

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

NOTICE OF APPLICATION FOR TAX DEED NUMBER 34321

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: 494134-BD-0300
Certificate Number: 10573
Date of Issuance: 06/01/2012
Certificate Holder: POWELL - LINK II, LLC
Description of Property: OMEGA 5 CONDO
UNIT 310
A condominium, according to the declaration of condominium recorded on O R Book 7545, Page 37, and all exhibits and amendments thereof, Public Records of Broward County, FL.
Name in which assessed: OMEGA CONDO NO 5 INC %PEYTON BOLIN PL
Legal Titleholders: OMEGA CONDO NO 5 INC
%PEYTON BOLIN PL
3343 W COMMERCIAL BLVD STE 100
FT LAUDERDALE, FL 33309-3425

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: 4431.46

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

34321
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 10573

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

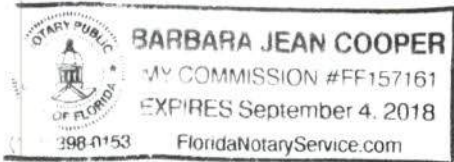
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and 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 34321**

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Certificate Number: 10573
Date of Issuance: 06/01/2012
Certificate Holder:
POWELL - LINK II, LLC
Description of Property:
OMEGA 5 CONDO
UNIT 310
A condominium, according to the declaration of condominium recorded on O R Book 7545, Page 37, and all exhibits and amendments thereof, Public Records of Broward County, FL.
Name in which assessed:
OMEGA CONDO NO 5 INC
%MIRZA BASUITO & ROBBINS
LLP
Legal Titleholders:
OMEGA CONDO NO 5 INC
%MIRZA BASUITO & ROBBINS
LLP 14160 NW 77 AVE STE 22
MIAMI LAKES FL, 33016
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

SEE ATTACHED

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: 4431.46
401-314
2/11-18-25 3/3 16-17/0000068305B

2

Assignment: 7626 Service Sheet # 16-006084
****SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY****

BROWARD COUNTY, FL vs. OMEGA CONDO NO 5 INC
PLAINTIFF VS. DEFENDANT TD 34321 CASE

TAX SALE NOTICE COUNTY/BROWARD COURT 3/16/2016 HEARING DATE
TYPE OF WRIT

OMEGA CONDO NO 5 INC SERVE 7400 NW 17 STREET #310
C/O PEYTON BOLIN PL PLANTATION, FL 33313

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

Received this process on 2/18/16 8AM
Date 2/18/2016

Served
 Not Served - see comments
2/18/16 at 1139
Date Time

On OMEGA CONDO NO 5 INC C/O PEYTON BOLIN PL 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
1st attempt date/time: _____ 2nd attempt date/time: _____
- POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183
1st attempt date/time: _____ 2nd attempt date/time: _____
- OTHER RETURNS:** See comments

COMMENTS: Postup Tax sale notice

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"

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA
BY: [Signature] D.S.
Creamer

ORIGINAL

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID # 494134-BD-0300 (TD # 34321)

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\$ 3,365.47

Or

* Amount due if paid by March 15, 2016\$ 3,404.78

*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

PLEASE SERVE THIS ADDRESS OR LOCATION

**OMEGA CONDO NO 5 INC
%PEYTON BOLIN PL
7400 NW 17 STREET 310
PLANTATION, FL 33313**

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

BROWARD COUNTY SHERIFF'S OFFICE
P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

RETURN OF SERVICE

Assignment: 1161 Service Sheet # 16-006086
**SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY#8
BROWARD COUNTY, FL vs. OMEGA CONDO NO 5 INC TD 34321 CASE
PLAINTIFF VS. DEFENDANT
TAX SALE NOTICE COUNTY/BROWARD COURT HEARING DATE 3/16/2016
TYPE OF WRIT COURT
OMEGA CONDO NO 5 INC SERVE 3343 W. COMMERCIAL BLVD SUITE #100
C/O PEYTON BOLIN PL FORT LAUDERDALE, FL 33309

