



**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: 12/27/2017

REPORT EFFECTIVE DATE: 20 YEARS UP TO 12/26/2017

CERTIFICATE # 2014-881

ACCOUNT # 484121300480

ALTERNATE KEY # 40715

TAX DEED APPLICATION # 39439

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 1, Block B, Royal Palm Village, according to the Plat thereof, recorded in Plat Book 131, Page 35, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 9600 NW 25 COURT, CORAL SPRINGS FL 33065

OWNER OF RECORD ON CURRENT TAX ROLL:

PILAR GALLEGO CRESPO LE

FIGRELLA FIGRELLA LE

9600 NW 25 CT

CORAL SPRINGS, FL 33065 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

FIGRELLA FIGRELLA

OR: 50379, Page: 25

9600 NW 25TH COURT

CORAL SPRINGS, FL 33065 (Per Deed)

PILAR GALLEGO CRESPO

200 LESLIE DRIVE, APT. 310

HALLANDALE BEACH, FL 33009

(Per Deed. This deed reserves a Life Estate unto Pilar Gallego Crespo and upon her death, her interest shall immediately vest in her daughter, Laura Garcia Gallego.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CB INTERNATIONAL INVESTMENTS, LLC

DEPT 2500, P.O. BOX 830539

BIRMINGHAM, AL 35283 (Tax Deed Applicant)

CITY OF CORAL SPRINGS

Instrument: 113937586

SPECIAL MAGISTRATE CLERK

CODE COMPLIANCE DIVISION

9551 W SAMPLE ROAD

CORAL SPRINGS, FL 33065 (Per Lien)

THE ROYAL PALM VILLAGE ASSOCIATION, INC. Instrument: 114132819
C/O: CONSOLIDATED COMMUNITY MANAGEMENT Instrument: 114227653
7124 N NOB HILL ROAD
TAMARAC, FL 33321 (Per Lien, Amended Lien and Sunbiz. Declaration recorded in 14972-672.)

THE ROYAL PALM VILLAGE ASSOCIATION, INC. Instrument: 114495640
STEVEN S VALANCY
JENNINGS & VALANCY, P.A.
311 SOUTH EAST 13TH STREET
FORT LAUDERDALE, FL 33316 (Per Lis Pendens)

STEVEN VALANCY, P.A., REGISTERED AGENT
OBO THE ROYAL PALM VILLAGE ASSOCIATION, INC.
311 SE 13TH STREET
FORT LAUDERDALE, FL 33316 (Per Sunbiz)

LAURA GARCIA GALLEGO
9600 NW 25TH COURT
CORAL SPRINGS, FL 33065 (Per Deed in 50379-25.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4841 21 30 0480

CURRENT ASSESSED VALUE: \$316,450

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed

OR: 24638, Page: 604

Warranty Deed

OR: 50077, Page: 348

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



Site Address	9600 NW 25 COURT, CORAL SPRINGS FL 33065	ID #	4841 21 30 0480
Property Owner	CRESPO,PILAR GALLEGO LE PIEDRA, FIORELLA LE	Millage	2812
Mailing Address	9600 NW 25 CT CORAL SPRINGS FL 33065	Use	01

Abbreviated Legal Description	ROYAL PALM VILLAGE 131-35 B LOT 1 BLK B
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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					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$60,280	\$256,170	\$316,450	\$316,450	
2017	\$60,280	\$256,170	\$316,450	\$291,080	\$6,777.86
2016	\$60,280	\$213,720	\$274,000	\$264,620	\$5,945.18

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$316,450	\$316,450	\$316,450	\$316,450
Portability	0	0	0	0
Assessed/SOH	\$316,450	\$316,450	\$316,450	\$316,450
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	\$316,450	\$316,450	\$316,450	\$316,450

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/28/2013	QCD-T	\$62,500	111965076	\$7.50	7,999	SF
8/5/2013	WD-E	\$250,000	111736102	\$1.01	285	SF
3/15/1996	WD	\$147,000	24638 / 604			
9/1/1991	WD	\$140,000	18785 / 862			
				Adj. Bldg. S.F. (Card, Sketch)		2440
				Units		1
				Eff./Act. Year Built: 1992/1991		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
28	N		S					
R	1		S					
1			.19					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #39439

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of April 2018, 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:

ANAZCO, LEONEL & PATRICIA D 9603 NW 24 PL CORAL SPRINGS, FL 33065-4984	FEDERAL NATIONAL MORTGAGE ASSN 14221 DALLAS PKWY SUITE 1000 DALLAS, TX 75254	SOTO, MARC & NADINE 2480 NW 95 WAY CORAL SPRINGS, FL 33065-4900	RAMACHANDRAN, ANITHA DEVI B H/E RANGANATHAM, PHANI KUMAR 2488 NW 95 WAY CORAL SPRINGS, FL 33065
CITY OF CORAL SPRINGS 9551 WEST SAMPLE RD CORAL SPRINGS, FL 33065	CB INTERNATIONAL INVESTMENTS, LLC DEPT 2500, P.O. BOX 830539 BIRMINGHAM, AL 35283	FIORELLA PIEDRA 9600 NW 25TH COURT CORAL SPRINGS, FL 33065	PILAR GALLEGOS CRESPO 200 LESLIE DRIVE, APT. 310 HALLANDALE BEACH, FL 33009
LAURA GARCIA GALLEGOS 9600 NW 25TH COURT CORAL SPRINGS, FL 33065	CITY OF CORAL SPRINGS SPECIAL MAGISTRATE CLERK CODE COMPLIANCE DIVISION 9551 W SAMPLE ROAD CORAL SPRINGS, FL 33065	THE ROYAL PALM VILLAGE ASSOCIATION, INC. C/O: CONSOLIDATED COMMUNITY MANAGEMENT 7124 N NOB HILL ROAD TAMARAC, FL 33321	THE ROYAL PALM VILLAGE ASSOCIATION, INC. C/O STEVEN S VALANCY JENNINGS & VALANCY, P.A. 311 SOUTH EAST 13TH STREET FORT LAUDERDALE, FL 33316
STEVEN VALANCY, P.A., REGISTERED AGENT OBO THE ROYAL PALM VILLAGE ASSOCIATION, INC. 311 SE 13TH STREET FORT LAUDERDALE, FL 33316	FIORELLA PIEDRA LE 9600 NW 25TH COURT CORAL SPRINGS, FL 33065	THE ROYAL PALM VILLAGE ASSOCIATION, INC C/O CCM 7124 NORTH NOB HILL RD TAMARAC, FL 33321	STEVEN S VALANCY JENNINGS & VALANCY P.A. 311 SOUTHEAST 13 ST FORT LAUDERDALE, FL 33316
PILAR GALLEGOS CRESPO LE 9600 NW 25 CT CORAL SPRINGS, FL 33065			

