BLDG. NO. 9, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5650 AT PAGE 447, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS MAY BE AMENDED AND/OR HAS BEEN AMENDED FROM TIME TO TIME IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA, BY AMENDMENT(S) RECORDED IN PUBLIC RECORDS.

Was sold to: SUNRISE LAKES CONDOMINIUM ASSOCIATION PHASE I INC

8100 Sunrise Lakes Drive North Sunrise, FL, 33322

Witness my hand and the seal of this court on September 01, 2015.

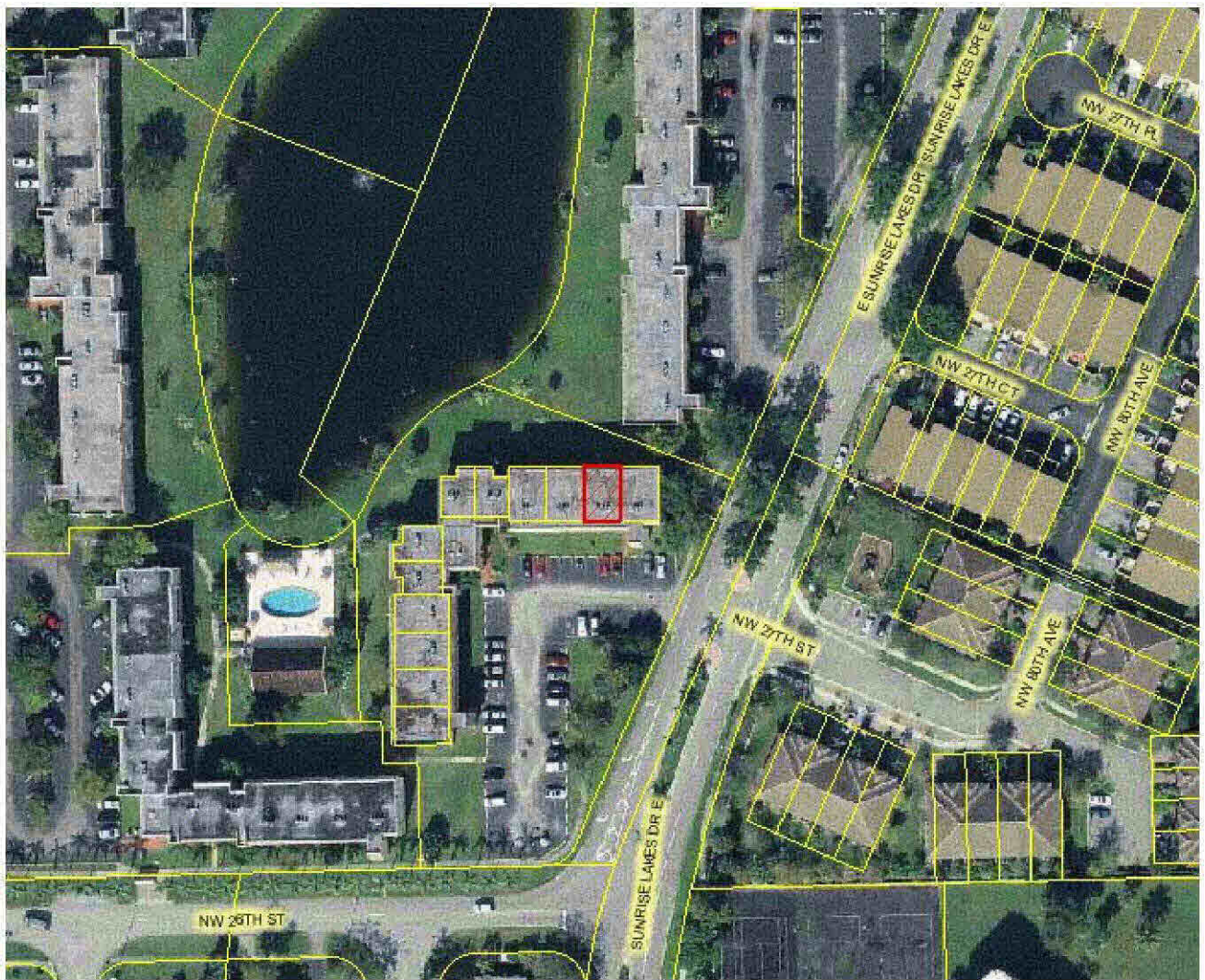


Howard C. Forman, Clerk of Circuit Courts  
Broward County, Florida

Total consideration: \$6,900.00

Doc Stamps: \$48.30





FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA

**DATE: February 1, 2016**

**PROPERTY ID # 494128-CJ-0110 (TD # 34308)**

# WARNING

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

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2651 SUNRISE LAKES DRIVE E 111, SUNRISE, FL 33322 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.**

