



**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222**  
**Phone: (412) 391-5555 Fax: (412) 391-7608**  
**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**  
  
**[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 12/18/2018

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 12/17/2018

**CERTIFICATE #** 2013-18714

**ACCOUNT #** 514021098480

**ALTERNATE KEY #** 575973

**TAX DEED APPLICATION #** 38271

**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:

Lot G89, SILVER SHORES, according to the plat thereof, as recorded in Plat Book 163, Page 26, Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 16191 SW 23 STREET, MIRAMAR FL 33027

### OWNER OF RECORD ON CURRENT TAX ROLL:

JUAN FRANCISCO SERRANO

16191 SW 23 ST

MIRAMAR, FL 33027 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JUAN FRANCISCO SERRANO

OR: 47232, Page: 1340

16191 SW 23RD ST

MIRAMAR, FL 33027 (Per Deed)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

HMF FL E LLC

RAI AS CUSTODIAN

PO BOX 54291

NEW ORLEANS, LA 70154 (Tax Deed Applicant)

IL IRA INESTMENTS

3100 N. 29 COURT

HOLLYWOOD, FL 33020 (2017 Tax Certificate Holder)

SILVER SHORES MASTER ASSOCIATION, INC.

Instrument: 114490252

15601 SILVER SHORES BLVD

Instrument: 115265982

HOLLYWOOD, FL 33027 (Per Lien and Amended Lien.)

SILVER SHORES MASTER ASSOCIATION, INC.  
DAVID L BROUGH  
BROUGH, CHADROW & LEVINE, P.A.  
2149 NORTH COMMERCE PARKWAY  
WESTON, FL 33326 (Per Lis Pendens)

Instrument: 115418422

SILVER SHORES MASTER ASSOCIATION, INC.  
KW PROPERTY MANAGEMENT  
8200 NW 33RD STREET SUITE 300  
MIAMI, FL 33122 (Per Sunbiz. Declaration recorded in 23967-755.)

BROUGH CHADROW & LEVINE, P.A., REGISTERED AGENT  
O/B/O SILVER SHORES MASTER ASSOCIATION, INC.  
2149 N COMMERCE PKWY  
WESTON, FL 33326 (Per Sunbiz)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5140 21 09 8480

**CURRENT ASSESSED VALUE:** \$302,420

**HOMESTEAD EXEMPTION:** Yes

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:**

1. 2017-15374

**OPEN BANKRUPTCY FILINGS FOUND?** No

**OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:**

Warranty Deed

OR: 29181, Page: 968

(Deed out of the Developer)

**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.**

**Wendy Carter**

Title Examiner



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

## Detail by Entity Name

Florida Not For Profit Corporation  
SILVER SHORES MASTER ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N95000004667
<b>FEI/EIN Number</b>	65-0703946
<b>Date Filed</b>	10/02/1995
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

15601 SILVER SHORES BLVD  
MIRAMAR, FL 33027

Changed: 06/10/2004

### Mailing Address

KW PROPERTY MANAGEMENT  
8200 NW 33RD STREET SUITE 300  
MIAMI, FL 33122

Changed: 05/11/2012

### Registered Agent Name & Address

BROUGH CHADROW & LEVINE, P.A.  
2149 N COMMERCE PKWY  
WESTON, FL 33326

Name Changed: 07/16/2007

Address Changed: 03/20/2018

### Officer/Director Detail

#### **Name & Address**

Title Secretary

Mills, Rollington  
1986 SW 166 Avenue  
MIRAMAR, FL 33027

Title PD

HATCHER, MORRIS J  
15412 SW 18 STREET  
MIRAMAR, FL 33027

Title Director

Middleton, Ronell  
15223 SW 21 Street  
MIRAMAR, FL 33027

Title Director

Werba, Daniel  
14896 SW 19 Court  
MIRAMAR, FL 33027

Title Treasure

Foster, Elmer  
1961 SW 162 Ave  
MIRAMAR, FL 33027

Title VP

Ellis, Delmer  
15052 SW 20 Street  
Miramar, FL 33027

Title Director

Marshalleck, Dwight  
15752 SW 20th St  
Miramar, FL 33027

**Annual Reports**

Report Year	Filed Date
2016	03/08/2016
2017	02/10/2017
2018	03/20/2018

**Document Images**

<a href="#">03/20/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/08/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/16/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/22/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/11/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">02/21/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/16/2007 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">02/07/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/05/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/08/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/10/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/21/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/27/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/01/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/03/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/28/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/05/2000 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/17/1999 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/08/1998 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/1997 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/01/1996 -- ANNUAL REPORT</a>	View image in PDF format



<b>Site Address</b>	16191 SW 23 STREET, MIRAMAR FL 33027	<b>ID #</b>	5140 21 09 8480
<b>Property Owner</b>	SERRANO, JUAN FRANCISCO	<b>Millage</b>	2713
<b>Mailing Address</b>	16191 SW 23 ST MIRAMAR FL 33027	<b>Use</b>	01
<b>Abbr Legal Description</b>	SILVER SHORES (PARCELS A THRU G) 163-26 B LOT G89		