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT, PERMITTING LICENSING & PROTECTION DIVISION GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPEMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT GCW – 1 NORTH UNIVERSITY DR MAILBOX 302 PLANTATION, FL 33324	BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION; RIGHT OF WAY SECTION ONE N. UNIVERSITY DR., STE 300 B PLANTATION, FL 33324
BROWARD COUNTY WATER & WASTEWATER 2555 W. COPANS RD POMPANO BEACH, FL 33069	PUBLIC WORKS DEPT REAL PROPERTY GOVERNMENTAL CENTER, RM 326, 115 S. ANDREWS AVE FT. LAUDERDALE, FL 33301	BROWARD COUNTY SHERIFF'S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 2nd day of April 2018 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 39439

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: 484121-30-0480
Certificate Number: 881
Date of Issuance: 06/01/2015
Certificate Holder: CB INTERNATIONAL INVESTMENTS, LLC
Description of Property: ROYAL PALM VILLAGE 131-35 B
LOT 1 BLK B

Name in which assessed: CRESPO,PILAR GALLEGO LE PIEDRA, FIORELLA LE
Legal Titleholders: CRESPO,PILAR GALLEGO LE
PIEDRA, FIORELLA LE
9600 NW 25 CT
CORAL SPRINGS, FL 33065

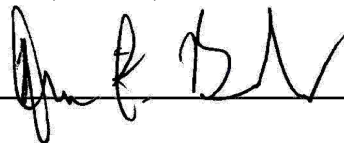
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of May, 2018. 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 12th day of April, 2018.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By:  _____

Dana F. Buker
Deputy

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

Publish: DAILY BUSINESS REVIEW
Issues: 04/12/2018, 04/19/2018, 04/26/2018 & 05/03/2018
Minimum Bid: 29890.50

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

39439

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER 881

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

04/12/2018 04/19/2018 04/26/2018 05/03/2018

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

3 day of MAY, A.D. 2018

(SEAL)

GUERLINE WILLIAMS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 39439

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: 484121-30-0480

Certificate Number: 881

Date of Issuance: 06/01/2015

Certificate Holder:

CB INTERNATIONAL
INVESTMENTS, LLC

Description of Property:

ROYAL PALM VILLAGE 131-35 B
LOT 1 BLK B

Name in which assessed:

CRESPO, PILAR GALLEGO LE
PIEDRA, FIORELLA LE

Legal Titleholders:

CRESPO, PILAR GALLEGO LE
PIEDRA, FIORELLA LE
9600 NW 25 CT

CORAL SPRINGS, FL 33065

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of May, 2018. 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 12th day of April, 2018.

Bertha Henry

County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Dana F. Buker

Deputy

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

Minimum Bid: 29862.67

401-314

4/12-19-26 5/3 18-08/000304533B

Assignment: 9911 **SERVE A S A P - RETURN TO TAX NOTICE TRAY** Service Sheet # 18-016663

BROWARD COUNTY, FL vs. CRESPO, PILAR GALLEGO LE; ETAL TD 39439

TAX SALE NOTICE VS. **COUNTY/BROWARD** DEFENDANT **5/16/2018**

PLAINTIFF TYPE OF WRIT COURT HEARING DATE

CRESPO, PILAR GALLEGO LE &/OR **9800 NW 25 COURT**

PIEDRA, FIORELLA LE SERVE **CORAL SPRINGS, FL 33065**

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 4/17/18

Date 9-12-18 1031A

Served

Not Served - see comments

Date 9-12-18 at 1031A Time

On CRESPO, PILAR GALLEGO LE &/OR PIEDRA, FIORELLA LE, 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: Pasted

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: Kim Barlas D.S.
Kim Barlas

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484121-30-0480 (TD #39439)

RECEIVED SHERIFF
9978 APR 11 AM 11:00
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, 2018\$22,604.47
- Or
- * Amount due if paid by May 15, 2018\$22,892.30

*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 16, 2018 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

CRESPO, PILAR GALLEGO LE AND/OR
PIEDRA, FIORELLA LE
9600 NW 25 CT
CORAL SPRINGS, FL 33065

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



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

Detail by Entity Name

Florida Not For Profit Corporation
THE ROYAL PALM VILLAGE ASSOCIATION, INC.

Filing Information

Document Number	N23520
FEI/EIN Number	65-0020877
Date Filed	11/18/1987
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/08/2011

Principal Address

C/O CCM
7124 NORTH NOB HILL ROAD
TAMARAC, FL 33321

Changed: 06/22/2015

Mailing Address

C/O CCM
7124 NORTH NOB HILL ROAD
TAMARAC, FL 33321

Changed: 06/22/2015

Registered Agent Name & Address

STEVEN VALANCY, P.A.
311 SE 13th Street
Fort Lauderdale, FL 33316

Name Changed: 03/23/2017

Address Changed: 04/15/2013

Officer/Director Detail

Name & Address

Title PD

BOYLE, DANIEL
7124 NORTH NOB HILL ROAD
TAMARAC, FL 33321

TAMARAC, FL 33321

Title T

DIGIACOMO, TERESA
7124 NORTH NOB HILL ROAD
TAMARAC, FL 33321

Title Director

ESCRUCERIA, ANDRES
7124 NORTH NOB HILL ROAD
TAMARAC, FL 33321

Title Secretary

Henze, KERSTIN
7124 NORTH NOB HILL ROAD
TAMARAC, FL 33321

Title VP

TRADER, JASON
7124 NORTH NOB HILL ROAD
TAMARAC, FL 33321

Annual Reports

Report Year	Filed Date
2015	03/19/2015
2016	04/25/2016
2017	03/23/2017

Document Images

03/23/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
07/20/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
06/22/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/19/2015 -- ANNUAL REPORT	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
04/15/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- REINSTATEMENT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
05/12/2008 -- ANNUAL REPORT	View image in PDF format
05/10/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
02/09/2004 -- ANNUAL REPORT	View image in PDF format
04/18/2003 -- ANNUAL REPORT	View image in PDF format
05/01/2002 -- ANNUAL REPORT	View image in PDF format

