



**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222
Phone: (412) 391-5555 Fax: (412) 391-7608
E-mail: TitleExpress@grantstreet.com**

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 01/10/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 01/09/2019

CERTIFICATE # 2012-5764

ACCOUNT # 494108BH0250

ALTERNATE KEY # 283843

TAX DEED APPLICATION # 35398

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Unit No. 209, of TAMARAC GARDENS CONDOMINIUM 2, a condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 10143, Page 688, of the Public Records of Broward County, Florida.

**Property Appraiser includes BLDG 1 in the legal description which the current deeds do not include.

PROPERTY ADDRESS: 9920 NW 68 PLACE #209, TAMARAC FL 33321

OWNER OF RECORD ON CURRENT TAX ROLL:

ROBERTO A ALVAREZ

9920 NW 68 PL UNIT 209

TAMARAC, FL 33321-3351 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ROBERTO A. ALVAREZ

OR: 31933, Page: 855

9920 N.W. 68TH PLACE, UNIT 209

TAMARAC, FL 33321 (Per Deed)

MORTGAGE HOLDER OF RECORD:

SOUTH FLORIDA FEDERAL CREDIT UNION

OR: 45509, Page: 695

1902 NW 14 AVENUE

MIAMI, FL 33125-1658 (Per Mortgage)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MAGNOLIA TC 5 LLC

PO BOX 2102

WINTER PARK, FL 32790 (Tax Deed Applicant)

LOMAR APARTMENTS

OR: 48271, Page: 1771

125 NORTH 46TH AVENUE

HOLLYWOOD, FL 33021 (Per Judgment)

CACH, LLC
4340 S MONACO, SECOND FLOOR
DENVER, CO 80237 (Per Judgment)

OR: 50145, Page: 1800

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301 (Per Order)

Instrument: 112859926

CITY OF FORT LAUDERDALE
CODE COMPLIANCE DIVISION
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311 (Per Order in Instrument: 112859926)

TAMARAC GARDENS CONDOMINIUM #2
ASSOCIATION, INC.
C/O CASTLE MANAGEMENT
12270 SW 3 STREET, SUITE 200
PLANTATION, FL 33325 (Per Lien)

Instrument: 113231489

TAMARAC GARDENS CONDOMINIUM NO. 2
ASSOCIATION, INC.
THOMAS P. WHITE, ESQ.
TRIPP SCOTT, P.A.
110 S.E. 6TH STREET, 15TH FLOOR
P.O. BOX 14245
FT. LAUDERDALE, FL 33302-14245 (Per Lis Pendens)

Instrument: 113451712

TAMARAC GARDENS CONDOMINIUM NO. 2 ASSOCIATION INC.
C/O CASTLE GROUP
12270 SW 3RD ST., STE 200
PLANTATION, FL 33325 (Per Sunbiz. Declaration recorded in 10143-688.)

MATTHEW ZIFRONY, REGISTERED AGENT
O/B/O TAMARAC GARDENS CONDOMINIUM NO. 2 ASSOCIATION INC.
% TRIPP SCOTT
110 SE 6TH STREET, STE 1500
FT. LAUDERDALE, FL 33301 (Per Sunbiz)

INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH CT MS 5780
PLANTATION, FL 33324 (Per Lien)

Instrument: 114384630

TAMARAC GARDENS PROPERTY OWNERS ASSOCIATION, INC.
C/O CASTLE GROUP
12270 SW 3RD ST., STE 200
PLANTATION, FL 33325 (Per Sunbiz. Declaration recorded in 10143-688.)

MATTHEW ZIFRONY, REGISTERED AGENT
O/B/O TAMARAC GARDENS PROPERTY OWNERS ASSOCIATION, INC.
% SCOTT TRIPP
110 SE 6TH STREET, STE 1500
FT. LAUDERDALE, FL 33301 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 08 BH 0250

CURRENT ASSESSED VALUE: \$51,770

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES:

1. 2017-4773
2. 2018-4615

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed

OR: 25441, Page: 702

Reformation/Modification of Mortgage

OR: 45672, Page: 635

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It 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 in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Kim Pickett

Title Examiner



INSTR # 101225859
OR BK 31933 PG 0855
 RECORDED 08/02/2001 11:40 AM
 COMMISSION
 BROWARD COUNTY
DOC STMP-D 525.00
 DEPUTY CLERK 2005

This Document Prepared By and Return to:
Reliance Title Services, Inc.
 8908 Taft Street
 Pembroke Pines, FL 33024

Parcel ID Number: **19108BH02500**
 Grantee #1 TIN: XXXXXXXXXX

Warranty Deed

This Indenture, Made this **24th** day of **July**, 2001 A.D., **Between**
Robert C. Maza, a married man

of the County of **Broward**, State of **Florida**, **grantor**, and
Roberto A. Alvarez, a single man

whose address is: **9920 N.W. 68th Place, Unit 209, TAMARAC, FL 33321**

of the County of **BROWARD**, State of **Florida**, **grantee**.

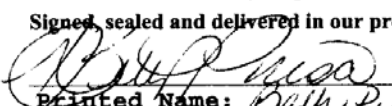
Witnesseth that the GRANTOR, for and in consideration of the sum of
 -----**TEN DOLLARS (\$10)**----- DOLLARS,
 and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
 granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
 lying and being in the County of **BROWARD** State of **Florida** to wit:
Unit No. 209, of TAMARAC GARDENS CONDOMINIUM 2, a condominium
according to the Declaration of Condominium thereof, recorded in
Official Records Book 10143, Page 688, of the Public Records of
Broward County, Florida.


RETURN RECORDED DOCUMENTS TO:
Reliance Title Services, Inc.
 8908 Taft Street - Pembroke Pines, FL 33024
 Broward: W/C #79 - Others: SASE attached

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

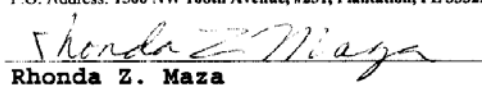
In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Printed Name: **Betty Priese**
 Witness


Robert C. Maza (Seal)
 P.O. Address: 1500 NW 108th Avenue, #231, Plantation, FL 33322

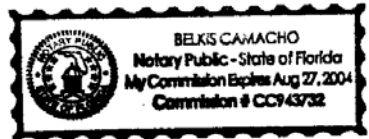

 Printed Name: **Marsha Brizuela**
 Witness

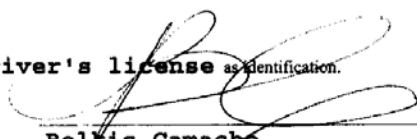

Rhonda Z. Maza (Seal)
 P.O. Address: 1500 NW 108th Avenue, #231, Plantation, FL 33322

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this **24th** day of **July**, 2001 by
Robert C. Maza, a married man

he is personally known to me or he has produced his **Florida driver's license** as identification.




Belkis Camacho
Notary Public
 My Commission Expires: **08/27/04**

CERTIFICATE OF APPROVAL

This is to certify that Roberto Alvarez have been approved by Tamarac Gardens #2 a Florida Corporation, not for profit, as the Broward of the following described real property in 9930 N.W 68 Place # 209 County, Florida:
TAMARAC, FL 33321

Such approval has been given Pursuant to the provisions of the Declaration of Documents and all exhibits attached to the Declaration of Documents and any amendment thereto, if any.

Dated this 18 day of July, 2001.

Attest: Penny Kushner, Secretary

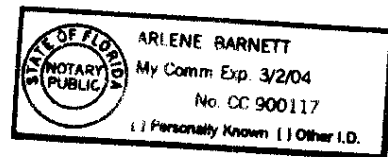
By: Joan Cure, President

(SEAL)

STATE OF FLORIDA
COUNTY OF BROWARD

JOAN CURE, President, and Penny Kushner Secretary, respectively of Tamarac Gardens #2 a Florida not for Profit Corporation, on behalf of the corporation, acknowledged the foregoing instrument before me this 18 day of July, 2001. Both JOAN Cure and Penny Kushner are personally known by me and did not produce identification.

