



**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 # 2014-793

ACCOUNT # 484120017010

ALTERNATE KEY # 38052

TAX DEED APPLICATION # 39441

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 15, Block W, Coral Springs Country Club Subdivision, according to the map or Plat thereof, as recorded in the Plat Book 60, Page 43, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 11231 NW 33 STREET, CORAL SPRINGS FL 33065-3522

OWNER OF RECORD ON CURRENT TAX ROLL:

11231 PROPERTY LLC

11231 NW 33 ST

CORAL SPRINGS, FL 33065-3522 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

11231 PROPERTY LLC

Instrument: 113791574

11231 NW 33RD STREET

CORAL SPRINGS, FL 33065 (Per Corrective Deed and Sunbiz. Corrects Deed in 113588179.)

ELM CORPORATE FILING SERVICES INC., REGISTERED AGENT

OBO 11231 PROPERTY LLC

880 SW 70TH AVE

MIAMI, FL 33144 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CHESWOLD (TL) LLC, BMO HARRIS BANK, NA AS SECURED PARTY.

PO BOX 12450

NEWARK, NJ 07101 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4841 20 01 7010

CURRENT ASSESSED VALUE: \$356,480

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 (Best image available.)	OR: 14957, Page: 617
Final Judgment of Name Change	OR: 39641, Page: 393
Divorce Judgment	OR: 41242, Page: 1945
Quit Claim Deed	OR: 41734, Page: 521
Warranty Deed	OR: 41734, Page: 523
Warranty Deed	OR: 48572, Page: 155
Quit Claim Deed	Instrument: 113588179

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	11231 NW 33 STREET, CORAL SPRINGS FL 33065-3522	ID #	4841 20 01 7010
Property Owner	11231 PROPERTY LLC	Millage	2812
Mailing Address	11231 NW 33 ST CORAL SPRINGS FL 33065-3522	Use	01

Abbreviated Legal Description	CORAL SPRINGS COUNTRY CLUB SUB 60-43 B LOT 15 BLK W
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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	\$62,520	\$293,960	\$356,480	\$356,480	
2017	\$62,520	\$293,960	\$356,480	\$349,920	\$7,857.25
2016	\$62,520	\$255,590	\$318,110	\$318,110	\$6,943.00

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$356,480	\$356,480	\$356,480	\$356,480
Portability	0	0	0	0
Assessed/SOH	\$356,480	\$356,480	\$356,480	\$356,480
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	\$356,480	\$356,480	\$356,480	\$356,480

Sales History			
Date	Type	Price	Book/Page or CIN
5/26/2016	DRR-T		113791574
6/26/2014	QCD-T	\$100	113588179
1/25/2012	WD-Q-SS	\$255,000	48572 / 155
3/24/2006	WD	\$550,000	41734 / 523
3/24/2006	QCD	\$178,300	41734 / 521

Land Calculations		
Price	Factor	Type
\$4.00	15,630	SF
Adj. Bldg. S.F. (Card, Sketch)		3028
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1974/1973		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
28	N		S					
R	1		S					
1			.35					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #39441

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:

LONGHINI, WILLIAM D
11261 NW 33 ST
CORAL SPRINGS, FL 33065-3522

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

HENRY, BARBARA
PO BOX 2396
CLEWISTON, FL 33440-6396

CHESWOLD (TL) LLC, BMO
HARRIS BANK, NA AS SECURED
PARTY. CHESWOLD (TL) LLC,
BMO HARRIS BANK, NA AS
SECURED PARTY.
PO BOX 12450
NEWARK, NJ 07101

11231 PROPERTY LLC
11231 NW 33RD STREET
CORAL SPRINGS, FL 33065

ELM CORPORATE FILING
SERVICES INC., REGISTERED
AGENT OBO 11231 PROPERTY
LLC
880 SW 70TH AVE
MIAMI, FL 33144

ROYAL PARK III CONDOMINIUM
ASSOCIATION, INC.
8295 NW 8 PL
CORAL SPRINGS, FL 33071

11231 PROPERTY LLC
C/O JULIAN GOMEZ BERROCAL
11231 NW 33 ST
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 39441

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: 484120-01-7010
Certificate Number: 793
Date of Issuance: 06/01/2015
Certificate Holder: CHESWOLD (TL) LLC,
Description of Property: CORAL SPRINGS COUNTRY CLUB SUB
60-43 B
LOT 15 BLK W

Name in which assessed: 11231 PROPERTY LLC
Legal Titleholders: 11231 PROPERTY LLC
11231 NW 33 ST
CORAL SPRINGS, FL 33065-3522

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: 34279.60

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

STATE OF FLORIDA COUNTY OF BROWARD:

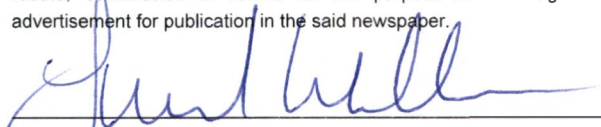
Before the undersigned authority personally appeared GUERLINE WILLIAMS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