03/22/2001 -- ANNUAL REPORT	View image in PDF format
05/08/2000 -- ANNUAL REPORT	View image in PDF format
04/27/1999 -- ANNUAL REPORT	View image in PDF format
04/01/1998 -- ANNUAL REPORT	View image in PDF format
04/09/1997 -- ANNUAL REPORT	View image in PDF format
04/10/1996 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

Prepared by and return to:
Fiorella Piedra
9600 NW 25th Court
Coral Springs, FL 33065

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 28th day of October, 2013 between **Fiorella Piedra, and Eduardo Piedra, wife and husband**, whose post office address is **9600 NW 25th Court, Coral Springs, FL 33065**, and **Julio Angeleri Zapata and Pilar Gallego Crespo, husband and wife**, whose post office address is **200 Leslie Drive, Apt. 310, Hallandale Beach, FL 33009**, grantor, and **Fiorella Piedra, a married woman** whose post office address is **9600 NW 25th Court, Coral Springs, FL 33065**, and **Pilar Gallego Crespo, a married woman**, whose post office address is **200 Leslie Drive, Apt. 310, Hallandale Beach, FL 33009**, reserving a Life Estate unto herself, without any liability for waste, with full power and authority in her to sell, convey, mortgage, lease or otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remaindermen, and to keep absolutely any and all proceeds derived therefrom. Upon the death of the life tenant, title to the extent of life tenant's interest shall immediately vest in the Grantee, **Pilar Gallego Crespo's daughter, Laura Garcia Gallego**, whose post office address is **9600 NW 25th Court, Coral Springs, FL 33065**, as tenants in common, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Lot 1, Block B, Royal Palm Village, according to the Plat thereof, recorded in Plat Book 131, Page 35, of the Public Records of Broward County, Florida.

Parcel Identification Number: 4841 21 30 0480

The purpose of this Deed is to convey Grantor, **Julio Angeleri Zapata's** interest in the property to his wife, **Pilar Gallego Crespo**. Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence address is: **200 Leslie Drive, Apt. 310, Hallandale Beach, FL 33009**.

Grantor, **Eduardo Piedra**, is joining in the execution of this instrument for the sole purpose of waiving any homestead interest in the property. Said spouse makes no representations or warranties with respect to said property or the title thereto.

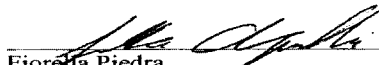
To Have and to Hold, the same together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence as to all signatories:

Witness Name: Carlos A. Muñoz

Witness Name: Stefan Kirkcaldy

 (Seal)
Fiorella Piedra

 (Seal)
Eduardo Piedra

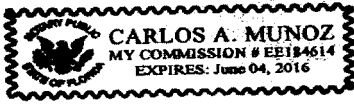
 (Seal)
Julio Angeleri Zapata

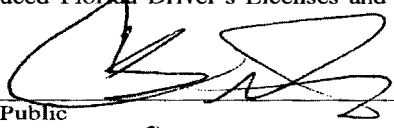
 (Seal)
Pilar Gallego Crespo

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28th day of October, 2013 by Fiorella Piedra, Eduardo Piedra, and Julio Angeleri Zapata, and Pilar Gallego Crespo who have produced Florida Driver's Licenses and Passports for the Country of Peru as identification.

[Notary Seal]





Notary Public

Printed Name: Carlos A. Muñoz

My Commission Expires: 6/4/2014

Return Recorded Document to:
Code Compliance Division
Department of Development Services
City of Coral Springs
9551 West Sample Road
Coral Springs, Florida 33065

**CITY OF CORAL SPRINGS, FLORIDA
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE HEARING**

ORDER IMPOSING FINE/CERTIFICATION OF LIEN

CITY OF CORAL SPRINGS, FLORIDA

Petitioner

vs.

CASE NO: 16-538

CRESPO, PILAR GALLEGO LE & PIEDRA, FIORELLA LE

Respondent(s)

Hearing Date: September 8, 2016

Property Address: 9600 NW 25 CT

Legal Description: ROYAL PALM VILLAGE 131-35 B LOT 1 BLK B

Folio: 4841-2130-0480

Pursuant to the Order of **July 14, 2016** the Respondent(s) were given until **August 13, 2016** to comply the above referenced case.

Based upon the testimony presented, in accordance with Section 162.09, Florida Statutes, the Special Magistrate certifies as follows:

1. The Respondent(s) violated the Order and the Respondent(s) continues to violate the Order; therefore the Special Magistrate imposes and certifies the following violation and the respective fine, plus administrative costs, which shall continue to accrue, beginning the date indicated below, until the Respondent(s) come into compliance or until a judgment is entered based upon the certification of fine.

Violation(s):	Beginning Date for Accrual:	Fine Amount:
No. 1 (ASH)	AUGUST 14, 2016	\$100.00 PER DAY

2. Interest on the daily fine amount shall continue to accrue until total fine and costs are paid by the Respondent(s) or until a judgment is entered based upon this certification of fine. In determining the fine amount to be imposed, consideration was given to: (1) the gravity of the violation(s), (2) any actions taken by the Respondent(s) to correct the violation(s); and (3) any previous violation(s) committed by the Respondent(s).

CERTIFIED

I certify this to be an original record of the
City of Coral Springs.