Arlene Barnett (SEAL)
Notary Signature



Typed, Printed or Stamped Name of Notary

Commission Number

RETURN RECORDED DOCUMENTS TO:
Reliance Title Services, Inc.
8908 Taft Street • Pembroke Pines, FL 33024
Broward: W/C #79 • Others: SASE attached



Site Address	9920 NW 68 PLACE #209, TAMARAC FL 33321	ID #	4941 08 BH 0250
Property Owner	ALVAREZ,ROBERTO A	Millage	3112
Mailing Address	9920 NW 68 PL UNIT 209 TAMARAC FL 33321-3351	Use	04
Abbr Legal Description	TAMARAC GARDENS #2 CONDO UNIT 209 BLDG 1		

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
2018	\$9,380	\$84,430	\$93,810	\$51,770	
2017	\$8,720	\$78,500	\$87,220	\$50,710	\$1,018.17
2016	\$7,130	\$64,160	\$71,290	\$49,670	\$1,016.58

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$93,810	\$93,810	\$93,810	\$93,810
Portability	0	0	0	0
Assessed/SOH 02	\$51,770	\$51,770	\$51,770	\$51,770
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$1,770	0	\$1,770	\$1,770
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,000	\$26,770	\$25,000	\$25,000

Sales History			
Date	Type	Price	Book/Page or CIN
7/24/2001	WD	\$75,000	31933 / 855
9/12/1996	WD	\$49,000	25441 / 702
1/1/1993	WD	\$100	20279 / 23
8/1/1983	WD	\$51,000	

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		890
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1983/1982		

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #35398

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 April 2019, 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:

SOUTH FLORIDA FEDERAL CREDIT
UNION
1902 NW 14 AVENUE
MIAMI, FL 33125-1658

CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88 AVE
TAMARAC, FL 33321

CITY OF FORT LAUDERDALE
CODE COMPLIANCE DIVISION
DEPARTMENT OF SUSTAINABLE
DEVELOPMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

TAMARAC GARDENS CONDOMINIUM
NO. 2 ASSOCIATION, INC.
THOMAS P. WHITE, ESQ. TRIPP
SCOTT, P.A.
110 S.E. 6TH STREET, 15TH FLOOR
P.O. BOX 14245
FT. LAUDERDALE, FL 33302-1424

TAMARAC GARDENS CONDOMINIUM
NO. 2 ASSOCIATION INC.
C/O CASTLE GROUP
12270 SW 3RD ST., STE 200
PLANTATION, FL 33325

TAMARAC GARDENS CONDOMINIUM
NO. 2 ASSOCIATION INC.
9920 NW 68 PLACE
TAMARAC, FL 33321

MATTHEW ZIFRONY, REGISTERED
AGENT
O/B/O TAMARAC GARDENS
CONDOMINIUM
NO. 2 ASSOCIATION INC. % TRIPP
SCOTT
110 SE 6TH STREET, STE 1500
FT. LAUDERDALE, FL 33301

INTERNAL REVENUE SERVICE
COLLECTION
ADVISORY GROUP
7850 SW 6TH COURT, MS 5780
PLANTATION, FL 33324

LOMAR APARTMENTS
125 NORTH 46TH AVENUE
HOLLYWOOD, FL 33021

CACH, LLC
4340 S MONACO, SECOND FLOOR
DENVER, CO 80237

CACH, LLC
C/O BRYAN MANNO, ESQ
FEDERATED LAW GROUP, PLLC
13205 US HIGHWAY ONE STE 555
JUNO BEACH, FL 33408

ROBERTO A ALVAREZ
A/K/A ROBERT ALVAREZ
703 NW 6 AVE
FT LAUDERDALE, FL 33311

ROBERTO A ALVAREZ
A/K/A ROBERT ALVAREZ
4112 NW 15 AVE
FORT LAUDERDALE, FL 33309

ROBERTO ALVAREZ
5756 FUNSTON ST
HOLLYWOOD, FL 33023-1930

ROBERTO A. ALVAREZ
A/K/A ROBERT ALVAREZ
9920 N.W. 68TH PLACE, UNIT 209
TAMARAC, FL 33321

UNKNOWN SPOUSE OF
ROBERTO A. ALVAREZ
9920 N.W. 68TH PLACE, UNIT 209
TAMARAC, FL 33321

TAMARAC GARDENS PROPERTY
OWNERS ASSOCIATION, INC.
C/O CASTLE GROUP
12270 SW 3RD ST., STE 200
PLANTATION, FL 33325

TAMARAC GARDENS PROPERTY
OWNERS ASSOCIATION, INC.
9835 N.W. 68TH PLACE
TAMARAC, FL 33321

MATTHEW ZIFRONY, REGISTERED
AGENT
O/B/O TAMARAC GARDENS
PROPERTY
OWNERS ASSOCIATION, INC. % SCOTT
TRIPP
110 SE 6TH STREET, STE 1500
FT. LAUDERDALE, FL 33301

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 April 2019 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 **Juliette M. Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 35398

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: 494108-BH-0250
Certificate Number: 5764
Date of Issuance: 06/01/2013
Certificate Holder: MAGNOLIA TC 5 LLC
Description of Property: TAMARAC GARDENS #2 CONDO
UNIT 209 BLDG 1
Unit No. 209, of TAMARAC GARDENS CONDOMINIUM 2, a condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 10143, Page 688, of the Public Records of Broward County, Florida.

Name in which assessed: ALVAREZ,ROBERTO A
Legal Titleholders: ALVAREZ,ROBERTO A
9920 NW 68 PL UNIT 209
TAMARAC, FL 33321-3351

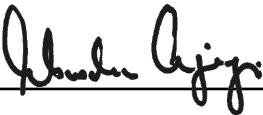
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of May, 2019. 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 April, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By:  _____

Abiodun Ajayi
Deputy

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

Publish: DAILY BUSINESS REVIEW
Issues: 04/11/2019, 04/18/2019, 04/25/2019 & 05/02/2019
Minimum Bid: 33390.41

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 GUERLINE 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

35398
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 5764

in the XXXX Court,
was published in said newspaper in the issues of

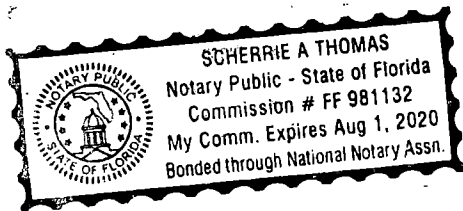
04/11/2019 04/18/2019 04/25/2019 05/02/2019

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.

[Handwritten Signature]
Sworn to and subscribed before me this
2 day of MAY, A.D. 2019
[Handwritten Signature: Scherrie A Thomas]

(SEAL)

GUERLINE WILLIAMS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 35398**

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: 494108-BH-0250
- Certificate Number: 5764
- Date of Issuance: 06/01/2013
- Certificate Holder: MAGNOLIA TC 5 LLC
- Description of Property: TAMARAC GARDENS #2 CONDO UNIT 209 BLDG 1

Unit No. 209, of TAMARAC GARDENS CONDOMINIUM 2, a condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 10143, Page 688, of the Public Records of Broward County, Florida.

Name in which assessed: ALVAREZ, ROBERTO A

Legal Titleholders: ALVAREZ, ROBERTO A
9920 NW 68 PL UNIT 209
TAMARAC, FL 33321-3351

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of May, 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

*Pre-registration is required to bid.
Dated this 11th day of April, 2019.

Bertha Henry

County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi
Deputy

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

Minimum Bid: 33390.41
401-314
4/11-18-25 5/2 19-02/0000389773B

Assignment: 9071 *SERVE ASAP - RETURN TO TAX NOTICE TRAY* Service Sheet # 19-014197

BROWARD COUNTY, FL vs. ALVAREZ, ROBERTO A. TD 95398

PLAINTIFF TAX NOTICE VS. COUNTY/BROWARD DEFENDANT 5/15/2019 CASE #

TYPE OF WRIT ALVAREZ, ROBERTO A. COURT HEARING DATE

SERVE 8920 NW 68 PLACE, #209

TAMARAC, FL 33321

14279
 BROWARD COUNTY REVENUE-DELINQ TAX SECTION
 115 S. ANDREWS AVENUE, ROOM A-100
 FT LAUDERDALE, FL 33301
 JULIE AIKMAN, SUPV.
 9884 Attorney

Received this process on 4/2/2019
 Date 4-4-19

Served
 Not Served - see comments
4-5-19 at 1202P
 Date Time

On ALVAREZ, ROBERTO A. 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: Posted

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"

_____, SHERIFF
 BROWARD COUNTY, FLORIDA

BY: Kim Bayler D.S.
Kim Bayler

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494108-BH-0250 (TD #35398)

BROWARD COUNTY SHERIFF
RECEIVED - 2 APR 9 11 4
- 2 APR 9 11 4
BROWARD COUNTY FLORIDA

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by April 30, 2019\$2,895.90
- Or
- * Amount due if paid by May 14, 2019\$2,918.45

*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 May 15, 2019 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

ALVAREZ,ROBERTO A
9920 NW 68 PLACE #209
TAMARAC, FL 33321

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation

TAMARAC GARDENS CONDOMINIUM NO. 2 ASSOCIATION INC.