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

Received this process on 2/11/2016 11:10 AM
Date 9884 1161
 Served
 Not Served - see comments
FEBRUARY 11, 2016 10:50 AM
Date Time

On OMEGA CONDO NO 5 INC C/O PEYTON BOLIN PL 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

1st attempt date/time: _____ 2nd attempt date/time: _____

POSTED COMMERCIAL: By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

1st attempt date/time: _____ 2nd attempt date/time: _____

OTHER RETURNS: See comments

COMMENTS: "Chante Gordon, Receptionist, took paper"
Female, Black, Brown Eyes, Brown Hair, 5 FT. 5 IN,
25, 114 LBS.

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"

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: Gary Gottsleben D.S.
#1161 GARY GOTTSLEBEN

ORIGINAL

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID # 494134-BD-0300 (TD # 34321)

WARNING

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2016 FEB -9 AM 8:30
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Or

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

**OMEGA CONDO NO 5 INC
%PEYTON BOLIN PL
3343 W COMMERCIAL BLVD STE 100
FT LAUDERDALE, FL 33309-3425**

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 34321

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:

CITY OF PLANTATION
ATTN KRISTI CARAVELLA
FINANCE DIRECTOR
400 NW 73 AVE
PLANTATION FL 33317

OMEGA CONDO NO 5 INC
%PEYTON BOLIN PL
3343 W COMMERCIAL BLVD STE 100
FT LAUDERDALE, FL 33309-3425

OMEGA CONDOMINIUM NO. 5, INC.
C/O ANDERSON, STEVEN, LCAM
LUXE PROPERTY SERVICES
685 E. HILLSBORO BLVD.
DEERFIELD BEACH, FL 33441

BLUE MARLIN TAX
SB MUNI CUST FOR
PO BOX 37736
BALTIMORE, MD 21297-3736

CITY OF PLANTATION
BUILDING DEPARTMENT
400 NW 73 AVE
PLANTATION FL 33317

OMEGA CONDO NO 5 INC
%PEYTON BOLIN PL
7400 NW 17 STREET 310
PLANTATION, FL 33313

OMEGA CONDOMINIUM NO. 5, INC.
7400 NW 17 STREET
PLANTATION, FL 33313

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT
PERMITTING LICENSING & PROTECTION DIVISION
ATTN: DIANE JOHNSON
GCW-1 NORTH UNIVERSITY DR
PLANTATION, FL 33324

BROWARD COUNTY CODE & ZONING
ENFORCEMENT SECTION
PLANNING & REDEVELOPMENT DIV.
ENVIRONMENTAL PROTECTION & GROWTH
MGMT DEPT
ATTN: GORDON MILLER
GCW – 1 NORTH UNIVERSITY DR, MAILBOX 302
PLANTATION, FL 33324

BROWARD COUNTY HIGHWAY CONSTRUCTION &
ENGINEERING DIVISION, RIGHT OF WAY SECTION
ATTN: FRANK J GUILIANO
ONE N. UNIVERSITY DR., STE 300-B
PLANTATION, FL 33324

BROWARD COUNTY WATER & WASTEWATER
ATTN: RACHEL FLEURY-CHARLES
2555 W. COPANS RD
POMPANO BEACH, FL 33069

BROWARD COUNTY PUBLIC WORKS DEPT
REAL PROPERTY SECTION
ATTN: MARIE HAMMOND
115 S ANDREWS AVE, ROOM 326
FORT LAUDERDALE FL 33301

BROWARD COUNTY SHERIFF'S DEPT.
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

Order Date:	10/26/2015	Folio Number:	494134-BD-0300
Internal Tax Deed Number:	34321	Parent Tract No:	NONE
Records Through	10/29/2015		

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

Condominium Unit 310, of OMEGA CONDOMINIUM NO. 5, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 7545, Page 37, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto, as set forth in said Declaration.