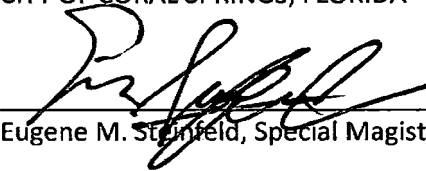
WITNESSETH my hand and official seal of the
City of Coral Springs, Florida this 16th day
of September, 20 16.

Plyson Morales, Asst City Clerk

3. That this Certification, together with the original Final Order, will be recorded in the Public Records of the Office of the Clerk of the Circuit Court in and for Broward County, Florida. Pursuant to Section 162.09, Florida Statutes, these documents, once recorded, shall constitute a lien against the land on which the violations(s) exist, and upon any other real or personal property owned by Respondent(s).
4. If any person desires to appeal, pursuant to section 162.11, Florida Statutes, such person will need a record of the proceedings, which includes the testimony, and evidence upon which the appeal is based.

DONE AND ORDERED in Coral Springs, Florida, September 8, 2016. Executed September 8, 2016.

CITY OF CORAL SPRINGS, FLORIDA



Eugene M. Steinfield, Special Magistrate

Copies provided to:

CRESPO, PILAR GALLEG0 LE & PIEDRA, FIORELLA LE, 9600 NW 25 CT, CORAL SPRINGS, FL 33065

**CITY OF CORAL SPRINGS
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE HEARING**

FINAL ORDER

CITY OF CORAL SPRINGS, FLORIDA

Petitioner

vs.

Case No: 16-538

CRESPO, PILAR GALLEGO LE & PIEDRA, FIORELLA LE

Respondent

Hearing Date: July 14, 2016
Present for Petitioner: Terry Gartner, Code Compliance Officer
Present for Respondent: No one was present at the hearing on behalf of the Respondents

Violation(s):

No. 1 ORDINANCE: ASH ACCESSORY STRUCTURE HEDGE

Section 250129(4)(a) of the Land Development Code of Ordinances of the City of Coral Springs: Failure to screen accessory structure.

VIOLATION:

Failure to screen accessory structure.

Screen accessory structure with hedges, walls or fencing to substantially conceal from view at eye level from adjacent properties and public rights-of-way. If hedged, shrubs must be of approved species and size.

Please plant shrubs around mechanical units (such as A/C, pool, and sprinkler pumps/plumbing) in order to screen it from view (facing the street and adjacent properties). Shrubs must be at least 2' tall.

Record indicates the Respondents own certain real property as described below:

Property Address: 9600 NW 25 CT
Legal Description: ROYAL PALM VILLAGE 131-35 B LOT 1 BLK B
Folio: 4841-2130-0480

Notice:

Petitioner provided proof of notice pursuant to Section 162.12, Florida Statutes; and/or
 Respondent Stipulated to Notice

Based upon the testimony and evidence, Petitioner, City, met its burden of providing substantial competent evidence that the alleged violation does in fact exist on the subject property. Therefore, based upon the finding of facts and conclusions of law, the undersigned Special Magistrate finds the Respondent is guilty of the following violation(s) and shall comply by the designated compliance date or face a per diem fine, as indicated, for each day the subject property remains in violation beyond the compliance date. In determining the fine amount imposed, consideration was given to the gravity of the violation (s), any actions taken by the respondent (s) to correct the violation (s); and any previous VIOLATION committed by the respondent (s).

<u>Violation(s)</u>	<u>Compliance Date:</u>	<u>Fine Amount:</u>
No. 1 (ASH)	AUGUST 13, 2016	\$100.00 PER DAY

Certification of Lien Date: September 8, 2016 for violation(s) No. 1

Hearing will be held on this date if subject property not complied by above referenced compliance date(s). Hearing will be held in City Commission Chambers, 9551 West Sample Road, Coral Springs, Florida, on or about 9:00 AM. You have a right to be heard at this hearing.

You are further ordered to contact the City's Code Compliance Division (954-344-1018) to arrange for re-inspection of the property to verify compliance with this final order. IT IS YOUR RESPONSIBILITY TO NOTIFY THE CODE COMPLIANCE DIVISION OF COMPLIANCE.

In addition to the above, the Respondent shall be responsible for paying the applicable administrative costs which shall be determined upon compliance date, pursuant to the Resolution 2011-39 adopted by the City Commission on September 20, 2011. Non-payment of administrative cost will result in a lien being recorded against the property.

Finally, the Special Magistrate orders that if Respondents have a repeat violation of the referenced code provision within five (5) years of the date of this final order, Respondents may be deemed to be a repeat violator and a fine not to exceed five thousand and no/100 dollars (\$5,000.00) per day per violation may be imposed.

DONE AND ORDERED in Coral Springs, Florida, July 14, 2016. Executed July 20, 2016.

CITY OF CORAL SPRINGS, FLORIDA


 Richard L. Doody, Special Magistrate

Copy(ies) provided to:

CRESPO, PILAR GALLEG0 LE & PIEDRA, FIORELLA LE, 9600 NW 25 CT, CORAL SPRINGS, FL, 33065

The Respondents may seek a rehearing of this case by filing a written motion for rehearing within ten (10) calendar days of execution of this Order. The motion shall set forth any issues that were overlooked or omitted at the hearing but shall not consist of re-argument of the case. The motion shall be filed with the Special Magistrate Clerk, Code Compliance Division, City of Coral Springs, 9551 W. Sample Road, Coral Springs, Florida 33065 (see section 190.3, City Land Development Code). A party may appeal the decision of the special magistrate by certiorari to circuit court within thirty (30) days of the date of rendition of the decision as provided by the Florida Rules of Appellate Procedure. See section 162.11, Florida Statutes. A record of the proceedings is required.