Filing Information

Document Number	761868
FEI/EIN Number	59-2267896
Date Filed	04/01/1982
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/21/1990

Principal Address

9920 NW 68 Place
TAMARAC, FL 33321

Changed: 04/19/2017

Mailing Address

C/O CASTLE GROUP
12270 SW 3RD ST., STE 200
PLANTATION, FL 33325

Changed: 09/04/2013

Registered Agent Name & Address

ZIFRONY, MATTHEW
% TRIPP SCOTT
110 SE 6TH STREET, STE 1500
FT.LAUDERDALE, FL 33301

Name Changed: 09/04/2013

Address Changed: 09/04/2013

Officer/Director Detail

Name & Address

Title Treasurer

NAVARRO, HERNAN
9920 NW 68TH PL #206
TAMARAC, FL 33321

TAMARAC, FL 33321

Title Secretary

Cavazzi, Debra
9920 NW 68 PLACE #204
TAMARAC, FL 33321

Title President

SIEGEL, ROBERT
9920 NE 68TH PLACE #102
TAMARAC, FL 33321

Annual Reports

Report Year	Filed Date
2016	03/01/2016
2017	04/19/2017
2018	03/06/2018

Document Images

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05/01/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation

TAMARAC GARDENS PROPERTY OWNERS ASSOCIATION, INC.

Filing Information

Document Number 758134
FEI/EIN Number 59-2147822
Date Filed 11/19/1981
State FL
Status ACTIVE

Principal Address

9835 N.W. 68TH PLACE
TAMARAC, FL 33321

Changed: 09/18/2006

Mailing Address

C/O CASTLE GROUP
12270 SW 3RD ST., STE 200
PLANTATION, FL 33325

Changed: 09/04/2013

Registered Agent Name & Address

ZIFRONY, MATTHEW
% TRIPP SCOTT
110 SE 6TH STREET, STE 1500
FT. LAUDERDALE, FL 33301

Name Changed: 09/04/2013

Address Changed: 09/04/2013

Officer/Director Detail

Name & Address

Title Secretary

Baroom, Patricia
9925 NW. McNAB ROAD #108
BUILDING 1
TAMARAC, FL 33321

Title P

ROSARIO, CHARLES
Bldg 12
9571 W. McNab Road
TAMARAC, FL 33321

Title Treasurer

Schnell, Valerie
9802 West McNab Road
Building 4
Tamarac, FL 33321

Title Director

Siegel, Robert
Bldg 2
9920 NW 68th Place
Tamarac, FL 33321

Title Director

Fulfaro, Millie
9439 West McNab Road
Building 9
Tamarac, FL 33321

Title Director

Demaria, Maryann
Bldg 6
9676 W MacNab Road
Tamarac, FL 33321

Title Director

Rabbito, Joseph
9521 W. McNab Road
Building 11
Tamarac, FL 33321

Title Director

Bryant, Melanie
9477 West McNab Road
building 10
tamarac, FL 33321

Title Director

MAROTTA, MARCI
9751 West McNab Rd

Bldg 8
TAMARAC, FL 33321

Title Director

VASI, LYNDA
9732 W. McNab Rd
Building 5
TAMARAC, FL 33321

Title Director

Santoro , Joe
9604 W. MacNab Road
Bldg 7
Tamarac, FL 33321

Annual Reports

Report Year	Filed Date
2016	03/15/2016
2017	04/19/2017
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PREPARED BY

Amarilis Adorno, ESQ.
Miami Law Title & Trust
501 Brickell Key Dr., Ste. 102
Miami, FL. 33131

WHEN RECORDED, MAIL TO

Amarilis Adorno, ESQ.
Miami Law Title & Trust
501 Brickell Key Dr., Ste. 102
Miami, FL. 33131

SPACE ABOVE IS FOR RECORDER'S USE

REVOLVING CREDIT MORTGAGE

THIS MORTGAGE CONTAINS A DUE-ON-SALE PROVISION AND SECURES INDEBTEDNESS UNDER A CREDIT AGREEMENT WHICH PROVIDES FOR A REVOLVING LINE OF CREDIT AND MAY CONTAIN A VARIABLE RATE OF INTEREST.

THIS MORTGAGE is made this 11 day of June,
between the Mortgagor, Roberto Alvarez (herein "Borrower"),
and the Mortgagee, South Florida Federal Credit Union
a corporation organized and existing under the laws of Florida,
whose address is 1902 NW 14 Avenue, Miami, FL. 33125-1658 (herein "Lender").

WHEREAS, Borrower is indebted to Lender as described in this paragraph;
TO SECURE to Lender:

- (1) The repayment of all indebtedness due and to become due under the terms and conditions of the LOANLINER® Home Equity Plan Credit Agreement and Truth-in-Lending Disclosures made by Borrower and dated the same day as this Mortgage, and all modifications, amendments, extensions and renewals thereof (herein "Credit Agreement"). Lender has agreed to make advances to Borrower under the terms of the Credit Agreement, which advances will be of a revolving nature and may be made, repaid, and remade from time to time. Borrower and Lender contemplate a series of advances to be secured by this Mortgage. The total outstanding principal balance owing at any one time under the Credit Agreement (not including finance charges thereon at a rate which may vary from time to time, and any other charges and collection costs which may be owing from time to time under the Credit Agreement) shall not exceed One Hundred Seven Thousand (\$ 107,000.00). That sum is referred to herein as the Maximum Principal Balance and referred to in the Credit Agreement as the Credit Limit. The entire indebtedness under the Credit Agreement, if not sooner paid, is due and payable 20 years from the date of this Mortgage.
 - (2) The payment of all other sums advanced in accordance herewith to protect the security of this Mortgage, with finance charges thereon at a rate which may vary as described in the Credit Agreement.
 - (3) The performance of the covenants and agreements of Borrowers herein contained;
- BORROWER does hereby mortgage, grant and convey to Lender the following described property located in the County of Broward, State of Florida:

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Exhibit "A"

Unit 209, TAMARAC GARDENS CONDOMINIUM NO. 2, according to the Declaration of Condominium thereof, recorded in Official Records Book 10143, Page 688, of the Public Records of Broward County, Florida, together with an undivided interest or share in the common elements appurtenant thereto and any amendments thereto.

which has the address of 9920 NW68th PL., Unit-209
Tamarac, Florida 33321 (herein "Property Address");
(City) (Street) (Zip Code)

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and fixtures, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Complete if applicable:

This Property is part of a condominium project known as _____

This Property includes Borrower's unit and all Borrower's rights in the common elements of the condominium project.

This Property is in a Planned Unit Development known as _____

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

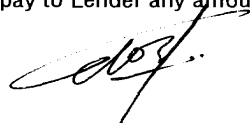
Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Finance Charges and Other Charges. Borrower shall promptly pay when due all amounts borrowed under the Credit Agreement, all finance charges and applicable other charges and collection costs as provided in the Credit Agreement.

2. Funds for Taxes and Insurance. Subject to applicable law, Lender, at Lender's option, may require Borrower to pay to Lender on the day monthly payments of principal and finance charges are payable under the Credit Agreement, until all sums secured by this Mortgage are paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance and flood insurance, if applicable, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional Lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.



Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 22 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Credit Agreement and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, second, (in the order Lender chooses) to any finance charges, other charges and collection costs owing, and third, to the principal balance under the Credit Agreement.

4. Prior Mortgages and Deeds of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Except to the extent that any such charges or impositions are to be paid to Lender under paragraph 2, Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any. Within five days after any demand by Lender, Borrower shall exhibit to Lender receipts showing that all amounts due under this paragraph have been paid when due.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," floods, and such other hazards as Lender may require and in such amounts and for such periods as Lender may require. Unless Lender in writing requires otherwise, the policy shall provide insurance on a replacement cost basis in an amount not less than that necessary to comply with any coinsurance percentage stipulated in the hazard insurance policy, and the amount of coverage shall be no less than the Maximum Principal Balance plus the full amount of any lien which has priority over this Mortgage.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. All insurance proceeds are hereby assigned to Lender and shall be paid to Lender to the extent of all sums secured by this Mortgage, subject to the terms of any mortgage, deed of trust or security agreement with a lien which has priority over this Mortgage. Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restore or repair the Property, if it is economically feasible to do so.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and the constituent documents.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. Any amounts disbursed by Lender pursuant to this paragraph 7, with finance charges thereon, at the rate provided in the Credit Agreement, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder. Any action taken by Lender under this paragraph shall not cure any breach Borrower may have committed of any covenant or agreement under this Mortgage. Borrower agrees that Lender is subrogated to all of the rights and remedies of any prior lienor, to the extent of any payment by Lender to such lienor.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, to the extent of any indebtedness under the Credit Agreement, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence

proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 21 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Credit Agreement, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable under the Credit Agreement or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations or amendments with regard to the terms of this Mortgage or the Credit Agreement, without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Governing Law; Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Credit Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Credit Agreement which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Credit Agreement are declared to be severable. As used herein, "costs," "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Prior Mortgage or Deed of Trust; Modification; Future Advance. Borrower shall not enter into any agreement with the holder of any mortgage, deed of trust or other security agreement which has priority over this Mortgage by which that security agreement is modified, amended, extended, or renewed, without the prior written consent of the Lender. Borrower shall neither request nor accept any future advance under a prior mortgage, deed of trust, or other security agreement without the prior written consent of Lender.