39441
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 793

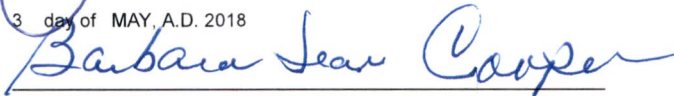
in the XXXX Court,
was published in said newspaper in the issues of

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

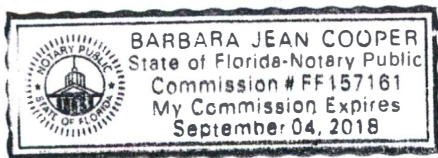
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and 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 39441

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CHESWOLD (TL) LLC,
Description of Property:
CORAL SPRINGS COUNTRY
CLUB SUB
60-43 B
LOT 15 BLK W
Name in which assessed:
11231 PROPERTY LLC
Legal Titleholders:
11231 PROPERTY LLC
11231 NW 33 ST
CORAL SPRINGS, FL 33065-3522

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 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: 34256.20
401-314
4/12-19-26 5/3 18-09/0000304538B

Assignment: 9911 Please Route To Supervisor Service Sheet # 18-016664

BROWARD COUNTY, FL vs. 11231 PROPERTY LLC
PLAINTIFF VS. DEFENDANT
TAX SALE NOTICE COUNTY/BROWARD
TYPE OF WRIT COURT HEARING DATE
11231 PROPERTY LLC 11231 NW 33 STREET
CORAL SPRINGS, FL 33065
5/16/2018
SERVE **SERVE A.S.A.P. RETURN TO TAX NOTICE TRAY**

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 4/12/2018
Date 4-12-18
 Served
 Not Served - see comments
4-12-18 at 1124A
Date Time

On 11231 PROPERTY LLC, in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

INDIVIDUAL SERVICE

SUBSTITUTE SERVICE:

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

CORPORATE SERVICE:

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

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

POSTED RESIDENTIAL: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183
1st attempt date/time: _____ 2nd attempt date/time: _____

POSTED COMMERCIAL: By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183
1st attempt date/time: _____ 2nd attempt date/time: _____

OTHER RETURNS: See comments

COMMENTS: Posted

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: Kim Bailey D.S.
Kim Bailey
ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484120-01-7010 (TD #39441)

RECEIVED SHERIFF
2018 APR 11 AM 9:27
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\$25,840.75

Or

* Amount due if paid by May 15, 2018\$26,169.63

*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

11231 PROPERTY LLC
11231 NW 33 ST
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 Limited Liability Company
11231 PROPERTY LLC

Filing Information

Document Number	L13000130958
FEI/EIN Number	APPLIED FOR
Date Filed	09/17/2013
Effective Date	09/16/2013
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/14/2016

Principal Address

11231 NW 33RD ST
CORAL SPRINGS, FL 33065

Mailing Address

11231 NW 33RD ST
CORAL SPRINGS, FL 33065

Registered Agent Name & Address

ELM CORPORATE FILING SERVICES INC
880 SW 70TH AVE
MIAMI, FL 33144

Name Changed: 01/14/2016

Authorized Person(s) Detail

Name & Address

Title MGRM

Montalvo, Bianca
11231 NW 33RD ST
CORAL SPRINGS, FL 33065

Annual Reports

Report Year	Filed Date
2015	01/14/2016
2016	01/14/2016
2017	01/09/2017

2017

01/09/2017

Document Images

[01/09/2017 -- ANNUAL REPORT](#)

View image in PDF format

[01/14/2016 -- REINSTATEMENT](#)

View image in PDF format

[05/01/2014 -- ANNUAL REPORT](#)

View image in PDF format

[09/17/2013 -- Florida Limited Liability](#)

View image in PDF format

WARRANTY DEED
STATUTORY
1 689 02

This Indenture,

87479107

(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.)

Made this 12th day of NOVEMBER A. D. 1987
BETWEEN

JOSEPH D'ALESSANDRO and MARIE D'ALESSANDRO, his wife
of the County of Broward in the State of Florida party(ies) of the first part, and
JOHN L. PALACIO and MONICA E. PALACIO, his wife
of the County of Broward in the State of Florida whose post office address is
11231 N.W. 33RD STREET, CORAL SPRINGS, FLORIDA 33065
party(ies) of the second part

Witnesseth, That the said party(ies) of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to 1st party in hand paid by the said party(ies) of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said party(ies) of the second part, their heirs and assigns forever the following described land, situate, and being in the County of Broward State of Florida to wit

Lot 15 in Block W, of CORAL SPRINGS COUNTRY CLUB SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 60, Page 43, of the Public Records of Broward County, Florida.

Subject to taxes for the year 1988 and subsequent years not yet due and payable. Subject to Easements, Restrictions of record, if any.

GRANTORS HEREIN STATE THAT THEY HAVE REMAINED CONTINUOUSLY MARRIED TO EACH OTHER FROM A DATE PRIOR TO THE DATE THEY ACQUIRED TITLE TO SUBJECT PROPERTY UP TO AND INCLUDING THE DATE OF THIS DEED.