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	\$43,400	\$312,870	\$356,270	\$302,420	
2017	\$43,400	\$297,620	\$341,020	\$296,200	\$5,567.90
2016	\$43,400	\$283,090	\$326,490	\$290,110	\$5,547.48

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$356,270	\$356,270	\$356,270	\$356,270
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 11</b>	\$302,420	\$302,420	\$302,420	\$302,420
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$25,000	0	\$25,000	\$25,000
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$252,420	\$277,420	\$252,420	\$252,420

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/10/2010	WD-Q	\$333,000	47232 / 1340	\$7.00	6,200	SF
1/8/1999	SWD	\$150,900	29181 / 968			
<b>Adj. Bldg. S.F. (Card, Sketch)</b>					2421	
<b>Units/Beds/Baths</b>					1/4/2.5	
<b>Eff./Act. Year Built: 1999/1998</b>						

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
27			B3			MM		
R			B3					
1			.14			1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #38271

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:

CITY OF MIRAMAR DOUGLAS R GONZALEZ 200 E BROWARD BLVD #1900 FT LAUDERDALE, FL 33301	CITY OF MIRAMAR UTILITY BILLING SECTION 2300 CIVIC CENTER PLACE MIRAMAR, FL 33025	IL IRA INEVESTMENTS 3100 N. 29 COURT HOLLYWOOD, FL 33020	SILVER SHORES MASTER ASSOCIATION, INC. DAVID L BROUGH BROUGH, CHADROW & LEVINE, P.A. 2149 NORTH COMMERCE PARKWAY WESTON, FL 33326
SILVER SHORES MASTER ASSN INC 15601 SILVER SHORES BLVD MIRAMAR, FL 33027	SILVER SHORES MASTER ASSOCIATION, INC. 15601 SILVER SHORES BLVD HOLLYWOOD, FL 33027	SILVER SHORES MASTER ASSOCIATION, INC. KW PROPERTY MANAGEMENT 8200 NW 33RD STREET SUITE 300 MIAMI, FL 33122	BROUGH CHADROW & LEVINE, P.A., REGISTERED AGENT O/B/O SILVER SHORES MASTER ASSOCIATION, INC. 2149 N COMMERCE PKWY WESTON, FL 33326
*RON,VICTORIA H/E MELENDEZ,MARIA & ROJAS,JOHNNY 16181 SW 23 STREET MIRAMAR, FL 33027	*MONTAGUE-ALAWAY,CHYRILL 16201 SW 23 STREET MIRAMAR, FL 33027	JUAN FRANCISCO SERRANO 16191 SW 23RD ST MIRAMAR, FL 33027	*UNKNOWN SPOUSE OF JUAN FRANCISCO SERRANO 16191 SW 23RD ST MIRAMAR, FL 33027
*UNKNOWN TENANT ONE 16191 SW 23RD ST MIRAMAR, FL 33027	*UNKNOWN TENANT TWO 16191 SW 23RD ST MIRAMAR, FL 33027		

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 38271

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: 514021-09-8480  
Certificate Number: 18714  
Date of Issuance: 06/01/2014  
Certificate Holder: HMF FL E LLC TESCO CUSTODIAN  
Description of Property: SILVER SHORES (PARCELS A THRU G)  
163-26 B  
LOT G89

Name in which assessed: SERRANO,JUAN FRANCISCO  
Legal Titleholders: SERRANO,JUAN FRANCISCO  
16191 SW 23 ST  
MIRAMAR, FL 33027

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: 197897.35

## 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

38271

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 18714

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

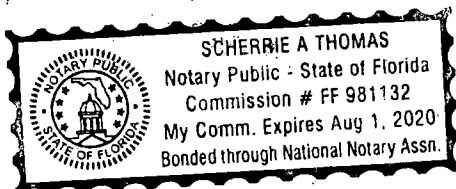
04/11/2019 04/18/2019 04/25/2019 05/02/2019

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.

Sworn to and subscribed before me this  
2 day of MAY, A.D. 2019

(SEAL)

GUERLINE WILLIAMS personally known to me



### Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 38271

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: 514021-09-8480

Certificate Number: 18714

Date of Issuance: 06/01/2014

Certificate Holder:

HMF FLE LLC RAI CUSTODIAN

Description of Property:

SILVER SHORES (PARCELS A  
THRU G)

163-26 B

LOT G89

Name in which assessed:

SERRANO, JUAN FRANCISCO

Legal Titleholders:

SERRANO, JUAN FRANCISCO

16191 SW 23 ST.

MIRAMAR, FL 33027

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: 197779.21

401-314

4/11-18-25 5/2 19-03/0000389772B

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

**RETURN OF SERVICE**

Assignment # 10861 \*SERVE ASAP - RETURN TO TAX NOTICE TRAY\* Service Sheet # 19-014198  
BROWARD COUNTY, FL vs. SERRANO, JUAN FRANCISCO TD 38271  
PLAINTIFF VS. COUNTY/BROWARD DEFENDANT 5/15/2019 CASE  
TYPE OF WRIT HEARING DATE  
SERRANO, JUAN FRANCISCO 16191 SW 23 STREET COURT  
SERVE MIRAMAR, FL 33027

