



**Performance Property Management Services, Inc.**  
**13501 SW 128 St Suite 114C Miami, FL 33185**  
**Telephone: 866-523-5003 Fax: 866-523-5004**

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Order Date: 2-20-2017  
Internal Tax Deed Number: 37898  
Records Through: 2-17-2017

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Folio Number: 4842 03 J8 0130  
Parent Tract No:

**LIEN HOLDER AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**

INSTRUMENT # 113294557

CVRF DEERFIELD, LIMITED

CLAIM OF LIEN

C/O ASSOCIATION LAW GROUP

P.O. BOX 311059

MIAMI, FLORIDA 33231

**LIEN HOLDER AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**

INSTRUMENT # 113802984

CVE MASTER MANAGEMENT COMPANY, INC

CLAIM OF LIEN

3501 WEST DRIVE

DEERFIELD BEACH, FLORIDA 33442

**LIEN HOLDER AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**

INSTRUMENT # 114126315

BD AR FL I, LLC

NOTICE OF LIS PENDENS

2710 DAVIE RD

DAVIE, FLORIDA 33314

**LIEN HOLDER AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**

O.R. BOOK 50524 PAGE 1907

UNITED STATES OF AMERICA, DEPARTMENT OF

NOTICE OF FEDERAL TAX LIEN

THE TREASURY- INTERNAL REVENUE SERVICE

51 SW 1ST AVENUE, STE 700

MIAMI, FLORIDA 33130



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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 37898

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3RD day of JULY 2017, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF DEERFIELD BEACH 150 NE 2 AVE DEERFIELD BEACH, FL 33441	ACEVEDO,CARMEN 429 TILFORD T, DEERFIELD BEACH FL 33442	ACEVEDO,CARMEN PO BOX 970549 BOCA RATON FL 33497-0549
TILFORD "T" CONDOMINIUM ASSOCIATION, INC. C/O EAST COAST MAINTENANCE & MANAGEMENT 254 SOUTH MILITARY TRAIL DEERFIELD BEACH, FL 33442	TILFORD "T" CONDOMINIUM ASSOCIATION, INC. 254 SOUTH MILITARY TRAIL DEERFIELD BEACH, FL 33442	TILFORD "T" CONDOMINIUM ASSOCIATION, INC. 424 TILFORD T DEERFIELD BEACH, FL 33442
CVE MASTER MGMT COMPANY, INC C/O BRIAN M ABELOW ESQ AND/OR MARK S MUCCI ESQ. BENSON MUCCI & WEISS P L 5561 N UNIVERSITY DR STE 102 CORAL SPRINGS, FL 33067-4652	BD AR FL I, LLC 2710 DAVIE RD DAVIE, FLORIDA 33314	CVE MASTER MGMT COMPANY, INC 3501 WEST DRIVE DEERFIELD BEACH, FL 33442
UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY- INTERNAL REVENUE SERVICE 51 SW 1ST AVENUE, STE 700 MIAMI, FLORIDA 33130	CVRF DEERFIELD, LIMITED C/O ASSOCIATION LAW GROUP ATTN: DAVID W KREMPA ESQ P.O. BOX 311059 MIAMI, FLORIDA 33231	INTERNAL REVENUE SERVICE ATTN: MARILYN FIGUEROA, TAX EXAMINER. ADVISORY UNIT 400 W BAY STREET STOP 5710 JACKSONVILLE, FL 32202

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY SHERIFF'S DEPT  
ATTN: CIVIL DIVISION  
FT. LAUDERDALE, FL 33315

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

BROWARD COUNTY WATER & WASTEWATER  
2555 W. COPANS RD  
POMPANO BEACH, FL 33069

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

BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION  
PLANNING & DEVELOPMENT MANAGEMENT DIVISION  
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPT  
ONE NORTH UNIVERSITY DRIVE, MAILBOX 102  
PLANTATION, FL 33324

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIV  
RIGHT OF WAY SECTION  
ONE N. UNIVERSITY DR., STE 300-B  
PLANTATION. FL 33324

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 3RD day of JULY 2017 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 **Tomie Coates**

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

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 37898**

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: 484203-J8-0130  
Certificate Number: 2202  
Date of Issuance: 06/01/2014  
Certificate Holder: IDE TECHNOLOGIES, INC  
Description of Property: TILFORD T CONDO  
UNIT 429