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

O.R. Book 50015, Page 832	OMEGA CONDO NO 5 INC
	%PEYTON BOLIN PL
Certificate of Title	3343 W COMMERCIAL BLVD STE 100
	FT LAUDERDALE FL 33309-3425

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

Instr. # 113309729	City of Plantation
Lien	Building Department
	400 NW 73rd Avenue
	Plantation, FL 33317

NAME AND ADDRESS OF RECORD ON CURRENT TAX ROLL

OMEGA CONDO NO 5 INC
%PEYTON BOLIN PL
3343 W COMMERCIAL BLVD STE 100
FT LAUDERDALE FL 33309-3425

NAME AND ADDRESS OF ESCROW AGENT: NONE

NAME AND ADDRESS OF TAX PAYING AGENT: NONE

APPLICATION FOR HOMESTEAD: NONE

GROSS ASSESSMENT: \$39,440.00

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	34321	\$497.48	POWELL - LINK II, LLC
Tax Deed	2012	34321	\$570.68	POWELL - LINK II, LLC
Tax Deed	2013	34321	\$690.80	POWELL - LINK II, LLC
Certificate	2014	8902	\$971.84	BLUE MARLIN TAX SB MUNI CUST FOR

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

22

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

OMEGA CONDO NO 5 INC
Plaintiff

CACE-12-019933
Division: 03

VS.

ADESHINA, KAYODE ; ADESHINA A/K/A ELIZABETH ADESHINS, LIZ
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 July 02, 2013, 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:

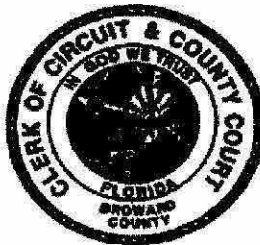
Legal Description: Condominium Unit 310, of OMEGA CONDOMINIUM NO. 5, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 7545, Page 37, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto, as set forth in said Declaration.

Street Address: 7400 NW 17th Street, Unit 310, Plantation, FL 33313.

Was sold to: OMEGA CONDO NO 5 INC

C/O PEYTON BOLIN, P.L. PeytonBolin, PL 4758 West Commercial Blvd Fort Lauderdale, FL, 33319

Witness my hand and the seal of this court on July 16, 2013.



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

Total consideration: \$100.00
Doc Stamps: \$0.70

PREPARED BY AND RETURN TO:
JEFF SABOURI
CITY OF PLANTATION
BUILDING DEPARTMENT
400 NW 73RD AVENUE
PLANTATION, FLORIDA 33317

**RECORDED
NOTICE AND CLAIM OF LIEN**

**FLORIDA BUILDING CODE
UNSAFE BUILDINGS OR STRUCTURES**

The City of Plantation has begun proceedings under §116 of the Florida Building Code pertaining to Unsafe Structures, with respect to the property described below:

Omega Condo No 5 Inc., Representative Association for Property Owners

Otilia Mesa, as to life estate only, and Jorge Mesa, second party, Property Owners

Rosa Rogers LLC, A Limited Liability Company, Property Owner

Waldir Pelaez and Karen M. Pelaez, husband and wife, Property Owners

Ines Guerra a/k/a Ines Guerra Sarmiento, a married woman, party of the first, and Ines Guerra a/aka Ines Guerra Sarmiento, a married woman

Ivan Chiu and Karina Lopez Del Castillo, husband and wife, Property Owners

Luz Maria Gonzalez, a single woman, Property Owner

Anne Speiser, for life, remainder to Cynthia Goldberg, second party, Property Owners

Giovanna Shomburg, as single woman and Giovanna Shomburg, as Trustee, Property Owners