Prepared by and return to:
Steven S. Valancy, Esq.
Jennings & Valancy, P.A.
311 S.E. 13th Street
Ft. Lauderdale, FL 33316
(954) 463-1600

CLAIM OF LIEN

KNOWN ALL MEN BY THESE PRESENTS, THAT:

The Royal Palm Village Association, Inc a Homeowners Association (hereinafter referred to as "ASSOCIATION") of Broward County, Florida, whose address is c/o: Consolidated Community Management 7124 N Nob Hill Road Tamarac, FL 33321 claims this lien against the following property:

Lot 1, Block B, Royal Palm Village, according to the Plat thereof, recorded in Plat Book 131, Page 35, of the Public Records of Broward County, Florida.

a/k/a 9600 NW 25 Court Coral Springs, FL

Parcel ID No: 4841 21 30 0480

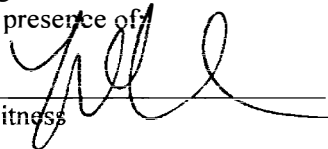
The following sums are due for assessments:

Assessments due from 4th Quarter 2015 through 1st Quarter 2017 6 @ \$170.00 per quarter \$1,020.00

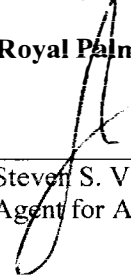
Plus interest and late fees, if any, from the dates due, less all payments received since the date of the initial delinquency for a total of \$1,195.00. Additionally, this Claim of Lien secures interest, late fees, costs and reasonable attorney fees incurred by the Association pursuant to, and as provided in, the recorded governing documents for the Association. Further this lien secures all assessments coming due, less any payments received since the date of the initial delinquency. **For estoppel information or a payoff figure, please contact Jennings and Valancy, P.A.**

The owner(s) and address of said parcel: Pilar Gallego Crespo & Fiorella Piedra

Signed, sealed and delivered
In presence of


Witness _____

The Royal Palm Village Association, Inc.

By: 
Steven S. Valancy, Attorney and Authorized Agent for Association

STATE OF FLORIDA)
COUNTY OF BROWARD)

The forgoing instrument was acknowledged before me this 4th day of **January, 2017**, by Steven S. Valancy, who is personally known to me and who did take an oath.

My Commission Expires:


NOTARY PUBLIC/State of Florida at Large



Kris Powell
COMMISSION # FF206231
EXPIRES: March 4, 2019
WWW.AARONNOTARY.COM

Prepared by and return to:
Steven S. Valancy, Esq.
Jennings & Valancy, P.A.
311 S.E. 13th Street
Ft. Lauderdale, FL 33316
(954) 463-1600

AMENDED CLAIM OF LIEN

KNOWN ALL MEN BY THESE PRESENTS, THAT:

The Royal Palm Village Association, Inc a Homeowners Association (hereinafter referred to as "ASSOCIATION") of Broward County, Florida, whose address is c/o: Consolidated Community Management 7124 N Nob Hill Road Tamarac, FL 33321 claims this amended lien against the following property:

Lot 1, Block B, Royal Palm Village, according to the Plat thereof, recorded in Plat Book 131, Page 35, of the Public Records of Broward County, Florida.

a/k/a 9600 NW 25 Court Coral Springs, FL

Parcel ID No: 4841 21 30 0480


The following sums are due for assessments:

Assessments due from 4th Quarter 2015 through 1st Quarter 2017 6 @ \$170.00 per quarter \$1,020.00

Plus interest and late fees, if any, from the dates due, less all payments received since the date of the initial delinquency for a total of \$1,195.00. Additionally, this Claim of Lien secures interest, late fees, costs and reasonable attorney fees incurred by the Association pursuant to, and as provided in, the recorded governing documents for the Association. Further this lien secures all assessments coming due, less any payments received since the date of the initial delinquency. **For estoppel information or a payoff figure, please contact Jennings and Valancy, P.A.**

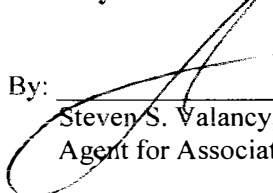
The owner(s) and address of said parcel: Pilar Gallego Crespo & Fiorella Piedra & Laura Garcia Gallego

Signed, sealed and delivered
In presence of:



Witness

The Royal Palm Village Association, Inc.

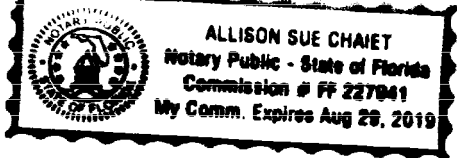
By: 

Steven S. Valancy, Attorney and Authorized
Agent for Association

**STATE OF FLORIDA)
COUNTY OF BROWARD)**

The forgoing instrument was acknowledged before me this 24 day of **February, 2017**, by Steven S. Valancy, who is personally known to me and who did take an oath.

My Commission Expires:





NOTARY PUBLIC/State of Florida at Large

Case Number: COCE-17-010701 Division: 53
Filing # 58763729 E-Filed 07/10/2017 10:30:59 AM

IN THE COUNTY COURT IN AND
FOR BROWARD COUNTY, FLORIDA

CASE NO.

~~THE~~ ROYAL PALM VILLAGE ASSOCIATION,
INC., a Florida non-profit corporation,

Plaintiff,

v.

IORELLA PIEDRA, PILAR GALLEGO
CRESPO, LAURA GARCIA GALLEGO,
UNKNOWN SPOUSE OF IORELLA
PIEDRA, UNKNOWN SPOUSE OF PILAR
GALLEGO CRESPO, UNKNOWN SPOUSE
OF LAURA GARCIA GALLEGO, CITY OF
CORAL SPRINGS, UNKNOWN TENANT
#1 and UNKNOWN TENANT #2, fictitious
names representing unknown tenants in
possession, and any and all unknown parties
claiming by, through, under and against the
herein named individual defendants who are
now known to be dead or alive, whether said
unknown parties may claim an interest as
spouses, heirs, grantees, or other claimants,

Defendants.