A condominium, according to the declaration of condominium recorded on O R Book 7864, Page 651, and all exhibits and amendments thereof, Public Records of Broward County, FL

Name in which assessed: ACEVEDO,CARMEN  
Legal Titleholders: ACEVEDO,CARMEN  
PO BOX 970549  
BOCA RATON, FL 33497-0549

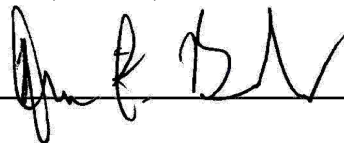
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of August, 2017. 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 13th day of July, 2017.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

By:  \_\_\_\_\_

Dana F. Buker  
Deputy

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

Publish: DAILY BUSINESS REVIEW  
Issues: 07/13/2017, 07/20/2017, 07/27/2017 & 08/03/2017  
Minimum Bid: 3359.62

# 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 BARBARA JEAN COOPER, 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

37898

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 2202

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

07/13/2017 07/20/2017 07/27/2017 08/03/2017

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.

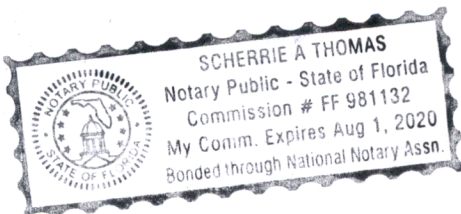
*Barbara Jean Cooper*

Sworn to and subscribed before me this  
3 day of AUGUST, A.D. 2017

*Scherrie A Thomas*

(SEAL)

BARBARA JEAN COOPER personally known to me



### Board of County Commissioners, Broward County, Florida Finance and Administrative Services Department RECORDS, TAXES & TREASURY NOTICE OF APPLICATION FOR TAX DEED NUMBER 37898

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Certificate Holder:  
IDE TECHNOLOGIES, INC  
Description of Property:  
TILFORD T CONDO  
UNIT 429

A condominium, according to the declaration of condominium recorded on O R Book 7864, Page 651, and all exhibits and amendments thereof, Public Records of Broward County, FL

Name in which assessed:

ACEVEDO, CARMEN

Legal Titleholders:  
ACEVEDO, CARMEN  
PO BOX 970549

BOCA RATON, FL 33497-0549

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of August, 2017. 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.deeduction.net](http://broward.deeduction.net)

\*Pre-registration is required to bid.  
Dated this 13th day of July, 2017.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND  
TREASURY DIVISION

(Seal)

By: Dana F. Buker  
Deputy

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

Minimum Bid: 3359.62  
401-314

7/13-20-27 8/3 17-11/0000232520B

**RETURN OF SERVICE**

Assignment: 5427 **SERVE A.S.A.P. - RETURN TO TAX NOTICE TR** Service Sheet # 17-030358

BROWARD COUNTY, FL vs. ACEVEDO, CARMEN TD 37898

PLAINTIFF NOTICE vs. COUNTY/BROWARD DEFENDANT 8/16/2017 CASE

TYPE OF WRIT ACEVEDO, CARMEN COURT HEARING DATE

SERVE 429 TILFORD T DEERFIELD BEACH, FL 33442 7-12-17 10:00

Received this process on 7/11/2017 11:00

14279  
BROWARD COUNTY REVENUE-DELINQ TAX SECTION  
115 S. ANDREWS AVENUE, ROOM A-100  
FT LAUDERDALE, FL 33301  
REBECCA LEDER, SUPV.

Served  
 Not Served - see comments  
Date at Time

9884 Attorney  
ACEVEDO, CARMEN

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

INDIVIDUAL SERVICE

**SUBSTITUTE SERVICE:**

- At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit: \_\_\_\_\_, in accordance with F.S. 48.031(1)(a)
- To \_\_\_\_\_, the defendant's spouse, at \_\_\_\_\_ in accordance with F.S. 48.031(2)(a)
- To \_\_\_\_\_, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

**CORPORATE SERVICE:**

- To \_\_\_\_\_, holding the following position of said corporation \_\_\_\_\_ in the absence of any superior officer in accordance with F.S. 48.081
- To \_\_\_\_\_, an employee of defendant corporation in accordance with F.S. 48.081(3)
- To \_\_\_\_\_, as resident agent of said corporation in accordance with F.S. 48.091