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

4/23/2019

Date

4/23/19 0600  
JRM 10861

☒ Served

☐ Not Served - see comments

4/24/19

Date

at

1055

Time

On SERRANO, JUAN FRANCISCO, 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:

4/24/19 1055 POSTED (10861)

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

\_\_\_\_\_, SHERIFF  
BROWARD COUNTY, FLORIDA

BY:

*[Signature]*  
ROBERT MCNEEL

D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 514021-09-8480 (TD #38271)

RECEIVED SHERIFF  
2019 APR -2 AM 9:15  
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 .....\$26,920.13

Or

\* Amount due if paid by May 14, 2019 .....\$27,180.14

\*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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

SERRANO, JUAN FRANCISCO  
16191 SW 23 STREET  
MIRAMAR, FL 33027

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

This Instrument Prepared by and Return To:  
**David L. Brough, ESQ.**  
Brough, Chadrow & Levine, P.A.  
2149 N. Commerce Parkway  
Weston, Florida 33326  
Tel: 954-384-0732 Fax: 954-384-0846  
File No. 260.1250 Account No. 16191 SW 23 Street

**AMENDED CLAIM OF LIEN**

**THIS LIEN AMENDS THE LIEN RECORDED UNDER INSTRUMENT #114490252 ON JULY 10, 2017**

PLEASE TAKE NOTICE, that the undersigned corporation, SILVER SHORES MASTER ASSOCIATION, INC. ("the Association"), whose mailing address is 15601 Silver Shores Blvd Hollywood FL, 33027 ACCORDING TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR SILVER SHORES MASTER ASSOCIATION, INC., AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, does hereby claim a lien for unpaid assessments against the following described real property in Broward County, Florida:

**OWNER(S): Lot G89, Silver Shores, according to the Plat thereof, as recorded in Plat Book 163, Page 26, of the Public Records of Broward County, Florida.**

**a/k/a: 16191 SW 23 Street, Miramar, FL 33027**

**OWNER(S): Juan Francisco Serrano, A SINGLE MAN**

Said lien is claimed due to the failure to pay the following assessments:

Maintenance Assessments Due @ \$134.00 Per Month, Balance due 12/01/14	57.00
Maintenance Assessments Due @ \$135.00 Per Month, Payments due 01/01/15, 02/01/15, 03/01/15, 04/01/15, 05/01/15, 06/01/15, 07/01/15, 08/01/15, 09/01/15, 10/01/15, 11/01/15, 12/01/15	1,620.00
Payments due 01/01/16, 02/01/16, 03/01/16, 04/01/16, 05/01/16, 06/01/16, 07/01/16, 08/01/16, 09/01/16, 10/01/16, 11/01/16, 12/01/16	1,620.00
Maintenance Assessments Due @ \$136.00 Per Month, Payments due 01/01/17, 02/01/17, 03/01/17, 04/01/17, 05/01/17, 06/01/17, 07/01/17, 08/01/17, 09/01/17, 10/01/17, 11/01/17, 12/01/17	1,632.00
Maintenance Assessments Due @ \$150.00 Per Month, Payments due 01/01/18, 02/01/18, 03/01/18, 04/01/18, 05/01/18, 06/01/18, 07/01/18, 08/01/18	1,200.00
Special Assessments - Replenish Hurricane Fund Due @ \$300.00 Payments Due 06/01/18, 07/01/18, 08/01/18	300.00
Late charges due @ \$25.00 per Month, Late charges due through August 15, 2018	975.00
Interest Charges due @18% Per Annum,	
<b>TOTAL AMOUNT DUE</b>	<b>\$7,404.00</b>

This Claim of Lien shall secure all unpaid assessments, interest, late charges, costs and attorney's fees which are due and which may accrue subsequent to the date of this Claim of Lien.

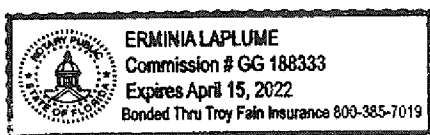
SILVER SHORES MASTER ASSOCIATION, INC.

BY: \_\_\_\_\_  
DAVID L. BROUGH, AGENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME the undersigned authority, personally appeared David L. Brough, well known to be Agent for Silver Shores Master Association, Inc. on this date executed the foregoing Claim of Lien under authority vested in him by said Corporation.

IN WITNESS THEREOF, I have hereunto set my hand and seal at Weston, in the County and State aforesaid, this 15th day of August, 2018.



My Commission Expires:

Erminia Laplume  
NOTARY PUBLIC, STATE OF FLORIDA  
AT LARGE

Case Number: COWE-18-010981 Division: 83  
Filing # 80105560 E-Filed 10/31/2018 08:21:51 AM

IN THE COUNTY COURT IN AND  
FOR BROWARD COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.:

SILVER SHORES MASTER  
ASSOCIATION, INC.,  
A Florida not-for-profit corporation,

Plaintiff,

vs.

JUAN FRANCISCO SERRANO,  
UNKNOWN SPOUSE OF JUAN FRANCISCO SERRANO,  
UNKNOWN TENANT ONE  
and UNKNOWN TENANT TWO,

Defendants.

