



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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 04/02/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 04/01/2019

CERTIFICATE # 2008-18508

ACCOUNT # 514123070028

ALTERNATE KEY # 737149

TAX DEED APPLICATION # 38286

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:

The North 15.0 feet of Lot 6, Block 11, WELWYN PARK, according to the Plat thereof, as recorded in Plat Book 35, Page 16 of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: PEMBROKE ROAD, MIRAMAR FL 33023

OWNER OF RECORD ON CURRENT TAX ROLL:

MARGARET MINAYA EST

% E E MINAYA

2934 W MISSIONWOOD LN # A

MIRAMAR, FL 33025-2912 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF MARGARET MINAYA, DECEASED OR: 7773, Page: 738

2934 MISSIONWOOD LANE WEST

MIRAMAR, FL 33025 (Per Deed)

(Property Appraiser indicates that Margaret Minaya is deceased. A Death Certificate was found but no Probate documents were found in the Official Records of Broward County.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MAINSAIL VENTURES LP

IAN GRANT

46 GRANDORA CRESCENT

ST. ALBERT T8N 0V1

CANADA (Tax Deed Applicant)

MR. EDMUND MINAYA

OR: 31762, Page: 143

1401 SW 128TH TERR. CAMBRIDGE H-108

PEMBROKE PINES, FL 33027 (Per Death Certificate. Informant and possible heir.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5141 23 07 0028

CURRENT ASSESSED VALUE: \$9,850

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES:

1. 2017-16666
2. 2018-15908

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

None found.

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.

Christina Young

Title Examiner



| | | | |
|-------------------------------|---|----------------|-----------------|
| Site Address | PEMBROKE ROAD, MIRAMAR FL 33023 | ID # | 5141 23 07 0028 |
| Property Owner | MINAYA,MARGARET EST % E E MINAYA | Millage | 2713 |
| Mailing Address | 2934 W MISSIONWOOD LN # A MIRAMAR FL 33025-2912 | Use | 28 |
| Abbr Legal Description | WELWYN PARK 35-16 B LOT 6 N 15 BLK 11 | | |

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 | \$8,100 | \$1,750 | \$9,850 | \$9,850 | |
| 2017 | \$8,100 | \$1,750 | \$9,850 | \$9,850 | \$217.54 |
| 2016 | \$8,100 | \$1,750 | \$9,850 | \$9,850 | \$221.47 |

| 2018 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|---------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$9,850 | \$9,850 | \$9,850 | \$9,850 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$9,850 | \$9,850 | \$9,850 | \$9,850 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | \$9,850 | \$9,850 | \$9,850 | \$9,850 |

| Sales History | | | | Land Calculations | | |
|---------------|------|-------|------------------|--------------------------------|--------|------|
| Date | Type | Price | Book/Page or CIN | Price | Factor | Type |
| 7/11/1978 | QCD | \$100 | 7773 / 738 | \$9.00 | 900 | SF |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | Adj. Bldg. S.F. (Card, Sketch) | | |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 27 | | | | | | MM | | |
| L | | | | | | | | |
| 1 | | | | | | .25 | | |