Marta Vega, a single woman, Property Owner

Julio A. Miranda, a single man, Property Owner

Raymond Racine, a married man, Property Owner

Waldir Pelaez and Karen M. Pelaez, husband and wife, Property Owners

**Steve Brand, Life Estate,
Victor and Phyllis Brand, husband and wife, Property Owners**

Marcus A. and Indra D. Vidal, husband and wife, Property Owners

Shirley Beckford, a single woman, Property Owner

Nnaemezie Nnakenyi, Property Owner

Smiling House, LLC, Property Owner

Ramdath Gildharry and Shanta Gildharry, husband and wife, Property Owners

Sue L. Bowie, a single woman, Property Owner

Kevin Sandidge, a single man, Property Owner

Joao Lauro Araujo Tavares and Ana Martins, Property Owners

Maria Chaparro, Property Owner

Reginald Sergile, a married man, Property Owner

Larry Zoley and Stephanie Zoley, husband and wife, Property Owners

Ventures Trust 2013-I-H-R, Property Owner

Carlos Diaz and Clara I. Ariza, Property Owners

Vaarma Gildharry, as second party, Property Owner

Jacqueline Castellano, a single woman, Property Owner

Regarding Property located at: **7400 NW 17 ST Plantation FL 33313**

Legal Description: Omega Condominium No. 5, Inc., according to the Declaration of Condominium thereof, recorded in Official Records Book 7545, at Page 37, of the Public Records of Broward County, Florida.

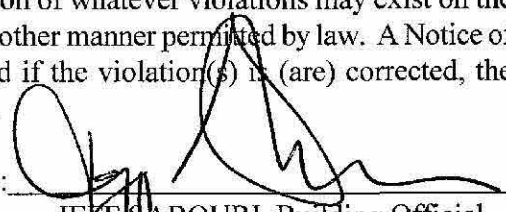
Property Identification No.s:

494134BD0010	494134BD0110	494134BD0210
494134BD0020	494134BD0120	494134BD0220
494134BD0030	494134BD0130	494134BD0230
494134BD0040	494134BD0140	494134BD0240
494134BD0050	494134BD0150	494134BD0250
494134BD0060	494134BD0160	494134BD0260
494134BD0070	494134BD0170	494134BD0270
494134BD0080	494134BD0180	494134BD0280
494134BD0090	494134BD0190	494134BD0290
494134BD0100	494134BD0200	494134BD0300

Pursuant to such Code, a Lien exists on such Property for all expended costs and fees in connection with the matter. These costs and fees can be paid by contacting the Office of the Building Official of the City of Plantation, Florida at 400 N.W. 73rd Avenue, Plantation, Florida 33317, Phone: (954) 797-2200, and referring to Trust Account Number **TRU0589**. This Lien may only be released or satisfied by a writing executed by the Building Official or Mayor of the City of Plantation.

The City may also proceed to prosecute a violation of whatever violations may exist on the Property by injunction, by Code Enforcement, or by any other manner permitted by law. A Notice of Violation may be recorded in the future, and when and if the violation(s) is (are) corrected, the Building Official shall record a Notice indicating same.

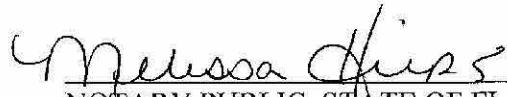
DATED: 10/15/15

By: 
JEFF SABOURI, Building Official
City of Plantation
400 N.W. 73rd Avenue
Plantation, Florida 33317

STATE OF FLORIDA
COUNTY OF BROWARD

I CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, appeared JEFF SABOURI, the Building Official of the City of Plantation, Florida, who is personally known to me to be the person described in and who executed the foregoing instrument (or who has produced his driver's license as identification) and acknowledged before me that he executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of October, 2015.