---

**NOTICE OF LIS PENDENS**

To the above Defendants, if they be living; and, if they be dead, the unknown Defendants who may be spouses, heirs, devisees successors or assigns of such Defendants, and additional unknown Defendants as successors in interest, grantees, assignees, lienors, creditors, trustees and all parties claiming interest by, through, under or against the Defendants who are not natural persons, who are not known to be dead or alive and all parties having or claiming to have any right, title or interest in the property described in the lien being foreclosed herein.

**YOU ARE NOTIFIED** of the institution of this above-styled action by the named Plaintiffs against you seeking to foreclose an Amended Claim of Lien which was recorded on August 15, 2018 and is recorded in Official Records Instrument #115265982 in the Public Records of Broward County, Florida:

**Lot G89, Silver Shores, according to the Plat thereof, as recorded in Plat Book 163, Page 26, of the Public Records of Broward County, Florida.**  
**a/k/a: 16191 SW 23 Street, Miramar, FL 33027**

THE NATURE OF THIS ACTION IS A COMPLAINT TO FORECLOSE A CLAIM OF LIEN  
FOR ASSESSMENTS.

DATED this October 31, 2018.

BROUGH, CHADROW & LEVINE, P.A.  
Attorneys for Plaintiff  
2149 North Commerce Parkway  
Weston, Florida 33326  
Tel: (954) 384-0732-Fax: (954) 384-0846

BY: /s/ David L. Brough  
**David L. Brough, Florida Bar No.: 117943**  
E-mail: [dbrough@bclpa-law.com](mailto:dbrough@bclpa-law.com)

260.1250

**RETURN TO**  
**NOVA TITLE COMPANY**  
1401 University Dr. Suite 301  
Coral Springs, FL 33071-6088  
(305) 755-9389

99-046439 T#001  
01-27-99 10:17AM

\$ 1056.30  
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

## SPECIAL WARRANTY DEED

**THIS INDENTURE** made this 8 day of January, 1999, between **GLSL Associates, a Florida joint venture, by G.L. Homes of Miramar Corporation, a Florida corporation, General Partner** ("Seller"), whose post office address is 1401 University Drive, Suite 200, Coral Springs, Florida 33071, and **Alex J. Jack and Lisa J. K. Jack, Husband and Wife**, ("Buyer"), whose Social Security Numbers are , respectively, and whose post office address is **16191 S. W. 23rd Street, Miramar, Florida 33027**.

**WITNESSETH**, that Seller, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to Seller in hand paid by Buyer, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Buyer, and Buyer's heirs and assigns forever, the following described land, with a Property Appraiser's Identification Number of **not yet assigned**.

**Lot G89, of SILVER SHORES, according to the plat thereof, as recorded in Plat Book 163, Page 26 of the Public Records of Broward County, Florida**

**SELLER** does hereby specially warrant the title to said land, and will defend same against the lawful claims of all persons claiming by, through or under Seller.

**THIS CONVEYANCE** is subject to taxes and assessments for the present year and subsequent years; restrictions, reservations, conditions, limitations, and easements of record, including the Declaration of Covenants, Restrictions and Easements for SilverShores dated September 29, 1995 and recorded September 29, 1995, in Official Records Book 23967, Page 755 of the Public Records of Broward County, Florida, as amended, or imposed by governmental authorities having jurisdiction or control over the subject property; zoning, building code, bulkhead laws, ordinances, regulations and rights or interests vested in the United States or the State of Florida; and the Plat of SilverShores as recorded in Plat Book 163, Page 26, of the Public Records of Broward County, Florida.

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

WITNESSES:

**GLSL Associates, a Florida joint venture,  
by G.L. Homes of Miramar Corporation, a Florida  
corporation, General Partner**

*Donna Fong*  
DONNA FONG  
*Kathleen M. Coffman*  
Kathleen M. Coffman

By: *Richard M. Norwalk*  
Richard M. Norwalk, Vice President

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 8 day of January, 1999, by Richard M. Norwalk, Vice President of G. L. HOMES OF Miramar Corporation, a Florida corporation, General Partner of GLSL Associates, a Florida joint venture on behalf of the joint venture. He is personally known to me.

*Kathleen M. Coffman*  
Notary Public  
My Commission Expires:

This instrument prepared by:  
**HENRY W. JOHNSON, ESQ.**  
**HUME & JOHNSON, P.A.**  
1401 University Drive, #301  
Coral Springs, Florida 33071  
(954)755-9889



Kathleen M. Coffman  
MY COMMISSION # CC615446 EXPIRES  
March 18, 2001  
BONDED THRU TROY FAIN INSURANCE, INC.

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

BK 29181 PG 0968

100



Will Call With Tri  
County Couriers

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Title Guaranty of South Florida Inc.