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #37349

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 May 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 OAKLAND PARK ANDREW THOMPSON, BUDGET OFFICE 3650 NE 12 AVE OAKLAND PARK, FL 33334 | BROWARD COUNTY CLERK OF THE CIRCUIT COURT 201 SE 6TH STREET FORT LAUDERDALE, FL 33301 | OAKLAND SHORES CONDOMINIUM #1, INC. 3127 OAKLAND SHORES DRIVE OAKLAND PARK, FL 33309 | BECKER AND POLIAKOV LLC, REGISTERED AGENT O/B/O OAKLAND SHORES CONDOMINIUM #1, INC. 1 EAST BROWARD BLVD SUITE 1700 FORT LAUDERDALE, FL 33301 |
| GOMEZ & SON FENCE CORP. 10805 NW 22 STREET MIAMI, FL 33172 | SURTREAT CONCRETE RESTORATION 440 S FEDERAL HWY STE 203 DEERFIELD BEACH, FL 33441 | GARY KORNFIELD, ESQUIRE 4601 SHERIDAN STREET, SUITE 222 HOLLYWOOD, FL 33021 | STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY AS SUBROGEE OF REBECCA WELLS P.O. BOX 2371 BLOOMINGTON, IL 61702-2371 |
| C T CORPORATION SYSTEM 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324 | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. P.O. BOX 2026 FLINT, MI 48501-2026 | FINANCE AMERICA, LLC 16802 ASTON STREET IRVINE, CA 92606 | US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005-KS12 1100 VIRGINIA DRIVE FORT WASHINGTON, PA 19034 |
| LAWRENCE ZAPATA 3125 OAKLAND SHORES DR. B203 OAKLAND PARK, FL 33309 | LAWRENCE ZAPATA 1425 NE 5TH TER FORT LAUDERDALE, FL 33304-1105 | | |

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 May 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 38286

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: 514123-07-0028
Certificate Number: 18508
Date of Issuance: 06/01/2009
Certificate Holder: MAINSAIL VENTURES LP
Description of Property: WELWYN PARK 35-16 B
LOT 6 N 15 BLK 11

Name in which assessed: MINAYA,MARGARET EST
Legal Titleholders: MINAYA,MARGARET EST
% E E MINAYA
2934 W MISSIONWOOD LN # A
MIRAMAR, FL 33025-2912

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 19th day of June, 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 16th day of May, 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: 05/16/2019, 05/23/2019, 05/30/2019 & 06/06/2019
Minimum Bid: 6503.07

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

38286

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 18508

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

05/16/2019 05/23/2019 05/30/2019 06/06/2019

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
6 day of JUNE, 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 38286

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Certificate Holder:

MAINSAIL VENTURES LP

Description of Property:

WELWYN PARK 35-16 B

LOT 6 N 15 BLK 11

Name in which assessed:

MINAYA, MARGARET EST

Legal Titleholders:

MINAYA, MARGARET EST

% E E MINAYA

2934 W MISSIONWOOD LN # A

MIRAMAR, FL 33025-2912

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

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broward.deedauction.net

*Pre-registration is required to bid.

Dated this 16th day of May, 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: 6503.07

401-314

5/16-23-30 6/6 19-04/0000392877B

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

RETURN OF SERVICE

Assignment: 8168 **'SERVE ASAP - RETURN TO TAX NOTICE TRAY'** Service Sheet # 19-018846
BROWARD COUNTY, FL vs. MINAYA, MARGARET EST TD 38286
PLAINTIFF VS. COUNTY/BROWARD DEFENDANT
TYPE OF WRIT COURT HEARING DATE
MINAYA, MARGARET EST PPM BROKE RD (PARKING LOTS, MOBILE HOME PARKS)
SERVE MIRAMAR, FL 33323
(COMMERCIAL OR PATRON)

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

JULIE AIKMAN, SUPV.

9854 Attorney

Received this process on

5/6/2019

Date

5/7/19
1000m 8105

☒ Served

☐ Not Served - see comments

5/8/19

Date

at

1145m

Time

On MINAYA, MARGARET EST C/O E E MINAYA, in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

☐ **INDIVIDUAL SERVICE**

SUBSTITUTE SERVICE:

☐ At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit:

_____, in accordance with F.S. 48.031(1)(a)

☐ To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)

☐ To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

CORPORATE SERVICE:

☐ To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081

☐ To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)

☐ To _____, as resident agent of said corporation in accordance with F.S. 48.091

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

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

1st attempt date/time: _____

2nd attempt date/time: _____

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

1st attempt date/time: _____

2nd attempt date/time: _____

☒ **OTHER RETURNS:** See comments

COMMENTS:

PD 5021

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

_____, SHERIFF
BROWARD COUNTY, FLORIDA

BY: *Wdf 805* D.S.