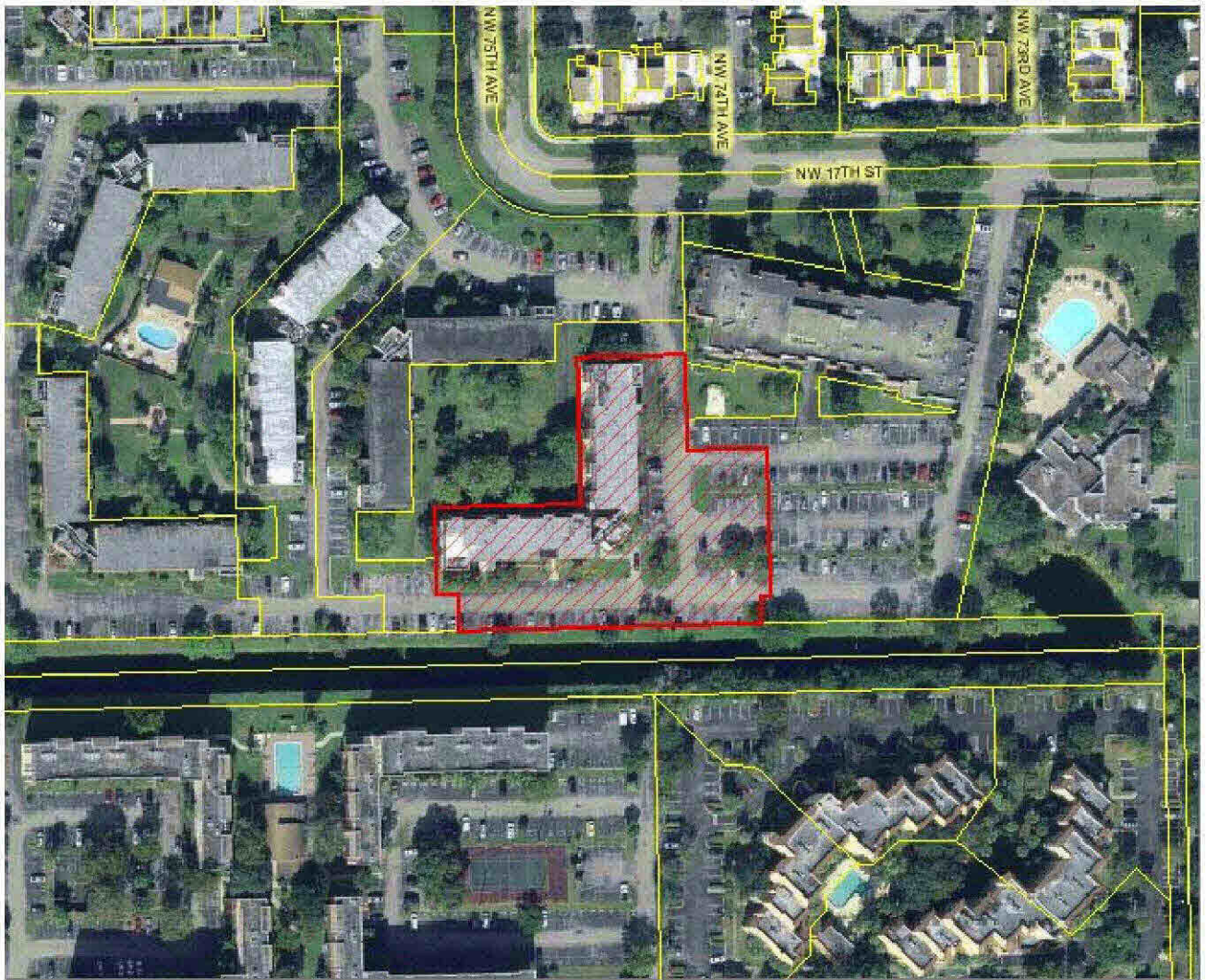

NOTARY PUBLIC, STATE OF FLORIDA

Melissa Hurt
Printed Name of Notary

My commission expires: 10/26/2017
My commission number is: FF 048303

[6]9017-15013.v1





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

DATE: February 1, 2016

PROPERTY ID # 494134-BD-0300 (TD # 34321)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7400 NW 17 STREET #310, PLANTATION, FL 33313 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.

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\$ 3,365.47
- Or
- * Amount due if paid by March 15, 2016\$ 3,404.78

***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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT www.broward.org/recordstaxestreasury