4430 Weston Road

Davie, FL. 33331

Property Appraisers Parcel Identification (Folio) Numbers: **514021098480**

\_\_\_\_\_  
Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 10 day of **July, 2010** by **ALEX J. JACK and LISA J. K. JACK, husband and wife**, whose post office address is **4813 SW 161 LANE, MIRAMAR, FL 33027** herein called the grantors, to **JUAN FRANCISCO SERRANO, a single man**, whose post office address is **16191 SW 23RD STREET, MIRAMAR, FL 33027**, hereinafter called the Grantee:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H:** That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **BROWARD County, State of Florida**, viz.:

**Lot G89, Silver Shores, according to the plat thereof, as recorded in Plat Book 163, Page 26, Public Records of Broward County, Florida.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2010 and thereafter.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

**IN WITNESS WHEREOF**, the said grantors have signed and sealed these presents the day and year first above written.

2

File No: **TG10-344**

2<sup>nd</sup> page of Deed

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Mark Bookstein

Witness #1 Printed Name

Mark Bookstein

Witness #2 Signature

Erin Z. Sharron

Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 2 day of July, 2010 by ALEX J. JACK and LISA J. K. JACK who are personally known to me or have produced FLDC as identification.

SEAL

Notary Public

Mark Bookstein

Printed Notary Name

My Commission Expires:



MARK R. BOOKSTEIN  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# DD990373  
Expires 5/10/2014

File No: **TG10-344**

This Instrument Prepared by and Return To:

2 David L. Brough, Esq.

Brough, Chadrow & Levine, P.A

2149 N. Commerce Parkway

Weston, Florida 33326

Tel: 954-384-0732 Fax: 954-384-0846

File No. 260.1250 Account No. 16191 SW 23 Street

**CLAIM OF LIEN**

PLEASE TAKE NOTICE, that the undersigned corporation, Silver Shores Master Association, Inc. ("the Association"), whose mailing address is 15601 Silver Shores Blvd Hollywood FL, 33027 ACCORDING TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR Silver Shores Master Association, Inc., AS RECORDED IN THE PUBLIC RECORDS OF Broward COUNTY, FLORIDA, does hereby claim a lien for unpaid assessments against the following described real property in Broward County, Florida:

**Lot G89, Silver Shores, according to the Plat thereof, as recorded in Plat Book 163, Page 26, of the Public Records of Broward County, Florida.**

**a/k/a: 16191 SW 23 Street, Miramar, FL 33027**

**OWNER(S): Juan Francisco Serrano, A SINGLE MAN**

Said lien is claimed due to the failure to pay the following assessments:

Maintenance Assessments Due @ \$134.00 Per Month	
Balance due 12/01/14	57.00
Maintenance Assessments Due @ \$135.00 Per Month	
Payments due 01/01/15, 02/01/15, 03/01/15, 04/01/15, 05/01/15, 06/01/15	
07/01/15, 08/01/15, 09/01/15, 10/01/15, 11/01/15, 12/01/15	1,620.00
Payments due 01/01/16, 02/01/16, 03/01/16, 04/01/16, 05/01/16, 06/01/16	
07/01/16, 08/01/16, 09/01/16, 10/01/16, 11/01/16, 12/01/16	1,620.00
Maintenance Assessments Due @ \$136.00 Per Month	
Payments due 01/01/17, 02/01/17, 03/01/17, 04/01/17, 05/01/17, 06/01/17	816.00
Late charges due @ \$25.00 per Month	
Late charges due through June 30, 2017	725.00
Interest Charges due @18% Per Annum,	
<b>TOTAL AMOUNT DUE</b>	<b>\$4,838.00</b>

This Claim of Lien shall secure all unpaid assessments, interest, late charges, costs and attorney's fees which are due and which may accrue subsequent to the date of this Claim of Lien.

Silver Shores Master Association, Inc.

BY:

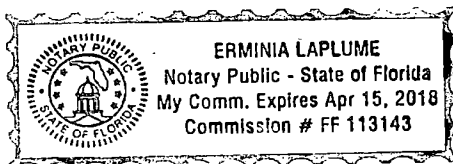
DAVID L. BROUGH, ESQ., AGENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME the undersigned authority, personally appeared David L. Brough, Esq. well known to be Agent for Silver Shores Master Association, Inc. on this date executed the foregoing Claim of Lien under authority vested in him by said Corporation.

IN WITNESS THEREOF, I have hereunto set my hand and seal at Weston, in the County and State aforesaid, this 30 day of June, 2017.

My Commission Expires:



*Erminia Laplume*  
NOTARY PUBLIC, STATE OF FLORIDA  
AT LARGE

**DATE: April 1st, 2019**  
**PROPERTY ID # 514021-09-8480 (TD # 38271)**

# WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16191 SW 23 STREET, MIRAMAR, FL 33027 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 .....\$26,920.13

Or

\* Estimated Amount due if paid by May 14, 2019 .....\$27,180.14

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

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

**DATE: April 1st, 2019**  
**PROPERTY ID # 514021-09-8480 (TD # 38271)**

# WARNING

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UNKNOWN TENANT TWO  
16191 SW 23RD ST  
MIRAMAR, FL 33027

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16191 SW 23 STREET, MIRAMAR, FL 33027 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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\* Estimated Amount due if paid by May 14, 2019 .....\$27,180.14

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

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

DATE: April 1st, 2019  
PROPERTY ID # 514021-09-8480 (TD # 38271)