NOTICE OF LIS PENDENS

TO DEFENDANTS: **IORELLA PIEDRA, PILAR GALLEGO CRESPO, LAURA GARCIA
GALLEGO, UNKNOWN SPOUSE OF IORELLA PIEDRA, UNKNOWN
SPOUSE OF PILAR GALLEGO CRESPO, UNKNOWN SPOUSE OF
LAURA GARCIA GALLEGO, CITY OF CORAL SPRINGS, UNKNOWN
TENANT #1 and UNKNOWN TENANT #2, AND ALL OTHERS WHOM
IT MAY CONCERN**

YOU ARE NOTIFIED OF ~~THE~~ FOLLOWING:

- (a) The Plaintiff has instituted this action against you seeking to foreclose a lien, with respect to the property described below.
- (b) The Plaintiff in this action is: **THE ROYAL PALM VILLAGE ASSOCIATION, INC.**
- (c) The case number of the action is as shown on the caption.
- (d) The property that is the subject matter of this action is in Broward County, Florida, and is described as follows:

**Lot 1, Block B, Royal Palm Village, according to the Plat thereof, recorded in Plat Book 131, Page 35,
of the Public Records of Broward County, Florida.**

**a/k/a 9600 NW 25 Court Coral Springs, FL
Parcel ID No: 4841 21 30 0480**

Dated: 07-10-17

JENNINGS & VALANCY, P.A.
Attorneys for Plaintiff
311 South East 13th Street
Fort Lauderdale, FL 33316
Telephone: (954) 463-1600
E-Mail: service@myflalaw.com,

By: _____
Steven S. Valancy
Florida Bar No. 715130

This Instrument Prepared By:
LES H. STEVENS, ESQUIRE
8551 West Sunrise Boulevard
Suite 208
Plantation, Florida 33322

\$ 1029.00
DOCU. STAMPS-DEED

RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

→ RETURN TO ←
WHITE & COUGHLIN, P.A.
P.O. BOX 8199
CORAL SPRINGS, FL 33075

WARRANTY DEED
(Statutory Form-Section 689.02 F.S.)

This Indenture, made this 15 day of March, 1996, between **James Wadsworth and Michelle Wadsworth, his w fe** of the County of Broward, State of Florida, grantor*, and **Carlos Mora and Monica Mora, his wife**, whose address is 9600 N.W. 25th Court, Coral Springs, Florida 33065, grantee*.

WITNESSETH, that said grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward, Florida, to wit:

Lot 1, Block B, ROYAL PALM VILLAGE, according to the Plat thereof, recorded in Plat Book 131, Page 35, of the Public Records of Broward County, Florida

Subject to restrictions, reservations, easements and limitation of record; requirements imposed by governmental authority, including valid zoning ordinances; and real estate taxes and assessments for the year 1996 and all subsequent years.

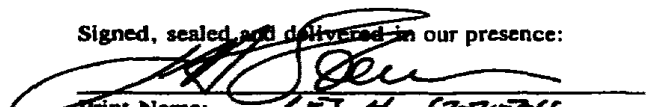
And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

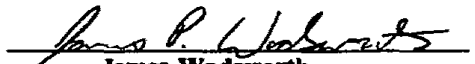
*"Grantor" and "Grantee" are used for singular or plural, as context requires.

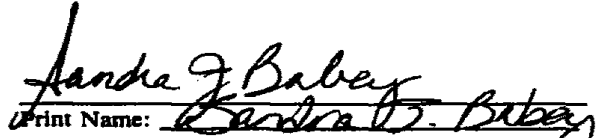
PROPERTY APPRAISER'S FOLIO NUMBER: 8121-30-0480
GRANTEE(S) TAX I.D. NO.: [REDACTED]

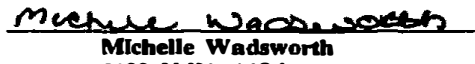
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:


Print Name: LES H. STEVENS


James Wadsworth
3100 N.W. 112th Ave.
Coral Springs, Fl. 33065


Print Name: Sandra J. Babey

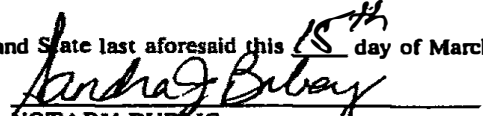

Michelle Wadsworth
3100 N.W. 112th Ave.
Coral Springs, Fl. 33065

STATE OF FLORIDA
COUNTY OF BROWARD

NOTARY PUBLIC
OFFICIAL RECORDS DIVISION
BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **James Wadsworth and Michelle Wadsworth**, [] who is (are) known to me [] who has produced Florida Drivers License identification to be the person(s) described in and who executed the foregoing instrument, [] who took [] did not take an oath, and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of March, 1996.


NOTARY PUBLIC
Print Name: Sandra J. Babey

My Commission Expires:

OFFICIAL NOTARY SEAL
SANDRA J. BABEY
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC466414
MY COMMISSION EXP. JUNE 5, 1999

BR 24638P80604

2

Prepared by and return to:

Carlos A. Munoz
Attorney at Law
Carlos A. Muñoz, P.A.
10691 North Kendall Drive Suite 207
Miami, FL 33176
305-270-3337
File Number: **13-0616**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **5th** day of **August, 2013** between **Carlos V. Mora and Monica S. Mora, husband and wife** whose post office address is **931 Worthington Ct., Oviedo, FL 32765**, grantor, and **Julio Angeleri Zapata and Pilar Gallego Crespo, husband and wife, and Fiorella Piedra, a married woman, as joint tenants with right of survivorship and not as tenants in common** whose post office address is **9600 NW 25th Court, Coral Springs, FL 33065**, grantee:

(Whenever 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, trusts and trustees)

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

Lot 1, Block B, Royal Palm Village, according to the Plat thereof, recorded in Plat Book 131, Page 35, of the Public Records of Broward County, Florida.

Parcel Identification Number: 4841 21 30 0480

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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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, 2012**; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

Nicole Belmont
Witness Name: Nicole Belmont

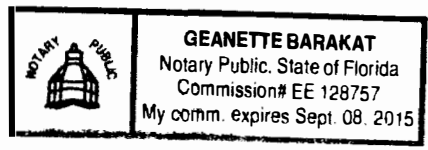
Keri Smith
Witness Name: Keri Smith

Monica Mora (Seal)
Monica S. Mora

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 3 day of August, 2013 by Monica S. Mora, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Geanette Barakat
Notary Public

Printed Name: Geanette Barakat

My Commission Expires: 09-08-2015

Signed, sealed and delivered in our presence:

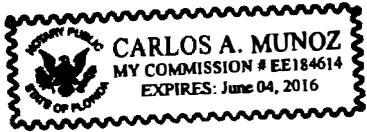
[Signature]
Witness Name: Carlos Muñoz
[Signature]
Witness Name: Felisa Peña

[Signature] (Seal)
Carlos V. Mora

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 5th day of August, 2013 by Carlos V. Mora, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Carlos A. Muñoz
My Commission Expires: 6/4/16



doing things right.