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

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

OFFICIAL USE

7015 3010 0001 7635 0410
OT00 5931 0410

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
\$ _____

TD 34321 MARCH 2016 WARNING
CITY OF PLANTATION
ATTN KRISTI CARAVELLA
FINANCE DIRECTOR
400 NW 73 AVE
PLANTATION FL 33317

Sent To

Street and Apt

City, State, Zip

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

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

OFFICIAL USE

7015 3010 0001 7635 0427

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
\$ _____

TD 34321 MARCH 2016 WARNING

Sent To _____
Street and Apt. _____
City, State, ZIP _____

**BLUE MARLIN TAX
SB MUNI CUST FOR
PO BOX 37736
BALTIMORE, MD 21297-3736**

7015 3010 0001 7635 0434

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

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

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	

TD 34321 MARCH 2016 WARNING

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

**OMEGA CONDO NO 5 INC
%PEYTON BOLIN PL
7400 NW 17 STREET 310
PLANTATION, FL 3313**

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

TD 34321 MARCH 2016 WARNING

\$

Sent To

OMEGA CONDO NO 5 INC

%PEYTON BOLIN PL

Street and Apt. No.

3343 W COMMERCIAL BLVD STE 100

City, State, ZIP+4

FT LAUDERDALE, FL 33309-3425

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

See Reverse for Instructions

7015 3010 0001 7635 0441
ST02 0100 0000 0000 0000

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

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

OFFICIAL USE

7015 3010 0001 7635 0458
ST02 010E 0001 7635 0458

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 a	\$

TD 34321 MARCH 2016 WARNING

Sent To _____
Street and Apt. _____
City, State, ZIP+ _____

**CITY OF PLANTATION
BUILDING DEPARTMENT
400 NW 73 AVE
PLANTATION FL 33317**

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 34321 MARCH 2016 WARNING

**OMEGA CONDOMINIUM NO. 5, INC.
7400 NW 17 STREET
PLANTATION, FL 33313**

7015 3010 0001 7635 0465
5940 5632 1000 0100 0100

7015 3010 0001 7635 0472

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 Postage a	\$

TD 34321 MARCH 2016 WARNING
OMEGA CONDOMINIUM NO. 5, INC.
C/O ANDERSON, STEVEN, LCAM
LUXE PROPERTY SERVICES
685 E. HILLSBORO BLVD.
DEERFIELD BEACH, FL 33441

Sent To
Street and Apt. #
City, State, ZIP+

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 34321 MARCH 2016 WARNING

**BLUE MARLIN TAX
 SB MUNI CUST FOR
 PO BOX 37736
 BALTIMORE, MD 21297-3736**



9590 9402 1349 5285 8055 63

2. A

7015 3010 0001 7635 0427

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

F. Nwabuzo

- Agent
- Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

Francis Nwabuzo

FEB 10 2016

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
- Collect on 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 \$500)

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

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 34321 MARCH 2016 WARNING
 OMEGA CONDOMINIUM NO. 5, INC.
 C/O ANDERSON, STEVEN, LCAM
 LUXE PROPERTY SERVICES
 685 E. HILLSBORO BLVD.
 DEERFIELD BEACH, FL 33441**



9590 9402 1349 5285 8056 17

2. **7015 3010 0001 7635 0472**

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *D. Joeman*

- Agent
- Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

28-16

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
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 34321 MARCH 2016 WARNING
CITY OF PLANTATION
ATTN KRISTI CARAVELLA
FINANCE DIRECTOR
400 NW 73 AVE
PLANTATION FL 33317**



9590 9402 1349 5285 8055 56

2

7015 3010 0001 7635 0410

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

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

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 34321 MARCH 2016 WARNING

**CITY OF PLANTATION
 BUILDING DEPARTMENT
 400 NW 73 AVE
 PLANTATION FL 33317**



9590 9402 1349 5285 8055 94

2. **7015 3010 0001 7635 0458**

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

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

(over \$500) 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 34321 MARCH 2016 WARNING

OMEGA CONDO NO 5 INC
 %PEYTON BOLIN PL
 3343 W COMMERCIAL BLVD STE 100
 FT LAUDERDALE, FL 33309-3425



9590 9402 1349 5285 8055 87

2. 7015 3010 0001 7635 0441

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *C. Gordon*

- Agent
- Addressee

B. Received by (*Printed Name*)

elante Gordon

C. Date of Delivery

3/9/16

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
- Collect on Delivery
- Registered Mail Restricted Delivery
- Registered 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