**PARTNERSHIP SERVICE:** To \_\_\_\_\_, partner, or to \_\_\_\_\_, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

**POSTED RESIDENTIAL:** By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_

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

1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_

**OTHER RETURNS:** See comments

COMMENTS: 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"

SCOTT J. ISRAEL, SHERIFF  
BROWARD COUNTY, FLORIDA

BY: [Signature] D.S.  
ORIGINAL [Signature]

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
**PROPERTY ID # 484203-J8-0130 (TD # 37898 )**

RECEIVED SHERIFF  
2017 JUL 11 AM 8:5  
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 REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY THAT'S GOING UP FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

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

AMOUNT NECESSARY TO REDEEM: (See amount below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by July 31, 2017 ..... \$2,576.56

Or

\* Amount due if paid by August 15, 2017 ..... \$2,603.89

\*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 AUGUST 16, 2017 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

**ACEVEDO, CARMEN  
429 TILFORD T,  
DEERFIELD BEACH FL 33442**

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



**QUIT-CLAIM DEED**

**PREPARED BY & RETURN TO:  
CARMEN ACEVEDO  
429 TILFORD "T"  
DEERFIELD BEACH, FL 33442**

**TAX I.D.# 18203-J8-01300**

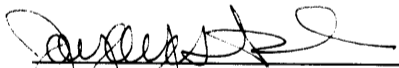
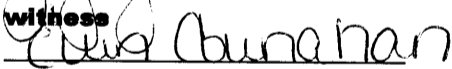
**THIS QUIT-CLAIM DEED, EXECUTED THIS 30<sup>TH</sup> DAY OF MARCH ,A.D. 2004,  
BY CARMEN ACEVEDO AND JO CYNTHIA KENNEDY, BOTH SINGLE PERSONS  
FIRST PARTY, TO CARMEN ACEVEDO, A SINGLE PERSON  
SECOND PARTY: WHOSE POST OFFICE ADDRESS 429 TILFORD "T" DEERFIELD  
BEACH, FL 33442**

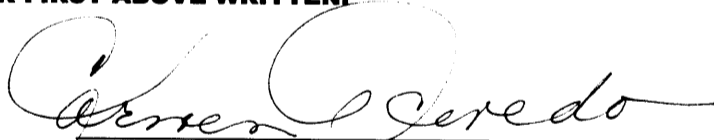
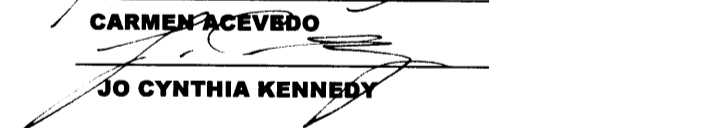
**WITNESSETH, THAT THE SAID FIRST PARTY, FOR AND IN CONSIDERATION  
OF THE SUM OF \$10.00 IN HAND PAID BY THE SECOND PARTY, THE RECEIPT  
WHEREOF IS HEREBY ACKNOWLEDGED, DOES HEREBY REMISE, RELEASED  
AND QUIT-CLAIM UNTO THE SAID SECOND PARTY FOREVER, ALL THE RIGHT,  
TITLE, INTEREST, CLAIM AND DEMAND WHICH THE SAID FIRST PARTY HAS  
IN AND TO THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND,  
SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD STATE OF FLORIDA ,  
TO-WIT:**

**CONDOMINIUM UNIT 429 OF TILFORD "T" CONDOMINIUM, ACCORDING TO  
THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL  
RECORDS BOOK 7864 AT PAGE 651, OF THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA**

**TO HAVE AND TO HOLD THE SAME TOGETHER WITH ALL AND SINGULAR  
THE APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING,  
AND ALL THE ESTATE, RIGHT, TITLE, INTEREST, LIEN, EQUITY AND CLAIM WHAT-  
SOEVER OF THE SAID FIRST PARTY, EITHER IN LAW OR EQUITY, TO THE ONLY  
PROPER USE, BENEFIT AND BEHOOF OF THE SAID SECOND PARTY FOREVER.**