And the said party(ies) of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever

In Witness Whereof, The said party(ies) of the first part have(s) hereunto set their hands and seals the day and year first above written

Signed, sealed and delivered in the presence of:

Joseph L. Palacio
witness as to all parties

Monica E. Palacio
witness as to all parties

Joseph D'Alessandro
JOSEPH D'ALESSANDRO
Marie D'Alessandro
MARIE D'ALESSANDRO

L.S.
L.S.
L.S.
L.S.

RECORDED IN PLAT BOOK 60, PAGE 43
NOV 12 1987
CLERK OF COUNTY RECORDS
BROWARD COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JOSEPH D'ALESSANDRO and MARIE D'ALESSANDRO, his wife

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of NOVEMBER A. D. 1987

Notary Public, State of Florida at Large
My Commission Expires October 10, 1991
PUBLIC

This Instrument prepared by: Town & Country Title Guaranty of Hollywood
Address: 6600 Taft Street
Hollywood, Florida 33024

FILE NO: 87-1981K

WILL CALL: TOWN & COUNTRY TITLE GUARANTY OF HOLLYWOOD
6600 Taft Street
Hollywood, Florida 33024

BK 14957PG0617

512

13
Jo

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

FAMILY DIVISION

CASE NO.: 05-5496 FMCE (38/93)

IN RE: THE NAME CHANGE OF
MONICA ELIZABETH PALACIO,
Petitioner.

_____ /

FILED FOR RECORD
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLA.
05 MAY 12 AM 10:37
CIRCUIT CIVIL

FINAL JUDGMENT OF NAME CHANGE

THIS CAUSE having come before the Court this _____ day of May, 2005, upon the sworn Petition for Change of Name filed by Petitioner, Monica Elizabeth Palacio, and the Court, having reviewed the pleadings in this action, heard testimony of the Petitioner, and being otherwise fully advised in the premises, makes **FINDINGS OF FACT** as follows:

- A. The details regarding the residence, education and places of employment in the Petition for Change of Name are accepted.
- B. Petitioner has never been adjudicated bankrupt.
- C. Petitioner has never been convicted of a felony.
- D. No money judgment has ever been entered against Petitioner.
- E. Petitioner does not have a criminal record.
- F. The Petition for Change of Name was not filed for any ulterior or illegal purpose.

②

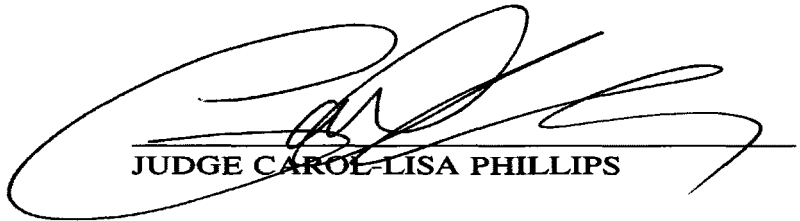
CASE NO.: 05-5496 FMCE (38/93)

G. The change of name of Petitioner will not invade the property rights of others.

It is therefore hereby **ORDERED AND ADJUDGED** as follows:

1. The Petition for Change of Name is **GRANTED**.
2. Petitioner's name is hereby changed to **MONICA ELIZABETH MONTALVO**, and Petitioner shall hereafter be known as **MONICA ELIZABETH MONTALVO**.

DONE AND ORDERED in Chambers at Miami, Miami-Dade County, Florida, this 12 day of May, 2005.



JUDGE CAROL-LISA PHILLIPS

Copies furnished to:
Susan L. Alspector, Esquire
Palacio\Final Judgment Name Change.wpd

WD

12

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

Case No.: 04-14678
Division: 38/93

JOHN PALACIOS,
Petitioner,

and

MONICA PALACIOS,
Respondent

**FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE
WITH MEDIATED SETTLEMENT AGREEMENT**

This cause came before this Court on January 5, 2006 for hearing upon the Petition for Dissolution of Marriage and answer filed herein. The Court, having reviewed the file and heard the testimony of the parties, makes these findings of fact and reaches these conclusions of law:

RECEIVED
CLERK, COUNTY COURT
BROWARD COUNTY
2006 JAN -5 AM 10:15
COPY/VIEW ROOM

1. The Court has jurisdiction over the subject matter and the parties.
2. At least one party has been a resident of the State of Florida for more than 6 months immediately before filing the Petition for Dissolution of Marriage.
3. The marriage between the parties is irretrievably broken. Therefore, the marriage between the parties is dissolved, and the parties are restored to the status of being single.

SECTION I. MARITAL ASSETS AND LIABILITIES

The assets and liabilities of the parties have been valued and distributed by the December 27, 2005 mediated settlement agreement attached hereto as Exhibit 1. The Court finds that the agreement was voluntarily entered into by the parties during the course of mediation after each party made financial disclosure to the other. The Court finds that each party had the advice of counsel in the negotiation of said agreement and that each entered into this agreement understanding its terms and conditions, intending to be bound by its terms. The Court further finds that the distribution of assets and liabilities in this agreement is fair and equitable.