15. Borrower's Copy. Borrower shall be furnished a copy of the Credit Agreement and of this Mortgage at the time of execution or after recordation hereof.

16. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower may enter into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

17. Waiver of Homestead Exemption. Borrower hereby waives the benefit of the homestead exemption as to all sums secured by this Mortgage.

18. Waiver of Statutes of Limitation. Borrower hereby waives, to the full extent permitted by law, statutes of limitation as a defense to any demand or obligation secured by this Mortgage.

19. Merger. There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

20. Notice of Transfer of the Property; Advances after Transfer. Borrower shall give notice to Lender, as provided in paragraph 12 hereof, prior to any sale or transfer of all or part of the Property or any rights in the Property. Any person to whom all or part of the Property or any right in the Property is sold or transferred also shall be obligated to give notice to Lender, as provided in paragraph 12 hereof, promptly after such transfer.

Even if Borrower transfers the Property, Borrower will continue to be obligated under the Credit Agreement and this Mortgage unless Lender releases Borrower in writing. As a condition to Lender's consent to any proposed transfer or as a condition to the release of Borrower, Lender may require that the person to whom the Property is transferred sign an assumption agreement satisfactory to Lender and Lender may impose an assumption fee. The assumption agreement will not entitle the person signing it to receive advances under the Credit Agreement.

21. Transfer of the Property. Subject to applicable law, Lender shall have the right to accelerate, that is, to demand immediate payment in full of all sums secured by this Mortgage or Deed of Trust, if Borrower, without the written consent of Lender, sells or transfers all or part of the Property or any rights in the Property.

If Lender exercises the option to accelerate, Lender shall give Borrower notice of acceleration in accordance with paragraph 12 hereof. The notice shall provide a period of not less than 30 days from the date of the notice within which Borrower may pay the sums declared due. If Borrower fails to pay those sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 22 hereof.

22. Default, Termination and Acceleration; Remedies. Each of the following events shall constitute an event of default ("event of default") under this Mortgage: (1) Borrower commits fraud or makes a material misrepresentation in connection with this Mortgage or the Credit Agreement; (2) Borrower does not meet the repayment terms of the Credit Agreement; or (3) Borrower's action or inaction adversely affects the Lender's rights in the Property secured by this Mortgage. If an event of default occurs, then prior to exercising any right or remedy provided for in this Mortgage and prior to acceleration, Lender shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the event of default; (2) the action required to cure such event of default; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such event of default must be cured; and (4) that failure to cure such event of default on or before the date specified in notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceedings, and sale of Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of an event of default or any other defense of Borrower to acceleration and foreclosure.

If the event of default is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees, court costs, and costs of documentary evidence, abstracts and title reports.

23. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's default, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would then be due under this Mortgage and the Credit Agreement had no acceleration occurred; (b) Borrower cures all events of default; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in the Mortgage, and in enforcing Lender's remedies as provided in paragraph 22 hereof, including, but not limited to, reasonable attorneys' fees and court costs; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

24. Release. This Mortgage secures a revolving line of credit and advances may be made, repaid, and remade from time to time, under the terms of the Credit Agreement. When Borrower (1) has paid all sums secured by this Mortgage and (2) has requested that the revolving line of credit be canceled, Lender shall discharge this Mortgage. To the extent permitted by law, Lender may charge Borrower a fee for such discharge and require Borrower to pay costs of recordation, if any.

25. Attorneys' Fees. As used in this Mortgage and in the Credit Agreement, "attorneys' fees" shall include attorneys' fees, if any, which may be awarded by an appellate court.



**REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

NOTICE TO BORROWER

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.

Signed, sealed and delivered in the presence of:

X [Signature]
Signature of Witness

Kenneth M. Damas
Name of Witness, Typed, Printed or Stamped

X [Signature]
Signature of Witness

Amarilis E. Adorno
Name of Witness, Typed, Printed or Stamped

X _____
Signature of Witness

Name of Witness, Typed, Printed or Stamped

X _____
Signature of Witness

Name of Witness, Typed, Printed or Stamped

X [Signature] (Seal)
Signature of Borrower

Roberto Alvarez
Name of Borrower, Typed, Printed or Stamped

Mailing Address of Borrower, Typed, Printed or Stamped

X _____ (Seal)
Signature of Borrower

Name of Borrower, Typed, Printed or Stamped

Mailing Address of Borrower, Typed, Printed or Stamped

X _____ (Seal)
Signature of Borrower

Name of Borrower, Typed, Printed or Stamped

Mailing Address of Borrower, Typed, Printed or Stamped

X _____ (Seal)
Signature of Borrower

Name of Borrower, Typed, Printed or Stamped

Mailing Address of Borrower, Typed, Printed or Stamped

STATE OF FLORIDA, Dade County ss:

The foregoing instrument was acknowledged before me this June 11, 2008 (date)
by Roberto Alvarez, who is personally known to me or who has produced
Florida Driver's License identification and who did (did not) take an oath.

[Signature]
Signature of Person Taking Acknowledgment

Name of Acknowledger Typed, Printed or Stamped

Title or Name

Serial Number, if Any



2

This Instrument Was Prepared By and Return to:
MIAMI LAW TITLE & TRUST
501 Brickell Key Dr., Suite 102
Miami, FL 33131
Tel: (305) 381-9999
File No.:08-197



REFORMATION/MODIFICATION OF MORTGAGE

COMES NOW ROBERTO ALVAREZ, A SINGLE MAN ("Borrowers") and modify and correct the mortgage recorded at Official Records Book 45509, Page 695, of the Public Records of Broward County, Florida.

WHEREAS this Reformation is being executed to accurately reflect the original intent of all parties. This document does not create any new obligations, liabilities or rights. It merely accurately memorialized the original executed Security Instrument of even date herewith. All other terms and conditions of the Note and Security Instrument not specifically changed herein shall, and do, remain in full fore and effect as originally written.

WHEREAS, the original mortgage dated June 11, 2008, and executed by ROBERTO ALVAREZ, A SINGLE MAN to SOUTH FLORIDA FEDERAL CREDIT UNION ("Lender") was given to secure certain lands in Broward County, Florida, and the mortgage contained an error and did not accurately reflect the true intent of the parties; namely, the Mortgage was recorded without the legal description or an erroneous legal description.

Borrowers do hereby mortgage, grant, and convey unto the Lender the following described property located in Broward County, Florida, to-wit:

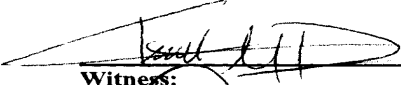
Unit 209, TAMARAC GARDENS CONDOMINIUM NO. 2, according to the Declaration of Condominium thereof, recorded in Official Records Book 10143, Page 688, of the Public Records of Broward County, Florida, together with an undivided interest or share in the common elements appurtenant thereto and any amendments thereto.

WHEREFORE the mortgage recorded on July 9th, 2008, in the Public Records of Broward County, Florida, as hereinbefore set forth, shall remain in full force and effect as executed, except as amended herein.

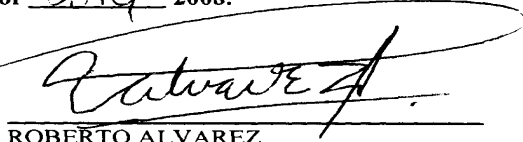
Borrowers, ROBERTO ALVAREZ, A SINGLE MAN, by signing this amendment accept and agree to the terms of the original mortgage, riders and security agreement as previously executed and to this amendment.

IN WITNESS my hand and seal this 11 day of July 2008.

Signed, sealed and delivered in the presence of:



Witness:



ROBERTO ALVAREZ

Printed Name: Kenneth H. Damas

Witness:

Printed Name: A. Adorno

STATE OF FLORIDA
COUNTY OF DADE

I Hereby Certify that on this 11 day, of July 2008 before me, and officer duly authorized to administer oaths and take acknowledgments, personally appeared ROBERTO ALVAREZ known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken and was identified by () Florida Drivers License () Known Personally (x) Other: FL DL.