CERTIFICATE OF PURCHASE APPROVAL

Royal Palm Village Association, Inc.

This is to certify that Fiorella Christina Piedra, and Julio Angeleri and Pilar Gallego, husband and wife and daughter have been approved by Royal Palm Village Association Inc., a non-profit Florida corporation, and its successors, as the purchasers of the following described real property in Broward County Florida:

Located at 9600 NW 25th Court, Coral Springs, FL 33065 of Royal Palm Village Association, Inc, according to the Declaration thereof, together with all appurtenances thereto, as the same are contained and defined in the Declaration and By-Laws.

This approval is given pursuant to the provisions of the Declaration and By-Laws of the Association.

This approval is subject to:

1. The new Owner's observance of the Association's Documents, Rules & Regulations, as may be amended from time to time by the Association in the manner provided by its Articles of Incorporation and By-Laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed.
2. The new Owner will provide the Association with a copy of the closing statement and recorded warranty deed.

Dated this 5 day of August, 2013.

Royal Palm Village Association, Inc.

By: _____

By: Dame Bafe per.

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

DATE: April 2nd, 2018
PROPERTY ID # 484121-30-0480 (TD # 39439)

WARNING

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

ANAZCO, LEONEL & PATRICIA D
9603 NW 24 PL
CORAL SPRINGS, FL 33065-4984

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9600 NW 25 CT CORAL SPRINGS, FL 33065 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES 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, 2018\$22,604.47
- Or
- * Amount due if paid by May 15, 2018\$22,892.30

*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 16, 2018 UNLESS THE BACK TAXES ARE PAID.

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

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

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

DATE: April 2nd, 2018
PROPERTY ID # 484121-30-0480 (TD # 39439)

WARNING

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

FEDERAL NATIONAL MORTGAGE ASSN
14221 DALLAS PKWY SUITE 1000
DALLAS, TX 75254

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AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by April 30, 2018\$22,604.47
- Or
- * Amount due if paid by May 15, 2018\$22,892.30

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

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

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

DATE: April 2nd, 2018
PROPERTY ID # 484121-30-0480 (TD # 39439)

WARNING

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

SOTO, MARC & NADINE
2480 NW 95 WAY
CORAL SPRINGS, FL 33065-4900

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RAMACHANDRAN, ANITHA DEVI B H/E
RANGANATHAM, PHANI KUMAR
2488 NW 95 WAY
CORAL SPRINGS, FL 33065

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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CITY OF CORAL SPRINGS
9551 WEST SAMPLE RD
CORAL SPRINGS, FL 33065

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CB INTERNATIONAL INVESTMENTS, LLC
DEPT 2500, P.O. BOX 830539
BIRMINGHAM, AL 35283

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FIORELLA PIEDRA
9600 NW 25TH COURT
CORAL SPRINGS, FL 33065

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PILAR GALLEGOS CRESPO
200 LESLIE DRIVE, APT. 310
HALLANDALE BEACH, FL 33009

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LAURA GARCIA GALLEGO
9600 NW 25TH COURT
CORAL SPRINGS, FL 33065

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DATE: April 2nd, 2018
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CITY OF CORAL SPRINGS SPECIAL MAGISTRATE CLERK
CODE COMPLIANCE DIVISION
9551 W SAMPLE ROAD
CORAL SPRINGS, FL 33065

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THE ROYAL PALM VILLAGE ASSOCIATION, INC.
C/O: CONSOLIDATED COMMUNITY MANAGEMENT
7124 N NOB HILL ROAD
TAMARAC, FL 33321

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THE ROYAL PALM VILLAGE ASSOCIATION, INC.
C/O STEVEN S VALANCY JENNINGS & VALANCY, P.A.
311 SOUTH EAST 13TH STREET
FORT LAUDERDALE, FL 33316

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STEVEN VALANCY, P.A., REGISTERED AGENT
OBO THE ROYAL PALM VILLAGE ASSOCIATION, INC.
311 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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7124 NORTH NOB HILL RD
TAMARAC, FL 33321

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9600 NW 25 CT CORAL SPRINGS, FL 33065 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES 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, 2018\$22,604.47
Or
* Amount due if paid by May 15, 2018\$22,892.30

*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 16, 2018 UNLESS THE BACK TAXES ARE PAID.

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

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

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

DATE: April 2nd, 2018
PROPERTY ID # 484121-30-0480 (TD # 39439)

WARNING

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

STEVEN S VALANCY
JENNINGS & VALANCY P.A.
311 SOUTHEAST 13 ST
FORT LAUDERDALE, FL 33316

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9600 NW 25 CT CORAL SPRINGS, FL 33065 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES 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.

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AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

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Or

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: April 2nd, 2018
PROPERTY ID # 484121-30-0480 (TD # 39439)

WARNING

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

PILAR GALLEGO CRESPO LE
9600 NW 25 CT
CORAL SPRINGS, FL 33065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9600 NW 25 CT CORAL SPRINGS, FL 33065 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES 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, 2018\$22,604.47
- Or
- * Amount due if paid by May 15, 2018\$22,892.30

***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 16, 2018 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
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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	\$ _____

Postmark Here

Postage	
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Total Postage \$	
\$	
Sent To	
Street and Apt. #	
City, State, ZIP+4	

TD 39439 MAY 2018 WARNING

PILAR GALLEGO CRESPO LE
9600 NW 25 CT
CORAL SPRINGS, FL 33065

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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	\$ _____