Wdf 12

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514123-07-0028 (TD #38286)

RECEIVED SHERIFF

2019 MAY -6 AM 9:07

WARNING

BROWARD COUNTY, FLORIDA

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 May 31, 2019\$5,506.07

Or

* Amount due if paid by June 18, 2019\$5,557.87

*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 June 19, 2019 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

MINAYA, MARGARET EST
C/O E E MINAYA
PEMBROKE RD
MIRAMAR, FL 33023

(Parking lots (commercial or patron), mobile home parks)

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

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

RETURN OF SERVICE

Assignment: 8165 SERVE ASAP - RETURN TO TAX NOTICE TRAY Service Sheet # 19-019847
BROWARD COUNTY, FL vs. MINAYA, MARGARET EST TD 98286
PLAINTIFF VS. COUNTY/BROWARD DEFENDANT CASE
TAX NOTICE TYPE OF WRIT COURT HEARING DATE
MINAYA, MARGARET EST 2034 W MISSIONWOOD LANE #A
MIRAMAR, FL 33025 SERVE

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

JULIE AIKMAN, SUPV.
9884 Attorney

Received this process on

5/6/2019

Date



Served



Not Served - see comments

5/7/19 Date

3:52 pm Time

On MINAYA, MARGARET EST C/O E E MINAYA, 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

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☐ To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081

☐ To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)

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1st attempt date/time: _____

2nd attempt date/time: _____

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

1st attempt date/time: _____

2nd attempt date/time: _____

☒ **OTHER RETURNS:** See comments

COMMENTS: POSTED

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: [Signature] D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514123-07-0028 (TD # 38286)

RECEIVED SHERIFF

2019 MAY -6 AM 9:07

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

ORIGINAL DOCUMENT

NOTE

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

MINAYA,MARGARET EST
% E E MINAYA
2934 W MISSIONWOOD LN # A
MIRAMAR, FL 33025-2912

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

3055
78-241891

This Quit-Claim Deed, Executed this 11 day of July, A. D. 1978, by
THE MIRROR, INC., a Florida Corporation

a corporation existing under the laws of Florida, and having its principal place of
business at 6546 Pembroke Road, Miramar, Florida

first party, to MARGARET MINAYA

2934 Missionwood Lane West, Miramar, Florida 33025

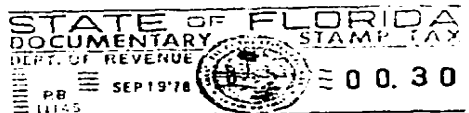
whose postoffice address is

second party:

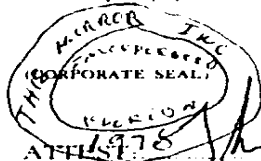
(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal
representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context
so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, re-
lease 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:

The North 15.0 feet of Lot 6, Block 11, WELWYN PARK, according
to the Plat thereof, as recorded in Plat Book 35, Page 16 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 caused these pres-
ents to be executed in its name, and its corporate seal to be hereunto affixed,
by its proper officers thereunto duly authorized, the day and year first above
written.

Thomas G. Schroeter Sec.
Signed, sealed and delivered in the presence of:

THE MIRROR, INC.

By Harry Buckel
Harry Buckel Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared HARRY BUCKEL and THOMAS G. SCHROETER

well known to me to be the Vice President and Assistant Secretary respectively of the corporation aforesaid, and that they
in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses, each and separately
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of July, A. D. 1978

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA

R. R. KAUTH

BROWARD COUNTY ADMINISTRATOR

This instrument prepared by

Address

THIS INSTRUMENT WAS PREPARED BY
R. J. FEGERS, ESQUIRE
REASBECK & FEGERS P. A.
BOWING BUILDING
6011 RODMAN STREET
HOLLYWOOD, FLORIDA 33023