**IN WITNESS WHEREOF, THE SAID FIRST PARTY HAS SIGNED AND SEALED  
THESE PRESENTS THE DAY AND YEAR FIRST ABOVE WRITTEN.  
SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF:**

  
witness  
  
witness

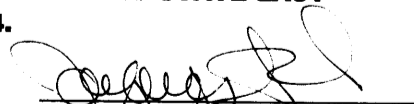
  
CARMEN ACEVEDO  
  
JO CYNTHIA KENNEDY

**STATE OF FLORIDA  
COUNTY OF BROWARD**

**I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHOR-  
IZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE  
ACKNOWLEDGEMENTS, PERSONALLY APPEARED CARMEN ACEVEDO AND JO  
CYNTHIA KENNEDY, BOTH SINGLE PERSONS**

**TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE  
FOREGOING INSTRUMENT AND THEY ACKNOWLEDGED BEFORE ME THAT THEY  
EXECUTED SAME.**

**WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST  
AFORESAID THIS 30TH DAY OF MARCH A.D. 2004.**

  
NOTARY

**OFFICIAL NOTARY SEAL  
JAY A YESKEL  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. CC997075  
MY COMMISSION EXP. FEB. 17, 2005**

This Instrument Prepared By:  
BENSON, MUCCI & WEISS, P.L.  
5561 University Drive, Suite 102  
Coral Springs FL 33067  
954-323-1023

### CLAIM OF LIEN

**KNOW ALL MEN by these presents that: CVE MASTER MANAGEMENT COMPANY, INC.**, with principal address at 3501 West Drive , Deerfield Beach, FL 33442, claims that this lien pursuant to Florida Statutes and its Master Management Agreement recorded as Exhibit "6" to the Declaration of Condominium of Tilford "T" Condominium Association, Inc. recorded in OR Book 7864 Page 651 against the following real property which street address is 429 Tilford T, Deerfield Beach, FL 33442 legally described as follows:

*Condominium Unit No. 429, of TILFORD "T" CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 7864, Page 651, as amended from time to time, of the Public Records of Broward County, Florida.*

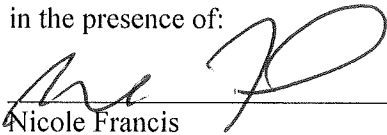
The record owners of the property is **Carmen Acevedo**. CVE Master Management Company, Inc. is owed the following amount for shares of the common expenses:

**May 11, 2016 through July 9, 2016                      \$6,624.00**


plus interest at the rate of 18.00 % per annum from the due dates. This Claim of Lien shall also secure all unpaid assessments, interests, late fees, costs and attorney's fees which are due and which may accrue subsequent to the date of this Claim of Lien and prior to entry of a final judgment of foreclosure.

Signed, sealed and delivered  
in the presence of:

**CVE MASTER MANAGEMENT COMPANY, INC.**

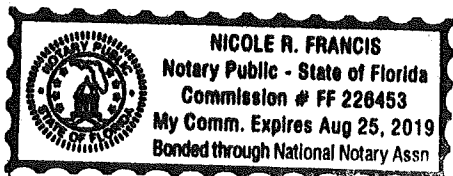
  
\_\_\_\_\_  
Nicole Francis

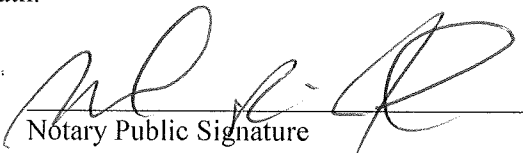
By:   
\_\_\_\_\_  
Brian M. Abelow, Esq., Authorized Agent

  
\_\_\_\_\_  
Kathleen Pratt

State of Florida            )  
County of Broward        )

The foregoing instrument was acknowledged before me this 11 day of July, 2016, a Florida Notary Public, by Brian M. Abelow, Esq., an authorized agent of CVE Master Management Company, Inc., who is personally known to me, and did take an oath.



  
\_\_\_\_\_  
Notary Public Signature

PREPARED BY AND UPON  
RECORDATION RETURN TO:

ASSOCIATION LAW GROUP  
P.O. BOX 311059  
MIAMI, FL 33231  
Attn: **David W. Krempa, Esq.**

**CLAIM OF LIEN**

CVRF Deerfield, Limited, a Florida limited partnership ("**CVRF**"), as Lessor, pursuant to the rights granted to CVRF in those certain Long Term Leases referenced in the Assignment of Leases recorded in Official Records Book 9987, at Page 460, of the Public Records of Broward County, Florida, hereby claims a lien upon the following described real property:

CONDOMINIUM UNIT 429, OF TILFORD "T"  
CONDOMINIUM, ACCORDING TO THE DECLARATION OF  
CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS  
BOOK 7864, PAGE 651, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA

Property Address: 429 Tilford T, Deerfield Beach, FL 33442

The record owner(s) of this property is/are: Carmen Acevedo

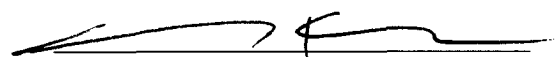
The amounts claimed under this lien from December 1, 2013 through September 20, 2015 are:

Rent assessments, and/or taxes, investments, charges, liens,  
penalties and damages: \$ 2,380.00

This lien secures all unpaid rent assessments, and/or taxes, investments, charges, liens, penalties and damages that are due and that may accrue after the lien is recorded and through the entry of a final judgment, as well as, interest and all reasonable costs and attorney's fees incurred by CVRF incident to the collection process in connection with the recreational dues related to the Century Village Recreational Clubhouse and other facilities. In order to obtain a detailed itemization of the total amount due including, without limitation, interest accruing on such amounts, please contact our office at (305) 938-6921.

Dated September 28, 2015

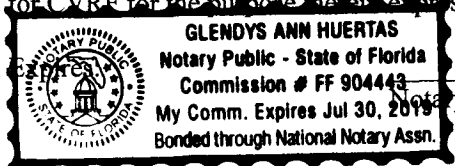
CVRF Deerfield, Limited  
c/o Association Law Group  
P.O. Box 311059  
Miami, FL 33231

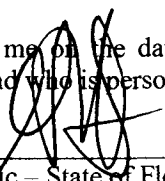
  
By: David W. Krempa, Esq.  
Authorized Agent for CVRF

STATE OF FLORIDA            )  
  ) SS.:  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me on the date written by David W. Krempa, Esq. as authorized agent for CVRF for the purpose therein expressed and who is personally known to me.

My Commission Expires



  
Notary Public - State of Florida, at large

Case Number: CONO-16-010351 Division: 72  
Filing # 50618714 E-Filed 12/29/2016 04:50:45 PM

This Instrument prepared by:  
Mark S. Mucci, Esq.  
BENSON, MUCCI & WEISS, P.L.  
5561 North University Drive  
Suite 102  
Coral Springs FL 33067  
954-323-1023  
954-323-1013 Facsimile  
W:\WDOCS\CLIENTS\4155BD\T429\00189461.DOCX

IN THE COUNTY COURT IN AND FOR  
BROWARD COUNTY, FLORIDA

**CASE #:**

BD AR FL I, LLC, a Florida limited liability  
company,

Plaintiff,

vs.

CARMEN ACEVEDO, an individual;  
UNKNOWN TENANT #1; and  
UNKNOWN TENANT #2,

Defendants.

**NOTICE OF LIS PENDENS**

TO: CARMEN ACEVEDO, an individual; UNKNOWN TENANT #1; and UNKNOWN  
TENANT #2

and all others whom it may concern:

**YOU ARE NOTIFIED OF THE FOLLOWING:**

1. The Plaintiff has instituted this action against you to foreclose its assessment lien  
with respect to the property described below.

2. The Plaintiff in this action is BD AR FL I, LLC.

3. The case number of this action is as shown in the caption above.

4. The property that is the subject matter of this action is in Broward county, Florida,

Broward County Court Case  
BD AR FL I, LLC vs. Carmen Acevedo  
Notice of Lis Pendens  
Page 2 of 2

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described as:

Condominium Parcel No. 429 of Tilford T Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 7864, at pages 651, inclusive, of the Public Records of Broward County, Florida.

**DATED** this 29<sup>th</sup> day of December, 2016.

*s/ Mark S. Mucci*

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Mark S. Mucci, Esq.  
Florida Bar No.: 798622  
MSM@BMWlawyers.net  
Brian Abelow, Esq.  
Florida Bar No.:68094  
Brian@BMWlawyers.net  
Eric Bearden, Esq.  
Florida Bar No.: 118085  
Eric@BMWlawyers.net  
**BENSON, MUCCI & WEISS, P.L.**  
5561 North University Drive, Suite 102  
Coral Springs FL 33067  
954-323-1023  
954-323-1013 Facsimile