SECTION II. EXCLUSIVE USE AND POSSESSION OF HOME

1. Respondent shall have use and possession of the dwelling described in 11231 N.W. 33rd Street, Coral Springs, Florida pursuant to the terms of the Agreement. The Respondent shall make all mortgage payments, insurance payments and taxes as the same become and she shall hold the Petitioner harmless thereon.
2. If the Respondent is unable to buy out the Petitioner's interest in accordance with the terms of the agreement, the dwelling shall be sold and the net proceeds divided in accordance with the provisions of the agreement. Proceeds due to the Petitioner by reason of buy or sale shall be paid to the Petitioner in care of the Trust Account of Roberta Fox PA in accordance with the terms of the agreement.

SECTION III. CHILD OF THE PARTIES.The child born to the parties during the marriage has

9

reached majority. Neither party is obligated for the support and maintenance of said child.

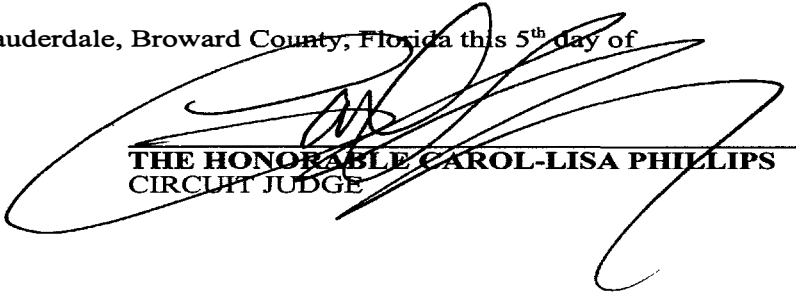
SECTION IV. ALIMONY. Pursuant to the terms of the agreement, neither party is entitled to an award of alimony from the other party and their respective claims for support and maintenance against the other party are denied.

SECTION VII. ATTORNEY FEES, COSTS, AND SUIT MONEY . In accordance with the terms of the agreement, Petitioner and Respondent's requests for attorney fees, costs and suit money are denied .

SECTION VIII. OTHER PROVISIONS

1. **Former Name.** The wife's former name of Manuelo is restored.
2. The Court reserves jurisdiction to enforce this Final Judgment.
3. The attached mediated settlement is ratified, approved and incorporated into this final judgment of dissolution of marriage as though fully set forth here. The parties are ordered to comply with each and every terms contained there.

DONE AND ORDERED at Ft. Lauderdale, Broward County, Florida this 5th day of
January 2006.



THE HONORABLE CAROL-LISA PHILLIPS
CIRCUIT JUDGE

Copies to:

John Palacios
Monica Palacios
Roberta Fox
Itzhak Bachar

John L. Palacio
and
Monica E. Palacio

P1

[Redacted]
Judge Phillips

mediated Settlement

1) The parties agree that they desire to settle all outstanding issues regarding their dissolution of marriage.

2) Both parties agree that they own a marital residence located at:
11231 NW 33RD St., Coral Springs, FL 33065.

The parties agree that the appraised value is \$550,000.00 that the mortgage balance is approx. \$188,000.00 with a pre-payment penalty of \$5420.00.

The wife desires to purchase the husband's interest in the home.

The husband agrees to execute a quit claim deed to be held by his counsel until the amount of

[Handwritten initials]

The wife will be entitled to retain any escrow refunds for the home. p2.

#178,290.00 is paid for the husband's 50% equitable distribution of the residence.

This Amount to be paid to the trust account of ~~Rebecca Fulton~~ ^{Fulton} ~~509 S.W. 28th Ter~~ ^{509 S.W. 28th Ter}; Miami, FL.

The wife will provide proof within the next 15 days to husband's counsel that all utilities: water, telephone, FPL, cable, garbage has been transferred from the husband's name into the wife's name.

Any outstanding utility bills for the home in the husband's name will be paid in full by the wife. The husband will cooperate with consent necessary for transfer.

3) The parties agree that this refinancing will be completed within the next 60 days.

Should the wife fail to acquire this refinancing she will immediately place the home for sale.

Both parties will agree to the selection of a licensed realtor utilizing the MLS system to sell the residence. The parties

p 3.

agree to list the residence at the appraised value unless they both agree in writing to an alternate value.

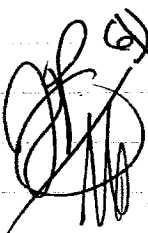
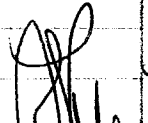
The wife will cooperate with the sale including allowing the property to be shown by lock box.

Upon Sale the parties agree that they will pay the reasonable costs of the sale; Realtor fee's; necessary repairs for sale and the outstanding mortgage. After the above the parties agree to split the proceeds 50% each.

4) Both parties waive any claim for alimony in any form.

5) Both parties will pay their own attorney's fee's and costs.

p4

- 
 The wife agrees to return the husband's 2 gold watches to his counsel within the next 5 days. The wife represents that the daughter sold the watches for \$500.^{CC}/_{XX}
- 7) The parties agree that they will file separate tax returns for 2003 and 2004 and 2005.
 - 8) The parties agree that any and all revenue that may be received in the future for patents applied for by the husband will be the sole property.
 - 9) The wife agrees that she will hold the husband harmless for any and all liabilities associated with the business Integrated Cargo Management. The husband waives any claim relating to that business in any manner.
- 

p 5.