Notary Public, State of Florida

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV. 16 1980
BONDED THRU GENERAL INS. UNDERWRITERS

REC 7713 PAGE 738

DATE: May 1st, 2019
PROPERTY ID # 514123-07-0028 (TD # 38286)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT PEMBROKE RD, MIRAMAR, FL 33023 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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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 May 31, 2019\$5,506.07
Or
* Estimated Amount due if paid by June 18, 2019\$5,557.87

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: May 1st, 2019

PROPERTY ID # 514123-07-0028 (TD # 38286)

WARNING

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MINAYA, MARGARET EST
% E E MINAYA
2934 W MISSIONWOOD LN # A
MIRAMAR, FL 33025-2912

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: May 1st, 2019
PROPERTY ID # 514123-07-0028 (TD # 38286)

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CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD #1900
FORT LAUDERDALE, FL 33301

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

DATE: May 1st, 2019
PROPERTY ID # 514123-07-0028 (TD # 38286)

WARNING

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

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JORGE M. SANCHEZ
SURVEYING AND MAPPING- DISTRICT 4
FLORIDA DEPARTMENT OF TRANSPORTATION
3400 WEST COMMERCIAL BOULEVARD
FT. LAUDERDALE, FL 33309

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: May 1st, 2019

PROPERTY ID # 514123-07-0028 (TD # 38286)

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JEFFREY D. SMITH, P.S.M.,
DISTRICT SURVEYOR & MAPPER, DISTRICT 4
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

3400 WEST COMMERCIAL BOULEVARD
FT. LAUDERDALE, FL 33309

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DATE: May 1st, 2019

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MR. EDMUND MINAYA
1401 SW 128TH TERR. CAMBRIDGE H-108
PEMBROKE PINES, FL 33027

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CHANG, LYNUE G & DAISY
6570 PEMBROKE RD
MIRAMAR, FL 33023-2140

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TEJEDA, ANDRES & NELYS
6546 PEMBROKE RD
MIRAMAR, FL 33023

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WITTER, VINCENT & LINDA MITCHELL, CARLA
6526 PEMBROKE RD
MIRAMAR, FL 33023

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ESTATE OF MARGARET MINAYA, DECEASED
2934 MISSIONWOOD LANE WEST
MIRAMAR, FL 33025

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

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| <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 38286 JUNE 2019 WARNING

MINAYA, MARGARET EST

% E E MINAYA

2934 W MISSIONWOOD LN # A

MIRAMAR, FL 33025-2912

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

See Reverse for Instructions

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☐ Adult Signature Required \$ _____
☐ Article Signature Restricted Delivery \$ _____

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TD 38286 JUNE 2019 WARNING
ESTATE OF MARGARET MINAYA, DECEASED
2934 MISSIONWOOD LANE WEST
MIRAMAR, FL 33025

City, State, ZIP+4[®]

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

See Reverse for Instructions

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City, State, ZIP+4[®]

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

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6546 PEMBROKE RD

MIRAMAR, FL 33023

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

See Reverse for Instructions

7019 0140 0000 3869 7306

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

- | | | |
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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 38286 JUNE 2019 WARNING

CHANG,LYNUE G & DAISY

6570 PEMBROKE RD

MIRAMAR, FL 33023-2140

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

See Reverse for Instructions

7019 0140 0000 3869 7290

U.S. Postal ServiceTM
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OFFICIAL USE

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| 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 38286 JUNE 2019 WARNING
MR. EDMUND MINAYA
1401 SW 128TH TERR. CAMBRIDGE H-108
PEMBROKE PINES, FL 33027

7019 0140 0000 3869 7283

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

Certified Mail Fee

\$

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

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

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TD 38286 JUNE 2019 WARNING

JEFFREY D. SMITH, P.S.M.,
DISTRICT SURVEYOR & MAPPER, DISTRICT 4
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
3400 WEST COMMERCIAL BOULEVARD
FT. LAUDERDALE, FL 33309