# WARNING

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

CITY OF MIRAMAR  
DOUGLAS R GONZALEZ  
200 E BROWARD BLVD #1900  
FT LAUDERDALE, FL 33301

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Or  
\* Estimated Amount due if paid by May 14, 2019 .....\$27,180.14

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

**DATE: April 1st, 2019**  
**PROPERTY ID # 514021-09-8480 (TD # 38271)**

# WARNING

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

CITY OF MIRAMAR  
UTILITY BILLING SECTION  
2300 CIVIC CENTER PLACE  
MIRAMAR, FL 33025

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16191 SW 23 STREET, MIRAMAR, FL 33027 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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**MONEY ORDER PAYABLE TO:** **BROWARD COUNTY TAX COLLECTOR**

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Or  
\* Estimated Amount due if paid by May 14, 2019 .....\$27,180.14

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

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

**DATE: April 1st, 2019**  
**PROPERTY ID # 514021-09-8480 (TD # 38271)**

# WARNING

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

IL IRA INESTMENTS  
3100 N. 29 COURT  
HOLLYWOOD, FL 33020

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16191 SW 23 STREET, MIRAMAR, FL 33027 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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[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

**DATE: April 1st, 2019**  
**PROPERTY ID # 514021-09-8480 (TD # 38271)**

# WARNING

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

SILVER SHORES MASTER ASSOCIATION, INC.  
DAVID L BROUGH BROUGH,  
CHADROW & LEVINE, P.A.  
2149 NORTH COMMERCE PARKWAY  
WESTON, FL 33326

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

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

**DATE: April 1st, 2019**  
**PROPERTY ID # 514021-09-8480 (TD # 38271)**

# WARNING

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

SILVER SHORES MASTER ASSN INC  
15601 SILVER SHORES BLVD  
MIRAMAR, FL 33027

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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 .....\$26,920.13

Or

\* Estimated Amount due if paid by May 14, 2019 .....\$27,180.14

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

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

**DATE: April 1st, 2019**  
**PROPERTY ID # 514021-09-8480 (TD # 38271)**

# WARNING

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

SILVER SHORES MASTER ASSOCIATION, INC.  
15601 SILVER SHORES BLVD  
HOLLYWOOD, FL 33027

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**DATE: April 1st, 2019**  
**PROPERTY ID # 514021-09-8480 (TD # 38271)**

# WARNING

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

SILVER SHORES MASTER ASSOCIATION, INC.  
KW PROPERTY MANAGEMENT  
8200 NW 33RD STREET SUITE 300  
MIAMI, FL 33122

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

**DATE: April 1st, 2019**  
**PROPERTY ID # 514021-09-8480 (TD # 38271)**

# WARNING

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BROUGH CHADROW & LEVINE, P.A.,  
REGISTERED AGENT O/B/O SILVER SHORES  
MASTER ASSOCIATION, INC.  
2149 N COMMERCE PKWY  
WESTON, FL 33326

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 16191 SW 23 STREET, MIRAMAR, FL 33027 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**  
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# WARNING

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

RON, VICTORIA H/E  
MELENDEZ, MARIA & ROJAS, JOHNNY  
16181 SW 23 STREET  
MIRAMAR, FL 33027

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

**DATE: April 1st, 2019**  
**PROPERTY ID # 514021-09-8480 (TD # 38271)**

# WARNING

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MONTAGUE-ALAWAY, CHYRILL  
16201 SW 23 STREET  
MIRAMAR, FL 33027

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

**DATE: April 1st, 2019**  
**PROPERTY ID # 514021-09-8480 (TD # 38271)**

# WARNING

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JUAN FRANCISCO SERRANO  
16191 SW 23RD ST  
MIRAMAR, FL 33027

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**DATE: April 1st, 2019**  
**PROPERTY ID # 514021-09-8480 (TD # 38271)**

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UNKNOWN SPOUSE OF  
JUAN FRANCISCO SERRANO  
16191 SW 23RD ST  
MIRAMAR, FL 33027