Postmark
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Postage
\$ _____

Total Postage
\$ _____

TD 39439 MAY 2018 WARNING

STEVEN S VALANCY
JENNINGS & VALANCY P.A.
311 SOUTHEAST 13 ST
FORT LAUDERDALE, FL 33316

Sent To _____
Street and Ap _____
City, State, Zi _____

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

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TD 39439 MAY 2018 WARNING
THE ROYAL PALM VILLAGE ASSOCIATION, INC
C/O CCM
7124 NORTH NOB HILL RD
TAMARAC, FL 33321

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

See Reverse for Instructions

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| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
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TD 39439 MAY 2018 WARNING

FIORELLA PIEDRA LE
9600 NW 25TH COURT
CORAL SPRINGS, FL 33065

7017 2680 0000 4987 3866

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TD 39439 MAY 2018 WARNING
STEVEN VALANCY, P.A., REGISTERED AGENT OBO THE
ROYAL PALM VILLAGE ASSOCIATION, INC.
311 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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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	\$ _____
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Total Postage \$ _____

TD 39439 MAY 2018 WARNING

THE ROYAL PALM VILLAGE ASSOCIATION, INC.
C/O STEVEN S VALANCY JENNINGS & VALANCY, P.A.
311 SOUTH EAST 13TH STREET
FORT LAUDERDALE, FL 33316

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

7017 2680 0000 4987 3842

7017 2680 0000 4987 3835

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

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TD 39439 MAY 2018 WARNING

THE ROYAL PALM VILLAGE ASSOCIATION, INC. C/O:
CONSOLIDATED COMMUNITY MANAGEMENT
7124 N NOB HILL ROAD
TAMARAC, FL 33321

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

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TD 39439 MAY 2018 WARNING

CITY OF CORAL SPRINGS SPECIAL MAGISTRATE CLERK
CODE COMPLIANCE DIVISION
9551 W SAMPLE ROAD
CORAL SPRINGS, FL 33065

7017 2680 0000 4987 3828

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Certified Mail Fee	
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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
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<input type="checkbox"/> Adult Signature Required	\$ _____
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TD 39439 MAY 2018 WARNING

LAURA GARCIA GALLEGO
9600 NW 25TH COURT
CORAL SPRINGS, FL 33065

Sent To

Street and Apt. N

City, State, ZIP+4

7017 2680 0000 4987 3811

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- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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Total Postage

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Sent To

Street and

City, State

TD 39439 MAY 2018 WARNING

PILAR GALLEG0 CRESPO
200 LESLIE DRIVE, APT. 310
HALLANDALE BEACH, FL 33009

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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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Total Postage

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Sent To

Street and Apt

City, State, Zip

TD 39439 MAY 2018 WARNING

IORELLA PIEDRA
9600 NW 25TH COURT
CORAL SPRINGS, FL 33065

7017 2680 0000 4987 3798

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

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TD 39439 MAY 2018 WARNING

CB INTERNATIONAL INVESTMENTS, LLC
DEPT 2500, P.O. BOX 830539
BIRMINGHAM, AL 35283

Sent To
Street and Ap
City, State, Zi

7017 2680 0000 4987 3781

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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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Total Postage \$ _____

TD 39439 MAY 2018 WARNING

CITY OF CORAL SPRINGS
9551 WEST SAMPLE RD
CORAL SPRINGS, FL 33065

Sent To _____

Street and Apt. _____

City, State, ZIP _____

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

See Reverse for Instructions

7017 2680 0000 4987 3774

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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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Sent To

Street and Apt. No.,

City, State, ZIP+4[®]

TD 39439 MAY 2018 WARNING

RAMACHANDRAN, ANITHA DEVI B H/E

RANGANATHAM, PHANI KUMAR

2488 NW 95 WAY

CORAL SPRINGS, FL 33065

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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 39439 MAY 2018 WARNING

FEDERAL NATIONAL MORTGAGE ASSN
14221 DALLAS PKWY SUITE 1000
DALLAS, TX 75254

Sent To
Street and Apt. N
City, State, ZIP+4

7017 2680 0000 4987 3743

7017 2680 0000 4987 3750

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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	\$ _____
Postage	
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Total Postage a	
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Postmark
Here

TD 39439 MAY 2018 WARNING

SOTO, MARC & NADINE
2480 NW 95 WAY
CORAL SPRINGS, FL 33065-4900

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

7017 2680 0000 4987 3736

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

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

Postmark
Here

Postage

\$ _____

Total Postage

\$ _____

Sent To

Street and Apt

City, State, ZIP

TD 39439 MAY 2018 WARNING

ANAZCO, LEONEL & PATRICIA D
9603 NW 24 PL
CORAL SPRINGS, FL 33065-4984

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 39439 MAY 2018 WARNING
 CITY OF CORAL SPRINGS SPECIAL MAGISTRATE CLERK
 CODE COMPLIANCE DIVISION
 9551 W SAMPLE ROAD
 CORAL SPRINGS, FL 33065



9590 9402 3578 7305 3622 10

2. Article Number (Transfer from service label)

7017 2680 0000 4987 3828

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 Brianna Thompson

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 | |

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 39439 MAY 2018 WARNING
 THE ROYAL PALM VILLAGE ASSOCIATION, INC. C/O:
 CONSOLIDATED COMMUNITY MANAGEMENT
 7124 N NOB HILL ROAD
 TAMARAC, FL 33321



2. Article Number (Transfer from service label)

7017 2680 0000 4987 3835

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 4.16.18

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

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
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<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	

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 39439 MAY 2018 WARNING
 THE ROYAL PALM VILLAGE ASSOCIATION, INC
 C/O CCM
 7124 NORTH NOB HILL RD
 TAMARAC, FL 33321

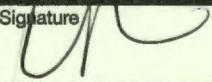


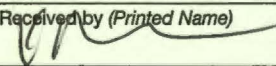
2. Article Number (Transfer from service label)

7017 2680 0000 4987 3873

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name)  C. Date of Delivery 4/16/18

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 |

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 39439 MAY 2018 WARNING
 CITY OF CORAL SPRINGS
 9551 WEST SAMPLE RD
 CORAL SPRINGS, FL 33065



2. Article Number (Transfer from service label)

7017 2680 0000 4987 3774

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 Brianna Thompson

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 |
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| <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 | |

Domestic Return Receipt