- 10) Both parties will be responsible for any and all debts held in their individual names. Each party will retain any entangled accounts held in their individual names.

Each party will retain and hold the other harmless for the vehicles which they drive.

- 11) The parties agree that the husband will be entitled to acquire the following property from the marital residence within the next 15 days:

See Exhibit "A" attached.

- 12) Should either party incur legal expenses in order to enforce the terms of this agreement the party who fails to produce or provide as indicated in this agreement will be

pb

responsible for the non-
defaulting parties full
fee's and costs etc to be
reimbursed.

Both parties agree that they
have voluntarily entered
this agreement with
advice of Counsel. No
duress, coercion, threats
or intimidation having
been suffered.
No tax advice has been
provided to either party.

John Palacio
John Palacio

Monica Palacio
Monica Palacio

Roberta Fulton Esq
Roberta Fulton Esq

Itzhak Bachery
Itzhak Bachery

Jose A Julia
mediator
12/27/05.

POLACIO



Exhibit "A"

The husband will acquire in perfect condition the following:

- 1) (2) VAZQUEZ paintings \$1500. each.
- 2) (1) MIDERAS - premarital from father \$10,000.00
- 3) (1) KINGMAN - (\$10,000.00)
- 4) (1) GULF - (untaken) premarital purchase date on the Book 1981.

these will be delivered to husband's counsel's office within the next 15 days.

~~Handwritten mark~~

John Polacio

Henric Polacio

Robert Sulbon

Attorney for wife

Prepared by:
Roberta Fulton Fox, Esq
GROVE PLAZA, FIRST FLOOR, SUITE 1
2900 SW 28TH TERRACE
MIAMI, Florida 33133

When recorded return to:
Roberta Fulton Fox, Esq
GROVE PLAZA, FIRST FLOOR, SUITE 1
2900 SW 28TH TERRACE
MIAMI, Florida 33133

(Space above this line reserved for recording office use only)

QUIT-CLAIM DEED

1. IDENTIFICATION OF GRANTOR


Grantor's name and address is: John Palacios, single man
7270 NW 12th Street
Suite 840
Miami, Florida 33126

Monica Montalvo fka Palacio, a single woman
11231 N.W. 33rd Street
Coral Springs, FL 33065

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: Monica Montalvo
11231 N.W. 33rd Street
Coral Springs, FL 33065

Monica Montalvo's tax identification number is: 

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

Lot 15 Blk W Coral Springs Country Club Sub P.B. 60/43B of the public records of Broward County, Florida.

2

The Property Appraiser's Parcel Identification Number is 8120-01-7010.

5. CONSIDERATION

Ten Dollars and other good and valuable consideration plus consideration set forth in that certain mediated settlement agreement attached to the final judgment entered in the dissolution of marriage action on January 5, 2006, dissolving the marriage of the grantors in Case No. 04-14678 (38/83) of the 17th Judicial Circuit in and for Broward County, Florida, receipt of which is acknowledged.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, we convey, remise (to give up a claim), and quit claim (transfer without warranty) to you any interest we may have in and to the Real Property.

Executed on 1/5 2006.
John Palacio
John Palacio, a single man

Monica Montalvo
Monica Montalvo fka Palacio, a single woman

Witnesses

For John Palacio
Signed in the presence of:
Roberta Fox
Printed Name Roberta Fox
Sarah Porter
Printed Name: Sarah Porter
Dated January 5, 2006

Witnesses

For Monica Montalvo fka Palacio
Signed in the presence of:
Violeta Montalvo
Printed Name Violeta Montalvo
Carissa Lopez
Printed Name: Carissa Lopez
Dated 3/24/ 2006

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 5th day of January, 2006, by John Palacios, a single man, who is personally known to me or has produced a Florida Driver's License as identification.

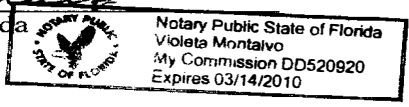
Heidi L. Porter
Notary Public - State of Florida



STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 24th day of March, 2006, by Monica Montalvo aka Palacio, who is personally known to me or has produced Florida Driver's License as identification.

Violeta Montalvo
Notary Public - State of Florida



7

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Maria Eugenia Gonzalez
M.G. TITLE SERVICES, INC.
8301 CORAL WAY
MIAMI, FLORIDA 33155
Property Appraisers Parcel Identification (Folio) Numbers: **4841-2001-7010**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the **24th** day of **March, 2006** by **MONICA E. MONTALVO f/k/a MONICA E. PALACIO, an unmarried woman**, whose post office address is **11231 NW 33 STREET, CORAL SPRINGS, FLORIDA 33065** herein called the grantor, to **ERNESTO CESLAO MONTALVO and MARIA BUITRON MONTALVO, HIS WIFE**, whose post office address is **11231 NW 33 STREET, CORAL SPRINGS, FLORIDA 33065**, hereinafter called the Grantees:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **BROWARD County, State of Florida, viz.:**

Lot 15, in Block W, of CORAL SPRINGS COUNTRY CLUB SUBDIVISION, according to the Plat thereof, as Recorded in Plat Book 60, Page 43, of the Public Records of BROWARD County Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2006 and thereafter.