28

10194 Department of the Treasury - Internal Revenue Service  
**Form 668 (Y)(c)**  
 (Rev. February 2004) **Notice of Federal Tax Lien**

Area: SMALL BUSINESS/SELF EMPLOYED AREA #15 Serial Number 980186714  
 Lien Unit Phone: (800) 913-6050 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 CARMEN ACEVEDO


Residence 811 SW 70TH AVE  
 PEMBROKE PINES, FL 33023-1654

**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	12/31/2007	[REDACTED]	11/17/2008	12/17/2018	48111.83
1040	12/31/2008	[REDACTED]	04/26/2010	05/26/2020	37807.83
1040	12/31/2010	[REDACTED]	04/22/2013	05/22/2023	1273.36

Place of Filing County Courthouse  
 Broward County  
 Ft. Lauderdale, FL 33301 Total \$ 87193.02

This notice was prepared and signed at BALTIMORE, MD, on this, the 22nd day of January, 2014.

Signature   
 for AWILDA GARCIA Title REVENUE OFFICER 35-01-1527  
 (787) 522-1857

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

**DATE: July 3, 2017**

**PROPERTY ID # 484203-J8-0130 (TD # 37898)**

# WARNING

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

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 429 TILFORD T,  
DEERFIELD BEACH FL 33442 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE  
THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED  
BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.**

**FLA. STATUTES REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND  
THE PROPERTY THAT'S GOING UP FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL  
INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.**

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

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

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

\* Amount due if paid by July 31, 2017 ..... \$2,576.56

Or

\* Amount due if paid by August 15, 2017 .....\$2,603.89

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

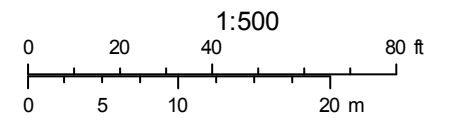
**THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC  
AUCTION ON August 16, 2017 UNLESS THE BACK TAXES ARE PAID.**

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

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



August 4, 2017





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TD 37898 AUG 2017 WARNING  
INTERNAL REVENUE SERVICE  
ATTN: MARILYN FIGUEROA,  
TAX EXAMINER. ADVISORY UNIT  
400 W BAY STREET STOP 5710  
JACKSONVILLE, FL 32202

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TD 37898 AUG 2017 WARNING  
CVRF DEERFIELD, LIMITED  
C/O ASSOCIATION LAW GROUP  
ATTN: DAVID W KREMPA ESQ  
P.O. BOX 311059  
MIAMI, FLORIDA 33231

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**TD 37898 AUG 2017 WARNING  
UNITED STATES OF AMERICA,  
DEPARTMENT OF THE TREASURY-  
INTERNAL REVENUE SERVICE  
51 SW 1ST AVENUE, STE 700  
MIAMI, FLORIDA 33130**

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TD 37898 AUG 2017 WARNING  
CVE MASTER MGMT COMPANY, INC  
3501 WEST DRIVE  
DEERFIELD BEACH, FL 33442

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TD 37898 AUG 2017 WARNING  
BD AR FL I, LLC  
2710 DAVIE RD  
DAVIE, FLORIDA 33314

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CVE MASTER MGMT COMPANY, INC  
C/O BRIAN M ABELOW ESQ AND/OR MARK S  
MUCCI ESQ. BENSON MUCCI & WEISS P L  
5561 N UNIVERSITY DR STE 102  
CORAL SPRINGS, FL 33067-4652

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ASSOCIATION, INC.  
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DEERFIELD BEACH, FL 33442**

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TILFORD "T" CONDOMINIUM  
ASSOCIATION, INC.  
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TD 37898 AUG 2017 WARNING  
TILFORD "T" CONDOMINIUM  
ASSOCIATION, INC. C/O EAST COAST  
MAINTENANCE & MANAGEMENT  
254 SOUTH MILITARY TRAIL  
DEERFIELD BEACH, FL 33442

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TD 37898 AUG 2017 WARNING  
ACEVEDO, CARMEN  
PO BOX 970549  
BOCA RATON FL 33497-0549

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**TD 37898 AUG 2017 WARNING**  
**ACEVEDO, CARMEN**  
**429 TILFORD T,**  
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TD 37898 AUG 2017 WARNING  
CITY OF DEERFIELD BEACH  
150 NE 2 AVE  
DEERFIELD BEACH, FL 33441

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