Witness my hand and official seal in the County and State aforesaid this 11 day of July, 2008.

My Commission Expires:



Notary Signature



Prepared by/Return to:
Matthew Zifrony, Esq.
Tripp, Scott, P.A./APJ
P.O. Box 14245
Ft. Lauderdale, FL 33302

CLAIM OF LIEN FOR UNPAID CONDOMINIUM ASSESSMENTS

This is a Claim of Lien for unpaid assessments, interest, late charges, and attorneys' fees incident to the collection of assessments or enforcement of this Lien, as granted by Section 718.116 of the Florida Statutes, as well as the Declaration for TAMARAC GARDENS CONDOMINIUM #2 ASSOCIATION, INC., upon the following described property in Broward County, Florida:

The condominium parcel known as Apartment 209, Building 1, of TAMARAC GARDENS CONDOMINIUM Section 2, a condominium according to the Declaration of Condominium thereof, recorded in O.R. Book 10143, Page 688 of the Public Records of Broward County, Florida.

The name of the lienholder is TAMARAC GARDENS CONDOMINIUM #2 ASSOCIATION, INC., whose post office address is c/o Castle Management, 12270 SW 3 Street, Suite 200, Plantation, Florida 33325. The record title owner(s) of such property is/are ROBERTO A. ALVAREZ.

This Claim of Lien is to secure payment of assessments against the owner(s) by the undersigned in the following amounts which were due upon the dates indicated. The following assessments are due as of this date, after receipt of all payments by the record title owner.

<u>Date of Assessment</u>	<u>Description</u>	<u>Amount</u>
2014	Balance of monthly assessment due 7/1/14:	\$ 58.78
2014	Monthly assessment due August – December @ \$318.00	1,590.00
2015	Monthly assessment due January – September @ \$331.99	2,987.91
	Total assessments:	\$4,636.69

This Claim of Lien also secures all unpaid assessments, interest, late fees, costs of collection and attorneys' fees due when the claim of lien is recorded, or which may accrue subsequent to the recording of the claim of lien and prior to entry of a final judgment of foreclosure, less any payments received from the date of the initial delinquency and after the filing of this Claim of Lien.

TAMARAC GARDENS CONDOMINIUM #2
ASSOCIATION, INC.

By: 
MATTHEW ZIFRONY, Attorney
For Association

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this 9 day of September, 2015, before me, an officer duly authorized to take acknowledgments in the State aforesaid, the foregoing instrument was acknowledged by MATTHEW ZIFRONY, as Attorney for the Association. He is personally known to me.


Notary Public, State of Florida



Case Number: CACE-16-000489 Division: 05
Filing # 36392768 E-Filed 01/11/2016 02:10:08 PM

IN THE CIRCUIT COURT FOR THE 11TH CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA
(Civil Division)

TAMARAC GARDENS CONDOMINIUM NO. 2
ASSOCIATION, INC.,

CASE NO.

Plaintiff,

v.

ROBERTO A. ALVAREZ; UNKNOWN
SPOUSE OF ROBERTO A. ALVAREZ;
AND UNKNOWN TENANTS/OWNERS,

Defendants.

NOTICE OF LIS PENDENS

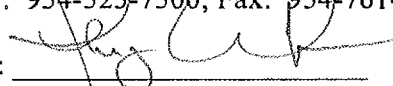
TO: ROBERTO A. ALVAREZ
UNKNOWN SPOUSE OF ROBERTO A. ALVAREZ
UNKNOWN TENANTS/OWNERS;
AND ALL OTHERS WHOM IT MAY CONCERN

YOU ARE HEREBY NOTIFIED of the institution of a Complaint in the Circuit Court of Broward County, Florida seeking to foreclose a claim of lien on the following described property located in Broward County, Florida, and legally described as:

The condominium parcel known as Apartment 209, Building 1, of TAMARAC GARDENS CONDOMINIUM Section 2, a condominium according to the Declaration of Condominium thereof, recorded in O.R. Book 10143, Page 688 of the Public Records of Broward County, Florida.

Dated: This 11th day of January, 2016.

TRIPP SCOTT, P.A.
Attorneys for Plaintiff
110 S.E. 6th Street, 15th Floor
P.O. Box 14245
Ft. Lauderdale, Fl 33302-14245
Tel: 954-525-7500; Fax: 954-761-2475

By: 
THOMAS P. WHITE, ESQ.
FL BAR NO. 112776

CFN # 111445403, OR BK 49671 PG 1636, Page 1 of 1, Recorded 04/05/2013 at 02:30 PM, Broward County Commission, Deputy Clerk ERECORD

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 4/4/2013 2:06:27 PM.****

IN THE COUNTY COURT IN AND FOR BROWARD COUNTY, FLORIDA

CASE NO COCE12026462

CACH, LLC,

Plaintiff,

vs

ROBERTO A ALVAREZ,

Defendant(s)

DEFAULT FINAL JUDGMENT

This cause having come to be heard before this Honorable Court having been advised that a Default has been entered against the Defendant, ROBERTO A ALVAREZ, it is thereupon,

ORDERED AND ADJUDGED that the Plaintiff, CACH, LLC, located at 4340 S Monaco, Second Floor, Denver, Colorado 80237, does hereby have, receive and recover damages against the Defendant, ROBERTO A ALVAREZ, in the principal sum of \$5,047 01 together with costs in the amount of \$355 00, for a total of \$5,402 01 which shall bear interest at the rate of 4 75% per annum until paid for which let execution issue

IT IS FURTHER ORDERED AND ADJUDGED, that the Defendant shall complete under oath the Form 1 977 (Fact Information Sheet), including all required attachments, and serve same upon Plaintiff(s) Counsel, within forty-five (45) days, unless this judgment is satisfied Jurisdiction is retained to enter any and all further orders that are just and proper to compel Defendant(s) compliance

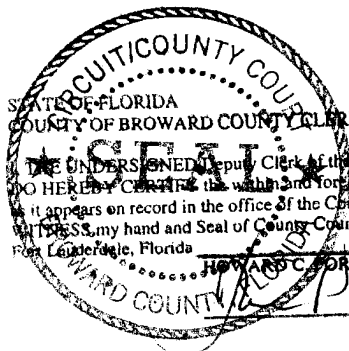
DONE AND ORDERED in Chambers, at Broward County, Florida, this 3 day of April, 2013


COUNTY COURT JUDGE

Copies furnished to

CACH, LLC
c/o Bryan Manno, Esq
Federated Law Group, PLLC
13205 US Highway One, Suite 555
Juno Beach FL 33408

ROBERTO A ALVAREZ
9920 NW 68th Pl
Apt 209
Tamarac, Fl 33321

STATE OF FLORIDA
COUNTY OF BROWARD COUNTY CLERK OF COURT
I, HOWARD C. FORMAN, Deputy Clerk of the County Court, Broward County, Florida
DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original
as it appears on record in the office of the Court of Broward County, Florida
IN WITNESS, my hand and Seal of County Court.
AUG 22 2013

HOWARD C. FORMAN Clerk County Court
Deputy Clerk

INSTRUMENT PREPARED BY:

KENNETH S. RUBIN, ESQ.
7975 West McNab Road
Tamarac, Florida 33321
(305) 722-2280

PLEASE RETURN TO:

JEROME A. SIMONS, ESQ.
4601 Sheridan Street - Suite 500
Hollywood, Florida 33021

PARCEL I.D. NO.: 49410BH0250

------(Space Above This Line For Recording Data)-----

96-476322 TH001
09-26-96 10:50AM

\$ 343.00
DOCU. STAMPS-DEED

RECD. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

WARRANTY DEED

THIS INDENTURE, executed this 12th day of September, 1996, between **SUSAN SHAPIRO, A SINGLE WOMAN**, whose address is 9920 N.W. 68th Place, Unit 209, Tamarac, Florida 33321, party of the first part, ("Grantor") and **ROBERT C. MAZA, A SINGLE MAN**, of 9920 N.W. 68th Place, Unit 209, Tamarac, Florida 33321, party of the second part, ("Grantee").

(S.S. # [REDACTED] SUSAN SHAPIRO)
(S.S. # [REDACTED] - ROBERT C. MAZA)

WITNESSETH:

That said grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in BROWARD County, Florida, to-wit:

UNIT 209, TAMARAC GARDENS CONDOMINIUM 2, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 10143, PAGE 688 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SUBJECT TO TAXES FOR THE YEAR OF THIS CONVEYANCE AND ALL SUBSEQUENT YEARS AND ALL RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. "Grantor" and "grantee" are used for singular or plural, as context requires.