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

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

AND, the grantor hereby covenants with said grantees 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, and hereby 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, 2005.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

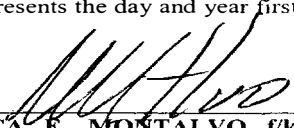
Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

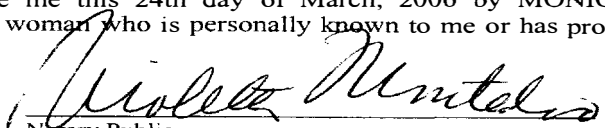


MONICA E. MONTALVO f/k/a MONICA E. PALACIO

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 24th day of March, 2006 by **MONICA E. MONTALVO f/k/a MONICA E. PALACIO**, a single woman who is personally known to me or has produced _____ as identification.

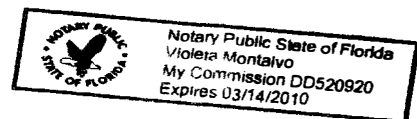
SEAL



Notary Public

Printed Notary Name

My Commission Expires:



Prepared By and Return To:

Marcia Gomez
Roberto & Associates Title Agency, Inc.
2151 East Commercial Boulevard, Suite 203
Fort Lauderdale, FL 33308

File No. 11-3333

Property Appraiser's Parcel I.D. (folio) Number(s)

484120-01-7010

WARRANTY DEED

THIS WARRANTY DEED dated February 20, 2012, by ERNESTO CESLAO MONTALVO and MARIA BUITRON MONTALVO, husband and wife, whose post office address is Ave Los Shyris #N35-144 y Suecia, Edificio Renazzo Plaza, Oficina 401 Quito, Ecuador, hereinafter called the grantor, to JULIAN GOMEZ, a single man, whose post office address is 11231 NW 33 ST., CORAL SPRINGS, FL 33065, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of \$255,000.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Broward County, Florida, to wit:

Lot 15, Block W, Coral Springs Country Club Subdivision, according to the map or plat thereof, as recorded in Plat Book 60, Page(s) 43, of the Public Records of Broward County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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, 2011

2

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
(Witness Signature)

BIANCA MONTALVO

[Signature]

(Witness Signature)

BIANCA MONTALVO

[Signature]
ERNESTO CESLAO MONTALVO

[Signature]
MARIA BUITRON MONTALVO

Ave Los Shyris #N35-144 y Suecia
(Address)

Edificio Renazzo Plaza, Oficina 401 Quito, Ecuad
(Address)

STATE OF Florida

COUNTY OF Broward

I, Edwin Cevallos, a Notary Public of the County and State first above written, do hereby certify that ERNESTO CESLAO MONTALVO and MARIA BUITRON MONTALVO, [] personally known to me or [] who produced _____ as identification, personally appeared before me this 25 day of January, 2012 and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25 day of January, 2012.

[Signature]
Notary Public

My Commission Expires:



REPUBLIC OF ECUADOR
PROVINCE OF PICHINCHA
CITY OF QUITO
EMBASSY OF THE UNITED STATES OF AMERICA

Prepared by and Return To:

JULIAN GOMEZ BERROCAL 11231 NW 33RD ST
CORAL SPRINGS, FL 33065

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 26th day of June, 2014, by first party Mr. Julian Gomez Berrocal whose post office address is 11231 NW 33'a Street, Coral Springs, Florida 33065 to second party, 11231 PROPERTY LLC whose post office address is, 11231 NW 33rd Street, Coral Springs, Florida 33065.

WITNESSETH , That the said first party, for good consideration and for the sum of **TEN AND NO/ 100 DOLLARS (\$10.00)**, and other valuable considerations paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever , all the right, title, mterest and claim which the sa1d f1rst party has in and to the following described parcel of land, and improvements and appurtenances thereto 1n the County of Broward, State of Florida , to wit:

Lot 15, Block W, Coral Springs Country Club Subdivision, according to the map or Plat thereof, as recorded in the Plat Book 60 Page(s) 43 of the Public Records of Broward County, Florida.