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**AMOUNT NECESSARY TO REDEEM: (See amount below)**

**MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

\* Amount due if paid by February 29, 2016 .....\$ 3,291.96  
Or  
\* Amount due if paid by March 15, 2016 .....\$ 3,330.35

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**THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON MARCH 16, 2016 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**

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



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 Signature Restricted Delivery | \$ _____ |

Postmark  
Here

Postage

\$

Total Postage and

**TD 34308 MARCH 2016 WARNING**

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

**CITY OF SUNRISE  
ATTN CITY ATTY'S OFFICE  
10770 W OAKLAND PARK BLVD  
SUNRISE FL 33351**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7015 3010 0001 7635 0151  
7015 3010 0001 7635 0151

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 Postage and F

**TD 34308 MARCH 2016 WARNING**

\$

Sent To

**CAPITAL ONE CLTRL ASSIGNEE  
OF FIG 2241, LLC  
PO BOX 54862  
NEW ORLEANS, LA 70154-4862**

Street and Apt. No.,

City, State, ZIP+4®

7015 3010 0001 7635 0168



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**

7015 3010 0001 7635 0175

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 ar  
\$ \_\_\_\_\_

**TD 34308 MARCH 2016 WARNING**

Sent To  
Street and Apt. N  
City, State, ZIP+4

**SUNRISE LAKES CONDO ASSN  
PHASE I INC  
2651 SUNRISE LAKES DRIVE E 111  
SUNRISE, FL 33322**

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**

7015 3010 0001 7635 0182  
2910 5332 1000 0100 0102  
7015 3010 0001 7635 0182

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

**TD 34308 MARCH 2016 WARNING**

**SUNRISE LAKES CONDO  
ASSN PHASE I INC  
8100 SUNRISE LAKES DR N  
SUNRISE, FL 33322**

Sent To  
Street and Apt. No.  
City, State, ZIP+4



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 Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage  
\$ \_\_\_\_\_

Total Postage and  
\$ \_\_\_\_\_

**TD 34308 MARCH 2016 WARNING**

Sent To \_\_\_\_\_  
Street and Apt. No. \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

**SUNRISE LAKES CONDOMINIUM  
ASSOCIATION PHASE I, INC.  
C/O JENNINGS & VALANCY, P.A.  
311 SE 13TH STREET  
FT. LAUDERDALE, FL 33316**

7015 3010 0001 7635 0199

**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 34308 MARCH 2016 WARNING**

SUNRISE LAKES CONDOMINIUM  
 ASSOCIATION PHASE I, INC.  
 C/O JENNINGS & VALANCY, P.A.  
 311 SE 13TH STREET  
 FT. LAUDERDALE, FL 33316



9590 9402 1349 5285 8053 34

2.

7015 3010 0000 7635 0199

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*Michael DeKorson*

C. Date of Delivery

*2-8-16*

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collection Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

(over 500g)



**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 34308 MARCH 2016 WARNING**

**CITY OF SUNRISE  
 ATTN CITY ATTY'S OFFICE  
 10770 W OAKLAND PARK BLVD  
 SUNRISE FL 33351**



9590 9402 1349 5285 8052 97

2. **7015 3010 0001 7635 0151**

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*[Handwritten Name]*

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Delivery Restricted Delivery
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

**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 34308 MARCH 2016 WARNING**

**SUNRISE LAKES CONDO  
 ASSN PHASE I INC  
 8100 SUNRISE LAKES DR N  
 SUNRISE, FL 33322**



9590 9402 1349 5285 8053 27

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*\*Marta Peres*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

2

7015 3010 0001 7635 0182

(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 34308 MARCH 2016 WARNING**

**CAPITAL ONE CLTRL ASSIGNEE  
OF FIG 2241, LLC  
PO BOX 54862  
NEW ORLEANS, LA 70154-4862**



9590 9402 1349 5285 8053 03

2. A

7015 3010 0001 7635 0168

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Handwritten Signature]*

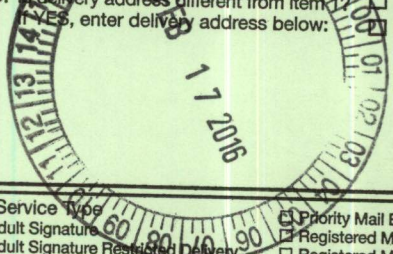
- Agent
- Addressee

B. Received by (Printed Name)

*[Handwritten Name]*

C. Date of Delivery

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



3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

(over \$500)

Domestic Return Receipt