BK 25441 PG 0702

2

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

Signed, Sealed and Delivered
in the presence of:

Carol E. White
WITNESS
Print Name: Carol E. White

Susan Shapiro
SUSAN SHAPIRO
9920 N.W. 68th Place, #209
Tamarac, FL 33321

Elisa N. Trotta
WITNESS
Print Name: Elisa N. Trotta

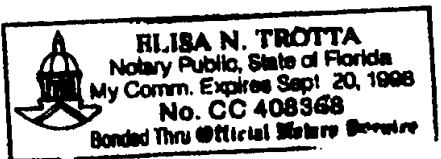
STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared SUSAN SHAPIRO, to me either known personally (X) or who has produced a valid drivers license (), the persons described in and who executed the foregoing instruments and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 12th day of September, 1996.

Elisa N. Trotta
NOTARY PUBLIC

MY COMMISSION EXPIRES:



BK25441PG0703

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT Robert Maza
HAVE BEEN APPROVED BY TAMARAC GARDENS
CONDOMINIUM 2 ASSOC. INC., A FLORIDA CORPORATION NOT FOR PROFIT, AS
THE PURCHASERS OF THE FOLLOWING DESCRIBED REAL PROPERTY IN
Broward COUNTY, FLORIDA:

Unit 209, TAMARAC GARDENS CONDOMINIUM 2, according
to the Declaration of condominium thereof, recorded
in Official Records Book 10143, Page 688, of the
Public Records of Broward County, Florida.

SUCH APPROVAL HAS BEEN GIVEN PURSUANT TO THE PROVISIONS OF THE
DECLARATION OF DOCUMENTS AND ALL EXHIBITS ATTACHED TO THE
DECLARATION OF DOCUMENTS AND ANY AMENDMENTS THERETO, IF ANY.

DATED THIS 10th DAY OF Sept, 1996.

ATTEST: _____ SECRETARY Maria L Paccinie

BY Joseph Cipriano (SEAL)
PRESIDENT

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 10th
day of September, 1996 by Joseph Cipriano, President and
Maria L Paccinie, Secretary, respectively of TAMARAC GARDENS
CONDO. 2 ASSOC. INC., a Florida not for profit corporation, on
behalf of the corporation. JOSEPH CIPRIANO is
personally known to me or has produced _____
as identification and did not take an oath. MARIA L. PACCINIE
personally known to me or has produced _____
as identification and did not take an oath.

Arlene Barnett (SEAL)
Notary Signature ARLENE BARNETT

My Comm Exp. 3/02/00
Bonded By Service Ins
No. CC531220

Typed, Printed or Stamped Name of Notary _____ Commission Number _____

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

BK25441PG0704

5

ORDER IMPOSING A FINE

SPECIAL MAGISTRATE
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved Recording Information

CITY OF FORT LAUDERDALE
Petitioner,

CASE NO. CE11110339

v.

ALVAREZ, ROBERT
Respondent(s)

That pursuant to Chapter 11 of the Code of Ordinances of the City of Fort Lauderdale, the City of Fort Lauderdale Special Magistrate, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

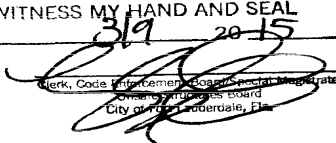
Folio: 9234069310

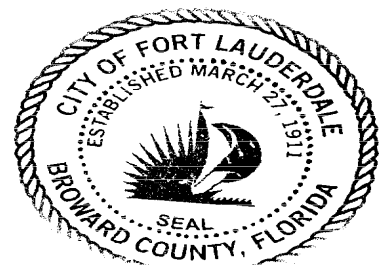
Legal: PROGRESSO 2-18 D LOT 22 TO 24 BLK 280

More commonly known as: 703 NW 6 AV

2. That the Special Magistrate did issue on the 1st day of December 2011, a Final Order in the above captioned case commanding the above name respondents(s) to bring the violations specified in said Final Order into compliance on or before the 29th day of December 2011, or pay a fine in the amount of \$250.00 per day for the violation of FBC 109.16 for each day of noncompliance thereafter.
3. On February 5, 2015 the Special Magistrate found that the respondent(s) did not comply with the Final Order and any subsequent orders on or before the date specified therein, based on the testimony and evidence as presented. The Special Magistrate, on the 5th day of February 2015, did impose a fine in the amount of \$263,750.00, which will continue to accrue.
4. It is the order of the Special Magistrate that the fine specified in said Final Order is hereby confirmed and ratified, and shall accrue at the per diem specified until such time as the above named Respondent(s) shall comply with said Final Order, plus the recovery of reasonable attorney's fees in any foreclosure of the lien.

I certify this document to be a true
and correct copy of the original.

WITNESS MY HAND AND SEAL
on 3/11 2015

Clerk, Code Enforcement Department, Special Magistrate
City of Fort Lauderdale, Fla.



2

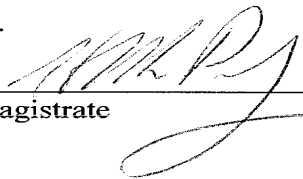
Case No: CE11110339
Property: 703 NW 6 AV

LIEN AND FORECLOSURE NOTICE:

5. The City shall record a certified copy of this Order in the Public Records of Broward County. Once recorded, this Order shall constitute a lien on the subject property as well as on any other real or personal property owned by the Respondent.

Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

DONE AND ORDERED this 5th day of February 2015.


Special Magistrate

ATTEST:

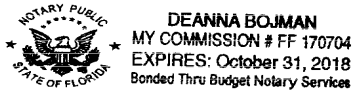

Clerk, Special Magistrate


I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared H. Mark Purdy, Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 10 day of February 2015, by Porshia Goldwire as Clerk and H. Mark Purdy as Special Magistrate for the City of Fort Lauderdale, who are personally known to me or have produced N/A as identification.

(SEAL)

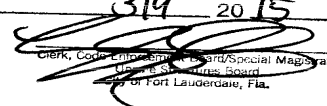



Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

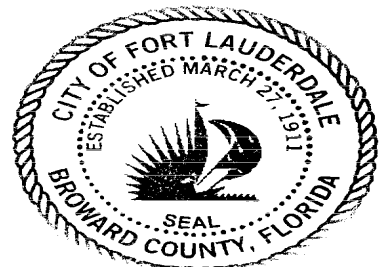
Name of Notary Typed, Printed or Stamped

My Commission Expires: _____

Commission Number: _____

I certify this document to be a true and correct copy of the original.
WITNESS MY HAND AND SEAL
on 3/9 2015

Clerk, Code Compliance Board/Special Magistrate
City of Fort Lauderdale, Fla.

This instrument prepared by and returns to:
Deanna Bojman
Code Compliance Division
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311
(954) 828-5327



7

Form 668 (Y)(c) (Rev. February 2004)	16600 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien
--	---

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number 261395617	For Optional Use by Recording Office
--	----------------------------	--------------------------------------

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer ROBERTO ALVAREZ

Residence 5756 FUNSTON ST
 HOLLYWOOD, FL 33023-1930

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2009	XXX-XX- XXXXXXXXXX	06/20/2016	07/20/2026	8488.33

Place of Filing County Courthouse Broward County Ft. Lauderdale, FL 33301	Total	\$ 8488.33
--	-------	------------

This notice was prepared and signed at BALTIMORE, MD, on this,
 the 09th day of May, 2017.

Signature <i>Jan Flach</i> for P.A. BELTON	Title ACS SBSE (800) 829-3903 23-00-0008
---	---

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
 Rev. Rul. 71-466, 1971 - 2 C.B. 409)

IN THE COUNTY COURT OF THE
17TH JUDICIAL CIRCUIT IN AND
FOR BROWARD COUNTY, FLORIDA

CASE NUMBER: 11-005492 COSO (60)

LOMAR APARTMENTS
125 North 46th Avenue
Hollywood, Fl 33021

Plaintiff,

v.

EXTREME AUTO BODY CORP.,
ROBERTO ALVAREZ
and all others in possession
5756 Funston Street
Hollywood, Fl 33023

Defendants.

FINAL JUDGMENT

THIS CAUSE coming on to be heard, and the Court having considered the Summons and Complaint and finding that the Defendants, EXTREME AUTO BODY CORP. and ROBERTO ALVAREZ have been duly served in accordance with the law, and the Plaintiff is entitled to a Final Judgment herein, and being otherwise advised in the premises, it is; ORDERED AND ADJUDGED that the Plaintiff have and recover judgment against the Defendants for damages in the amount of \$16,168.74, costs in the amount of \$435.00, and attorneys fees in the amount of \$1,110.00, for all of which let execution issue.