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MIRAMAR, FL 33027

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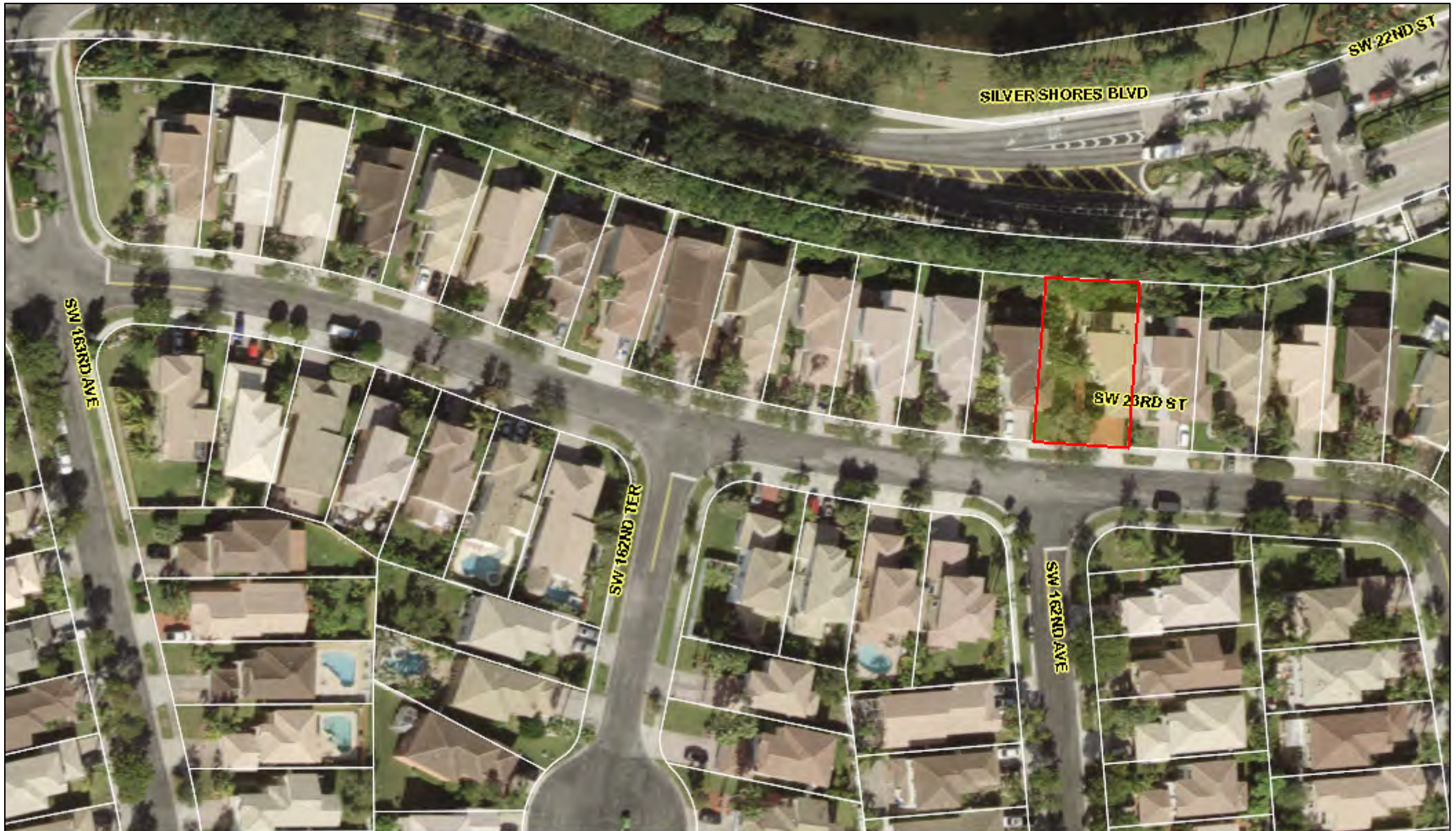
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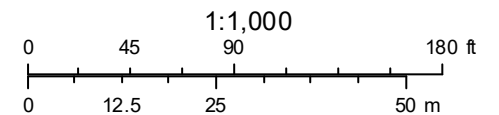
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January 29, 2019



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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	\$ _____

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**TD 38271 MAY 2019 WARNING**  
\*UNKNOWN TENANT TWO  
16191 SW 23RD ST  
MIRAMAR, FL 33027

7018 2290 0001 3407 3966

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| <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 | \$ | _____ |

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**TD 38271 MAY 2019 WARNING**

**\*UNKNOWN TENANT ONE**

**16191 SW 23RD ST**

**MIRAMAR, FL 33027**

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

See Reverse for instructions

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☐ Return Receipt (electronic) \$ \_\_\_\_\_  
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☐ Adult Signature Required \$ \_\_\_\_\_  
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**TD 38271 MAY 2019 WARNING**

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JUAN FRANCISCO SERRANO  
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MIRAMAR, FL 33027

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

See Reverse for Instructions

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**OFFICIAL USE**

Certified Mail Fee

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16191 SW 23RD ST  
MIRAMAR, FL 33027

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

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**TD 38271 MAY 2019 WARNING**  
**\*MONTAGUE-ALAWAY, CHYRILL**  
**16201 SW 23 STREET**  
**MIRAMAR, FL 33027**

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

See Reverse for Instructions

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postmark  
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Postage

**TD 38271 MAY 2019 WARNING**  
BROUGH CHADROW & LEVINE, P.A.,  
REGISTERED AGENT O/B/O SILVER SHORES  
MASTER ASSOCIATION, INC.  
2149 N COMMERCE PKWY  
WESTON, FL 33326

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

See Reverse for Instructions

7018 2290 0001 3407 3904

U.S. Postal Service<sup>TM</sup>  
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**OFFICIAL USE**

Certified Mail Fee

\$

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

- |  |    |  |
|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ |  |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ |  |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |  |
| <input type="checkbox"/> Adult Signature Required            | \$ |  |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |  |

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**TD 38271 MAY 2019 WARNING**  
SILVER SHORES MASTER ASSOCIATION, INC.  
KW PROPERTY MANAGEMENT  
8200 NW 33RD STREET SUITE 300  
MIAMI, FL 33122

7018 2290 0001 3407 3898

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
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**OFFICIAL USE**

Certified Mail Fee

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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 | \$ |  |