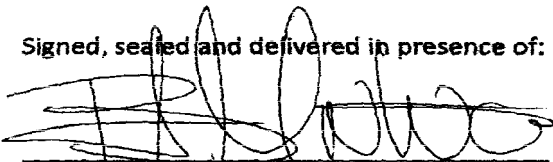
Subject to easements, restrictions and imitations of records, if any

Parcel Identification Number: N/A

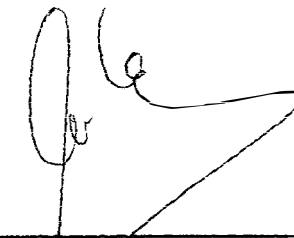
Address: 11231 NW 33'd Street, Coral Springs, Florida 33065.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

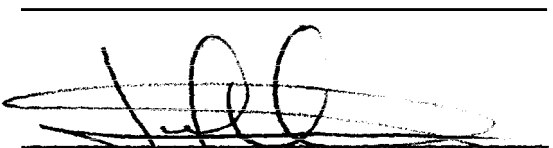
Signed, sealed and delivered in presence of:



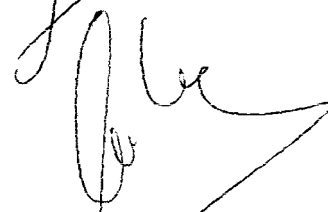
Witness **BIANCA MONTALVO**



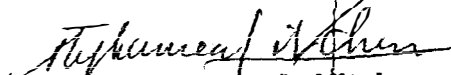
Mr. Julian Gomez Berrocal



Witness
Property LLC



Mr. Julian Gomez Berrocal on behalf of 11231


Stephanie A. Kitchen
Vice Consul of the
United States of America

Subscribed and sworn to before me
this.....26th day of June....., 20.14...

REPUBLIC OF ECUADOR
PROVINCE OF PICHINCHA
CITY OF QUITO
EMBASSY OF THE UNITED STATES OF AMERICA } SS

Prepared by and Return To:

JULIAN GOMEZ 11231 NW 33RD ST
CORAL SPRINGS, FL 33065

THIS DEED IS BEING RECORDED TO CORRECT THE NAME OF JULIAN GOMEZ

CORRECTIVE QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 26th day of May, 2016, by first party Mr. Julian Gomez, whose post office address is 11231 NW 33rd Street, Coral Springs, Florida 33065 to second party, 11231 PROPERTY LLC whose post office address is, 11231 NW 33rd Street, Coral Springs, Florida 33065.

WITNESSETH , That the said first party, for good consideration and for the sum of TEN AND NO/ 100 DOLLARS (\$10.00), and other valuable considerations paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever , all the right, title, mterest and claim which the sa1d f1rst party has in and to the following described parcel of land, and improvements and appurtenances thereto 1n the County of Broward, State of Florida , to wit:

Lot 15, Block W, Coral Springs Country Club Subdivision ,according to the map or Plat thereof ,as recorded in the Plat Book 60 Page(s) 43 of the Public Records of Broward County, Florida.

Subject to easements, restrictions and imitations of records, if any

PROPERTY ID: 484120-01-7010

Address: 11231 NW 33rd Street, Coral Springs, Florida 33065.

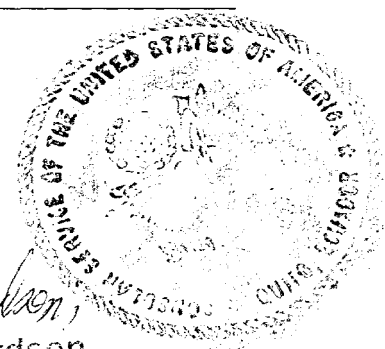
IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Sherilyn Hill
Witness SHERILYN HILL

Julian Gomez
Mr. Julian Gomez

Blanca Montalvo
Witness BLANCA MONTALVO



Rebeca Richardson
Rebeca Richardson
Adjudication Specialist
United States of America

Subscribed and sworn to before me
this 26th day of May, 2016

INDEFINITE

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

DATE: April 2nd, 2018
PROPERTY ID # 484120-01-7010 (TD # 39441)

WARNING

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

LONGHINI, WILLIAM D
11261 NW 33 ST
CORAL SPRINGS, FL 33065-3522

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 11231 NW 33 ST 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\$25,840.75
- Or
- * Amount due if paid by May 15, 2018\$26,169.63

*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 # 484120-01-7010 (TD # 39441)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 11231 NW 33 ST 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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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 # 484120-01-7010 (TD # 39441)

WARNING

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

HENRY, BARBARA
PO BOX 2396
CLEWISTON, FL 33440-6396

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 11231 NW 33 ST 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\$25,840.75
- Or
- * Amount due if paid by May 15, 2018\$26,169.63

***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 # 484120-01-7010 (TD # 39441)

WARNING

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

CHESWOLD (TL) LLC, BMO HARRIS BANK, NA
AS SECURED PARTY. CHESWOLD (TL) LLC,
BMO HARRIS BANK, NA AS SECURED PARTY.
PO BOX 12450
NEWARK, NJ 07101

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 11231 NW 33 ST 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\$25,840.75
- Or
- * Amount due if paid by May 15, 2018\$26,169.63

*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 # 484120-01-7010 (TD # 39441)

WARNING

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

11231 PROPERTY LLC
11231 NW 33RD STREET
CORAL SPRINGS, FL 33065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 11231 NW 33 ST 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.

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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 # 484120-01-7010 (TD # 39441)

WARNING

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

ELM CORPORATE FILING SERVICES INC., REGISTERED AGENT
OBO 11231 PROPERTY LLC
880 SW 70TH AVE
MIAMI, FL 33144

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 11231 NW 33 ST 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.