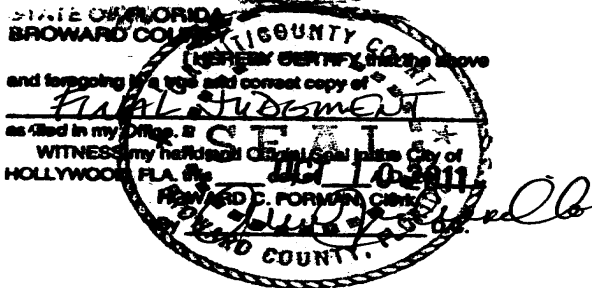
DONE AND ORDERED at Hollywood, Broward County, Florida, on

9-16-11, 2011.


JUDGE, COUNTY COURT

CLERK, CIRCUIT COURT
BROWARD COUNTY, FLORIDA
11 SEP 19 PM 12:01
COUNTY CIVIL SOUTH





DATE: April 1st, 2019
PROPERTY ID # 494108-BH-0250 (TD # 35398)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9920 NW 68 PLACE #209, TAMARAC, FL 33321 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 April 30, 2019\$2,895.90
- Or
- * Estimated Amount due if paid by May 14, 2019\$2,918.45

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

DATE: April 1st, 2019
PROPERTY ID # 494108-BH-0250 (TD # 35398)

WARNING

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

MATTHEW ZIFRONY, REGISTERED AGENT
O/B/O TAMARAC GARDENS PROPERTY
OWNERS ASSOCIATION, INC. % SCOTT TRIPP
110 SE 6TH STREET, STE 1500
FT. LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9920 NW 68 PLACE #209, TAMARAC, FL 33321 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

- * Estimated Amount due if paid by April 30, 2019\$2,895.90
- Or
- * Estimated Amount due if paid by May 14, 2019\$2,918.45

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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

DATE: April 1st, 2019
PROPERTY ID # 494108-BH-0250 (TD # 35398)

WARNING

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SOUTH FLORIDA FEDERAL CREDIT UNION
1902 NW 14 AVENUE
MIAMI, FL 33125-1658

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DATE: April 1st, 2019
PROPERTY ID # 494108-BH-0250 (TD # 35398)

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CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88 AVE
TAMARAC, FL 33321

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PROPERTY ID # 494108-BH-0250 (TD # 35398)

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CITY OF FORT LAUDERDALE
CODE COMPLIANCE DIVISION
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311

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

DATE: April 1st, 2019
PROPERTY ID # 494108-BH-0250 (TD # 35398)

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

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DATE: April 1st, 2019
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TAMARAC GARDENS CONDOMINIUM
NO. 2 ASSOCIATION, INC.
THOMAS P. WHITE, ESQ. TRIPP SCOTT, P.A.
110 S.E. 6TH STREET, 15TH FLOOR P.O. BOX 14245
FT. LAUDERDALE, FL 33302-1424

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PROPERTY ID # 494108-BH-0250 (TD # 35398)

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TAMARAC GARDENS CONDOMINIUM
NO. 2 ASSOCIATION INC.
C/O CASTLE GROUP
12270 SW 3RD ST., STE 200
PLANTATION, FL 33325

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TAMARAC GARDENS CONDOMINIUM
NO. 2 ASSOCIATION INC.
9920 NW 68 PLACE
TAMARAC, FL 33321

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DATE: April 1st, 2019
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MATTHEW ZIFRONY, REGISTERED AGENT
O/B/O TAMARAC GARDENS CONDOMINIUM
NO. 2 ASSOCIATION INC. % TRIPP SCOTT
110 SE 6TH STREET, STE 1500
FT. LAUDERDALE, FL 33301

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: April 1st, 2019
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INTERNAL REVENUE SERVICE COLLECTION
ADVISORY GROUP
7850 SW 6TH COURT, MS 5780
PLANTATION, FL 33324

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LOMAR APARTMENTS
125 NORTH 46TH AVENUE
HOLLYWOOD, FL 33021

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

DATE: April 1st, 2019
PROPERTY ID # 494108-BH-0250 (TD # 35398)

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CACH, LLC
4340 S MONACO, SECOND FLOOR
DENVER, CO 80237

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9920 NW 68 PLACE #209, TAMARAC, FL 33321 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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CACH, LLC
C/O BRYAN MANNO, ESQ
FEDERATED LAW GROUP, PLLC
13205 US HIGHWAY ONE STE 555
JUNO BEACH, FL 33408

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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/recordstaxestresury

DATE: April 1st, 2019
PROPERTY ID # 494108-BH-0250 (TD # 35398)

WARNING

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

ROBERTO A ALVAREZ
A/K/A ROBERT ALVAREZ
703 NW 6 AVE
FT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9920 NW 68 PLACE #209, TAMARAC, FL 33321 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

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- Or
- * Estimated Amount due if paid by May 14, 2019\$2,918.45

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DATE: April 1st, 2019
PROPERTY ID # 494108-BH-0250 (TD # 35398)

WARNING

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

ROBERTO A ALVAREZ
A/K/A ROBERT ALVAREZ
4112 NW 15 AVE
FORT LAUDERDALE, FL 33309

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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: April 1st, 2019
PROPERTY ID # 494108-BH-0250 (TD # 35398)

WARNING

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

ROBERTO ALVAREZ
5756 FUNSTON ST
HOLLYWOOD, FL 33023-1930

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DATE: April 1st, 2019
PROPERTY ID # 494108-BH-0250 (TD # 35398)

WARNING

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ROBERTO A. ALVAREZ
A/K/A ROBERT ALVAREZ
9920 N.W. 68TH PLACE, UNIT 209
TAMARAC, FL 33321

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DATE: April 1st, 2019
PROPERTY ID # 494108-BH-0250 (TD # 35398)

WARNING

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UNKNOWN SPOUSE OF
ROBERTO A. ALVAREZ
9920 N.W. 68TH PLACE, UNIT 209
TAMARAC, FL 33321

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DATE: April 1st, 2019
PROPERTY ID # 494108-BH-0250 (TD # 35398)

WARNING

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TAMARAC GARDENS PROPERTY
OWNERS ASSOCIATION, INC.
C/O CASTLE GROUP
12270 SW 3RD ST., STE 200
PLANTATION, FL 33325

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9920 NW 68 PLACE #209, TAMARAC, FL 33321 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: April 1st, 2019
PROPERTY ID # 494108-BH-0250 (TD # 35398)

WARNING

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TAMARAC GARDENS PROPERTY
OWNERS ASSOCIATION, INC.
9835 N.W. 68TH PLACE
TAMARAC, FL 33321

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- Or
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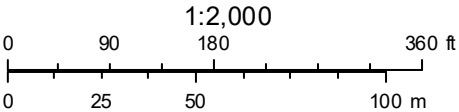
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January 29, 2019



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TD 35398 MAY 2019 WARNING
UNKNOWN SPOUSE OF
ROBERTO A. ALVAREZ
9920 N.W. 68TH PLACE, UNIT 209
TAMARAC, FL 33321

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- Adult Signature Required \$ _____
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TD 35398 MAY 2019 WARNING
MATTHEW ZIFRONY, REGISTERED AGENT
O/B/O TAMARAC GARDENS PROPERTY
OWNERS ASSOCIATION, INC. % SCOTT TRIPP
110 SE 6TH STREET, STE 1500
FT. LAUDERDALE, FL 33301

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

See Reverse for Instructions

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TAMARAC GARDENS PROPERTY
OWNERS ASSOCIATION, INC.
9835 N.W. 68TH PLACE
TAMARAC, FL 33321

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

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TD 35398 MAY 2019 WARNING
TAMARAC GARDENS PROPERTY
OWNERS ASSOCIATION, INC.
C/O CASTLE GROUP
12270 SW 3RD ST., STE 200
PLANTATION, FL 33325

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TD 35398 MAY 2019 WARNING
ROBERTO A. ALVAREZ
A/K/A ROBERT ALVAREZ
9920 N.W. 68TH PLACE, UNIT 209
TAMARAC, FL 33321

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

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TD 35398 MAY 2019 WARNING
ROBERTO ALVAREZ
5756 FUNSTON ST
HOLLYWOOD, FL 33023-1930

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TD 35398 MAY 2019 WARNING
 ROBERTO A ALVAREZ
 A/K/A ROBERT ALVAREZ
 4112 NW 15 AVE
 FORT LAUDERDALE, FL 33309

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

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TD 35398 MAY 2019 WARNING
ROBERTO A ALVAREZ
A/K/A ROBERT ALVAREZ
703 NW 6 AVE
FT LAUDERDALE, FL 33311