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**TD 38271 MAY 2019 WARNING**  
SILVER SHORES MASTER ASSOCIATION, INC.  
15601 SILVER SHORES BLVD  
HOLLYWOOD, FL 33027

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

See Reverse for Instructions

7018 2290 0001 3407 3881

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

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**TD 38271 MAY 2019 WARNING**  
SILVER SHORES MASTER ASSN INC  
15601 SILVER SHORES BLVD  
MIRAMAR, FL 33027

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

See Reverse for Instructions

7018 2290 0001 3407 3874

U.S. Postal Service<sup>TM</sup>  
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**OFFICIAL USE**

Certified Mail Fee

\$

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

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

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**TD 38271 MAY 2019 WARNING**  
SILVER SHORES MASTER ASSOCIATION, INC.  
DAVID L BROUGH BROUGH,  
CHADROW & LEVINE, P.A.  
2149 NORTH COMMERCE PARKWAY  
WESTON, FL 33326

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

See reverse for instructions

7016 2290 0001 3407 3867

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee

\$

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

- |  |    |       |
|--|----|-------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | _____ |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required            | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

Postage

Postmark  
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**TD 38271 MAY 2019 WARNING**

IL IRA INEVESTMENTS  
3100 N. 29 COURT  
HOLLYWOOD, FL 33020

PS Form 3800, April 2015 PSN 7530-02-000-9001

See Reverse for Instructions

7018 2290 0001 3407 3850

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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

Postmark  
Here

Postage

**TD 38271 MAY 2019 WARNING**  
CITY OF MIRAMAR  
UTILITY BILLING SECTION  
2300 CIVIC CENTER PLACE  
MIRAMAR, FL 33025

701A 2290 0001 3407 3843

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee

\$

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

- |  |          |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ _____ |
| <input type="checkbox"/> Adult Signature Required            | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postmark  
Here

Postage

**TD 38271 MAY 2019 WARNING**

CITY OF MIRAMAR  
DOUGLAS R GONZALEZ  
200 E BROWARD BLVD #1900  
FT LAUDERDALE, FL 33301

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

See Reverse for Instructions

## 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 38271 MAY 2019 WARNING**  
BROUGH CHADROW & LEVINE, P.A.,  
REGISTERED AGENT O/B/O SILVER SHORES  
MASTER ASSOCIATION, INC.  
2149 N COMMERCE PKWY  
WESTON, FL 33326



9590 9402 3236 7196 3109 15

7018 2290 0001 3407 3911

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

L. Garcia

C. Date of Delivery

.. 7 - 15

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

## J. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery

Delivery Restricted Delivery

ill

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 38271 MAY 2019 WARNING  
\*RON,VICTORIA H/E  
MELENDEZ,MARIA & ROJAS,JOHNNY  
16181 SW 23 STREET  
MIRAMAR, FL 33027



9590 9402 3236 7196 3120 32

7018 2290 0001 3407 3928

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

4/3/19

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

Johnny Rojas

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | <input type="checkbox"/> 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 38271 MAY 2019 WARNING  
SILVER SHORES MASTER ASSOCIATION, INC.  
DAVID L BROUGH BROUGH,  
CHADROW & LEVINE, P.A.  
2149 NORTH COMMERCE PARKWAY  
WESTON, FL 33326



9590 9402 3236 7196 3206 31

2

7018 2290 0001 3407 3874

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

- ☐ Agent  
☐ Addressee

## B. Received by (Printed Name)

L. G. G. G.

## C. Date of Delivery

4-2-19

## D. Is delivery address different from item 1?

If YES, enter delivery address below:

- ☐ Yes  
☐ No

## 3. Service Type

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

(over \$500)

## SENDER: COMPLETE THIS SECTION

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

## 1. Article Addressed to:

**TD 38271 MAY 2019 WARNING**  
SILVER SHORES MASTER ASSOCIATION, INC.  
KW PROPERTY MANAGEMENT  
8200 NW 33RD STREET SUITE 300  
MIAMI, FL 33122



9590 9402 3236 7196 3108 92

## 2. Article Number (Postnet)

7018 2290 0001 3407 3904

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)

April Stein

## C. Date of Delivery

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

## 3. Service Type

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

(over \$500)

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 38271 MAY 2019 WARNING

CITY OF MIRAMAR  
DOUGLAS R GONZALEZ  
200 E BROWARD BLVD #1900  
FT LAUDERDALE, FL 33301



9590 9402 3236 7196 3204 26

2.

7018 2290 0001 3407 3843

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent  
☐ Addressee

B. Received by (Printed Name)

MARIA ASPUN

C. Date of Delivery

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

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> 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 38271 MAY 2019 WARNING  
IL IRA INESTMENTS  
3100 N. 29 COURT  
HOLLYWOOD, FL 33020



9590 9402 3236 7196 3121 93

2

7018 2290 0001 3407 3867

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

B. Chavira

- ☐ Agent  
☐ Addressee

## B. Received by (Printed Name)

B. A. Randolph

## C. Date of Delivery

- ☐ Yes  
☐ No

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

## 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

Delivery Restricted Delivery

☐ Insured Mail Restricted Delivery  
(over \$500)