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

See Reverse for Instructions

7019 0140 0000 3869 7276

U.S. Postal ServiceTM
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OFFICIAL USE

Certified Mail Fee

\$

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

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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 38286 JUNE 2019 WARNING
JORGE M. SANCHEZ
SURVEYING AND MAPPING- DISTRICT 4
FLORIDA DEPARTMENT OF TRANSPORTATION
3400 WEST COMMERCIAL BOULEVARD
FT. LAUDERDALE, FL 33309

City, State, ZIP+4[®]

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

See Reverse for Instructions

6269 7269 3869 0000 0140 7019

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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| 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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| \$ | |
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TD 38286 JUNE 2019 WARNING
CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PLACE
MIRAMAR, FL 33025

7019 0140 0000 3869 7252

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

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TD 38286 JUNE 2019 WARNING

CITY OF MIRAMAR

DOUGLAS R GONZALES

200 E BROWARD BLVD #1900

FORT 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 38286 JUNE 2019 WARNING
JEFFREY D. SMITH, P.S.M.,
DISTRICT SURVEYOR & MAPPER, DISTRICT 4
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
3400 WEST COMMERCIAL BOULEVARD
FT. LAUDERDALE, FL 33309



9590 9402 4805 8344 9254 64

2. Article Number (Transfer from carrier label)

7019 0140 0000 3869 7283

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

5/3

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

(over \$500)

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 38286 JUNE 2019 WARNING
CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD #1900
FORT LAUDERDALE, FL 33301



9590 9402 4805 8344 9252 80

2 Article Number (Transfer from service label)

7019 0140 0000 3869 7252

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

B. Received by (Print)

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 |
| <input type="checkbox"/> 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.

TD 38286 JUNE 2019 WARNING
JORGE M. SANCHEZ
SURVEYING AND MAPPING- DISTRICT 4
FLORIDA DEPARTMENT OF TRANSPORTATION
3400 WEST COMMERCIAL BOULEVARD
FT. LAUDERDALE, FL 33309



9590 9402 4122 8092 7771 28

2. Article Number (Transfer from service label)

7019 0140 0000 3869 7276

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| <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 |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 38286 JUNE 2019 WARNING
TEJEDA, ANDRES & NELYS
6546 PEMBROKE RD
MIRAMAR, FL 33023



9590 9402 4805 8344 9254 33

7019 0140 0000 3869 7313

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

MARIA ARANDA

C. Date of Delivery

JUN 19

- 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 |
| <input type="checkbox"/> Insured Mail® | |
| <input type="checkbox"/> Insured Mail 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 38286 JUNE 2019 WARNING
CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PLACE
MIRAMAR, FL 33025



9590 9402 4122 8092 7771 35

2. Article Number (Transfer from service label)

7019 0140 0000 3869 7269

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ 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 |
| <input type="checkbox"/> Insured Mail | |
| Mail Restricted Delivery (0) | |

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 38286 JUNE 2019 WARNING
WITTER,VINCENT & LINDA MITCHELL,CARLA
6526 PEMBROKE RD
MIRAMAR, FL 33023



9590 9402 4805 8344 9254 26

2. Article Number (Transfer from service label)

7019 0140 0000 3869 7320

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Debbie Moreno ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Debbie Moreno

C. Date of Delivery

5/21/17

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 |

Mail

Restricted Delivery

(over 5000)

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1

TD 38286 JUNE 2019 WARNING
CHANG, LYNUE G & DAISY
6570 PEMBROKE RD
MIRAMAR, FL 33023-2140



9590 9402 4805 8344 9254 40

2. Article Number (Transfer from service label)

7019 0140 0000 3869 7306

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Henry Hoyos☐ Agent☐ Addressee

B. Received by (Printed Name)

Henry Hoyos

C. Date of Delivery

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

3. Service Type

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

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

Domestic Return Receipt