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TD 35398 MAY 2019 WARNING
 CACH, LLC
 C/O BRYAN MANNO, ESQ
 FEDERATED LAW GROUP, PLLC
 13205 US HIGHWAY ONE STE 555
 JUNO BEACH, FL 33408

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TD 35398 MAY 2019 WARNING
CACH, LLC
4340 S MONACO, SECOND FLOOR
DENVER, CO 80237

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TD 35398 MAY 2019 WARNING
LOMAR APARTMENTS
125 NORTH 46TH AVENUE
HOLLYWOOD, FL 33021

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TD 35398 MAY 2019 WARNING
INTERNAL REVENUE SERVICE COLLECTION
ADVISORY GROUP
7850 SW 6TH COURT, MS 5780
PLANTATION, FL 33324

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

See Reverse for Instructions

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TD 35398 MAY 2019 WARNING
 MATTHEW ZIFRONY, REGISTERED AGENT
 O/B/O TAMARAC GARDENS CONDOMINIUM
 NO. 2 ASSOCIATION INC. % TRIPP SCOTT
 110 SE 6TH STREET, STE 1500
 FT. LAUDERDALE, FL 33301

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

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TD 35398 MAY 2019 WARNING
TAMARAC GARDENS CONDOMINIUM
NO. 2 ASSOCIATION INC.
9920 NW 68 PLACE
TAMARAC, FL 33321

U.S. Postal Service™
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Postage

TD 35398 MAY 2019 WARNING
TAMARAC GARDENS CONDOMINIUM
NO. 2 ASSOCIATION INC.
C/O CASTLE GROUP
12270 SW 3RD ST., STE 200
PLANTATION, FL 33325

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

See Reverse for Instructions

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

701A 2290 0001 3407 3683

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
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Postage
\$ _____

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\$ _____

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\$ _____

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\$ _____

7

TD 35398 MAY 2019 WARNING
TAMARAC GARDENS CONDOMINIUM
NO. 2 ASSOCIATION, INC.
THOMAS P. WHITE, ESQ. TRIPP SCOTT, P.A.
110 S.E. 6TH STREET, 15TH FLOOR P.O. BOX 14245
FT. LAUDERDALE, FL 33302-1424

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

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

OFFICIAL USE

7018 2290 0001 3407 3676

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
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Postage
\$ _____

TD 35398 MAY 2019 WARNING
CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

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
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Postage

TD 35398 MAY 2019 WARNING
CITY OF FORT LAUDERDALE
CODE COMPLIANCE DIVISION
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311

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

See Reverse for Instructions

7018 2290 0001 3407 3669

7018 2290 0001 3407 3652

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
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Postage

TD 35398 MAY 2019 WARNING
 CITY OF TAMARAC
 C/O FINANCIAL SERVICES
 7525 NW 88 AVE
 TAMARAC, FL 33321

7018 2290 0001 3407 3645

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

Postmark

TD 35398 MAY 2019 WARNING
SOUTH FLORIDA FEDERAL CREDIT UNION
1902 NW 14 AVENUE
MIAMI, FL 33125-1658

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 35398 MAY 2019 WARNING
 TAMARAC GARDENS PROPERTY
 OWNERS ASSOCIATION, INC.
 C/O CASTLE GROUP
 12270 SW 3RD ST., STE 200
 PLANTATION, FL 33325



9590 9402 3236 7196 3122 92

2. Article Number (Transfer from service label)

7018 2290 0001 3407 3805

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

STREU

C. Date of Delivery

4/2/19

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 35398 MAY 2019 WARNING
 ROBERTO A ALVAREZ
 A/K/A ROBERT ALVAREZ
 4112 NW 15 AVE
 FORT LAUDERDALE, FL 33309



9590 9402 3236 7196 3116 46

2

7018 2290 0001 3407 3775

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 35398 MAY 2019 WARNING
 INTERNAL REVENUE SERVICE COLLECTION
 ADVISORY GROUP
 7850 SW 6TH COURT, MS 5780
 PLANTATION, FL 33324



9590 9402 3236 7196 3113 32

2. Article Number (Transfer from previous label)

7018 2290 0001 3407 3720

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

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 35398 MAY 2019 WARNING
 TAMARAC GARDENS CONDOMINIUM
 NO. 2 ASSOCIATION, INC.
 THOMAS P. WHITE, ESQ. TRIPP SCOTT, P.A.
 110 S.E. 6TH STREET, 15TH FLOOR P.O. BOX 14245
 FT. LAUDERDALE, FL 33302-1424



9590 9402 4654 8323 8749 89

2. Article Number (Transfer from service label)

7018 2290 0001 3407 3683

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)

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
- all Restricted Delivery
- 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 35398 MAY 2019 WARNING
 TAMARAC GARDENS CONDOMINIUM
 NO. 2 ASSOCIATION INC.
 C/O CASTLE GROUP
 12270 SW 3RD ST., STE 200
 PLANTATION, FL 33325



9590 9402 4654 8323 8601 04

7018 2290 0001 3407 3690

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

[Handwritten Date]

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 35398 MAY 2019 WARNING
 CITY OF FORT LAUDERDALE
 SPECIAL MAGISTRATE
 100 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FL 33301



9590 9402 4654 8323 8749 72

2. Article Number (ZPL)

7018 2290 0001 3407 3676

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

4/2

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

City of Fort Lauderdale
 Mailroom/Receiving
 100 N Andrews Ave
 Ft Lauderdale FL 33301

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Insured Mail Delivery Restricted Delivery
- Insured Mail
- 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 35398 MAY 2019 WARNING
 CITY OF TAMARAC
 C/O FINANCIAL SERVICES
 7525 NW 88 AVE
 TAMARAC, FL 33321



9590 9402 3236 7196 3216 52

7018 2290 0001 3407 3652

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *J. Randle*

- Agent
- Addressee

B. Received by (Printed Name)

J. Randle

C. Date of Delivery

4/2/19

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

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 35398 MAY 2019 WARNING
 CITY OF FORT LAUDERDALE
 CODE COMPLIANCE DIVISION
 DEPARTMENT OF SUSTAINABLE DEVELOPMENT
 700 NW 19TH AVENUE
 FORT LAUDERDALE, FL 33311



9590 9402 3236 7196 3216 76

Article Number (Transfer from service label)

7018 2290 0001 3407 3669

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

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? 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

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 35398 MAY 2019 WARNING
 MATTHEW ZIFRONY, REGISTERED AGENT
 O/B/O TAMARAC GARDENS CONDOMINIUM
 NO. 2 ASSOCIATION INC. % TRIPP SCOTT
 110 SE 6TH STREET, STE 1500
 FT. LAUDERDALE, FL 33301



9590 9402 3236 7196 3112 71

7018 2290 0001 3407 3713

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: N Roberts]

C. Date of Delivery

[Handwritten Date: 5/11]

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
- Delivery Restricted Delivery
- Registered 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 35398 MAY 2019 WARNING
 MATTHEW ZIFRONY, REGISTERED AGENT
 O/B/O TAMARAC GARDENS PROPERTY
 OWNERS ASSOCIATION, INC. % SCOTT TRIPP
 110 SE 6TH STREET, STE 1500
 FT. LAUDERDALE, FL 33301



9590 9402 3236 7196 3201 98

2.

7018 2290 0001 3407 3829

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

N. Roberts

C. Date of Delivery

5/11/19

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

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 35398 MAY 2019 WARNING
 LOMAR APARTMENTS
 125 NORTH 46TH AVENUE
 HOLLYWOOD, FL 33021



9590 9402 3236 7196 3113 87

2. A

7018 2290 0001 3407 3737

COMPLETE THIS SECTION ON DELIVERY

A. Signature

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 35398 MAY 2019 WARNING
 SOUTH FLORIDA FEDERAL CREDIT UNION
 1902 NW 14 AVENUE
 MIAMI, FL 33125-1658



9590 9402 3236 7196 3216 21

2. Article Number (Transfer from mailpiece)

7018 2290 0001 3407 3645

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

4/11/19

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Write 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 35398 MAY 2019 WARNING
 CACH, LLC
 C/O BRYAN MANNO, ESQ
 FEDERATED LAW GROUP, PLLC
 13205 US HIGHWAY ONE STE 555
 JUNO BEACH, FL 33408



9590 9402 3236 7196 3212 87

2. Article Number
7018 2290 0001 3407 3751

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Smuendelz*

- Agent
- Addressee

B. Received by (Printed Name)

Samantha M.

C. Date of Delivery

4/1

- 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
- Certified Mail Restricted Delivery with Signature Confirmation™
- 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