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

DATE: April 2nd, 2018
PROPERTY ID # 484120-01-7010 (TD # 39441)

WARNING

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

ROYAL PARK III CONDOMINIUM ASSOCIATION, INC.
8295 NW 8 PL
CORAL SPRINGS, FL 33071

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 11231 NW 33 ST 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.

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www.broward.org/recordstaxestreasury

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

DATE: April 2nd, 2018
PROPERTY ID # 484120-01-7010 (TD # 39441)

WARNING

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

11231 PROPERTY LLC
C/O JULIAN GOMEZ BERROCAL
11231 NW 33 ST
CORAL SPRINGS, FL 33065

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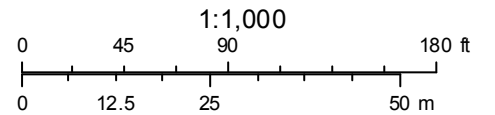
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury



February 27, 2018



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

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

OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postmark
Here

Postage

\$ _____

Total Postage

\$ _____

Sent To

Street and Apt.

City, State, Zip

TD 39441 MAY 2018 WARNING

11231 PROPERTY LLC
C/O JULIAN GOMEZ BERROCAL
11231 NW 33 ST
CORAL SPRINGS, FL 33065

7037 2680 0000 4987 3972

7017 2680 0000 4987 3965

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postmark
Here

Postage

\$ _____

Total Postage:

\$ _____

Sent To

TD 39441 MAY 2018 WARNING
 ROYAL PARK III CONDOMINIUM ASSOCIATION, INC.
 8295 NW 8 PL
 CORAL SPRINGS, FL 33071

Street and Apt.

City, State, ZIP

7017 2680 0000 4987 3958

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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

Postmark
Here

Postage

\$ _____

Total Postage

TD 39441 MAY 2018 WARNING

ELM CORPORATE FILING SERVICES INC., REGISTERED
 AGENT OBO 11231 PROPERTY LLC
 880 SW 70TH AVE
 MIAMI, FL 33144

Sent To _____

Street and A _____

City, State, Z _____

7017 2680 0000 4987 3941

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

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

OFFICIAL USE

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

Postmark
Here

Postage	\$
Total Postage	\$

TD 39441 MAY 2018 WARNING

Sent To	11231 PROPERTY LLC
Street and	11231 NW 33RD STREET
City, State,	CORAL SPRINGS, FL 33065

7037 2680 0000 4987 3934

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postmark
Here

Postage

\$ _____

Total Postage

\$ _____

TD 39441 MAY 2018 WARNING

Sent To CHESWOLD (TL) LLC, BMO HARRIS BANK, NA AS SECURED PARTY.

CHESWOLD (TL) LLC, BMO HARRIS BANK, NA AS SECURED PARTY.

Street or PO BOX 12450

City, State NEWARK, NJ 07101

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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

Postmark
Here

Postage
\$

Total Postage :

TD 39441 MAY 2018 WARNING

Sent To
Street and Apt.
City, State, ZIP

HENRY, BARBARA
PO BOX 2396
CLEWISTON, FL 33440-6396

7037 2680 0000 4987 3927

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

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

OFFICIAL USE

7017 2680 0000 4987 3910

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

Postmark
Here

Postage
\$
Total Postage
\$

TD 39441 MAY 2018 WARNING

Sent To
Street and A
City, State, z

CITY OF CORAL SPRINGS
9551 WESTSAMPLE RD
CORAL SPRINGS, FL 33065

7017 2680 0000 4987 3903

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

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

OFFICIAL USE

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

Postmark
Here

Postage
\$ _____

Total Postage
\$ _____

Sent To _____

Street and _____

City, State _____

TD 39441 MAY 2018 WARNING

LONGHINI, WILLIAM D
11261 NW 33 ST
CORAL SPRINGS, FL 33065-3522

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 39441 MAY 2018 WARNING
 11231 PROPERTY LLC
 C/O JULIAN GOMEZ BERROCAL
 11231 NW 33 ST
 CORAL SPRINGS, FL 33065



2. Article Number (Transfer from service label)

7017 2680 0000 4987 3972

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery
 Rich Montez 4/16/18

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 39441 MAY 2018 WARNING
 ROYAL PARK III CONDOMINIUM ASSOCIATION, INC.
 8295 NW 8 PL
 CORAL SPRINGS, FL 33071



9590 9402 3578 7305 3524 19

2. Article Number (Transfer from service label)

7017 2680 0000 4987 3965

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 A. PRIZE 4-16-18

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 39441 MAY 2018 WARNING
 11231 PROPERTY LLC
 11231 NW 33RD STREET
 CORAL SPRINGS, FL 33065



2. Article Number (Transfer from service label)

7017 2680 0000 4987 3941

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

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

SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 39441 MAY 2018 WARNING
 LONGHINI, WILLIAM D
 11261 NW 33 ST
 CORAL SPRINGS, FL 33065-3522



2. Article Number (Transfer from service label)

7017 2680 0000 4987 3903

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
Xy Longhini

B. Received by (Printed Name) *L Longhini* 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 |
| <input type="checkbox"/> Mail 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 39441 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 3910

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

Brianna Thompson

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