



**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 # 2014-18250

ACCOUNT # 514025AF3780

ALTERNATE KEY # 585502

TAX DEED APPLICATION # 39449

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:

Condominium Unit No. 206, Building 56, of AVENTINE AT MIRAMAR, a Condominium, Phase 1 and Phase 2, according to the Declaration thereof, as recorded in Official Records Book 40480, at Page 1574, of the Public Records of Broward County, Florida, together with all amendments thereto, if any including that said amendment adding Phase II, in Official Records Book 42541, Page 554-678, and together with an undivided interest in the common elements thereof in accordance with said Declaration.

PROPERTY ADDRESS: 2582 CENTERGATE DRIVE #206, MIRAMAR FL 33025

OWNER OF RECORD ON CURRENT TAX ROLL:

ANTONIO ABRAJIM

OLIVIA ABRAJIM

2582 CENTERGATE DR # 206

MIRAMAR, FL 33025 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ANTONIO ABRAJIM AND OLIVIA ABRAJIM

Instrument: 114765156

2582 CENTERGATE DRIVE #206

MIRAMAR, FL 33025 (Per Deed)

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)

AVENTINE AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.

2436 CENTERGATE DR

MIRAMAR, FL 33025 (Per Sunbiz. Declaration recorded in 40480-1574.)

JOHN C GOEDE ESQ., REGISTERED AGENT
OBO AVENTINE AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.
8950 FONTANA DEL SOL WAY SUITE #100
NAPLES, FL 34109 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5140 25 AF 3780

CURRENT ASSESSED VALUE: \$150,080

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: 42971, Page: 658
(Deed out of the Developer)

Certificate of Title OR: 50617, Page: 1562

Warranty Deed OR: 50732, Page: 725

Warranty Deed OR: 50935, Page: 1530

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	2582 CENTERGATE DRIVE #206, MIRAMAR FL 33025	ID #	5140 25 AF 3780
Property Owner	ABRAJIM,ANTONIO ABRAJIM,OLIVIA	Millage	2713
Mailing Address	2582 CENTERGATE DR # 206 MIRAMAR FL 33025	Use	04

Abbreviated Legal Description	AVENTINE AT MIRAMAR CONDO PHASE II UNIT 206 BLDG 56
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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	\$15,010	\$135,070	\$150,080	\$150,080	
2017	\$15,010	\$135,070	\$150,080	\$148,530	\$3,454.99
2016	\$13,500	\$121,530	\$135,030	\$135,030	\$3,226.61

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$150,080	\$150,080	\$150,080	\$150,080
Portability	0	0	0	0
Assessed/SOH	\$150,080	\$150,080	\$150,080	\$150,080
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	\$150,080	\$150,080	\$150,080	\$150,080

Sales History				Land Calculations			
Date	Type	Price	Book/Page or CIN	Price	Factor	Type	
7/21/2015	QCD-T	\$100	114765156				
7/9/2014	WD-Q	\$154,000	112409350				
4/17/2014	SWD-D	\$123,000	112250365				
2/20/2014	CET-D	\$108,000	112157898				
10/3/2006	SWD	\$260,900	42971 / 658				
					Adj. Bldg. S.F.		1072
					Units/Beds/Baths		1/2/2
					Eff./Act. Year Built:		2006/2003

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
27			2C			MM		
R			2C					
1			.06			1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #39449

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:

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

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

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

AVENTINE AT MIRAMAR
CONDOMINIUM ASSOCIATION,
INC.
2436 CENTERGATE DR
MIRAMAR, FL 33025

JOHN C GOEDE ESQ.,
REGISTERED AGENT OBO
AVENTINE AT MIRAMAR
CONDOMINIUM ASSOCIATION,
INC.
8950 FONTANA DEL SOL WAY
SUITE #100
NAPLES, FL 34109

ANTONIO ABRAJIM
2582 CENTERGATE DRIVE #206
MIRAMAR, FL 33025

OLIVIA ABRAJIM
2582 CENTERGATE DR #206
MIRAMAR, FL 33025

ANTONIO ABRAJIM
1628 NW 143 TER
PEMBROKE PINES, FL 33028

OLIVIA ABRAJIM
1628 NW 143 TER
PEMBROKE PINES, FL 33028

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 39449

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: 514025-AF-3780
Certificate Number: 18250
Date of Issuance: 06/01/2015
Certificate Holder: CHESWOLD (TL) LLC,
Description of Property: AVENTINE AT MIRAMAR CONDO
PHASE II
UNIT 206 BLDG 56

A CONDOMINIUM, PHASE 1 AND PHASE 2, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 40480, PAGE 1574, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO, IF ANY INCLUDING THAT SAID AMENDMENT ADDING PHASE II, IN OFFICIAL RECORDS BOOK 42541, PAGE 554-678, AND TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF IN ACCORDANCE WITH SAID DECLARATION.

Name in which assessed: ABRAJIM, ANTONIO ABRAJIM, OLIVIA
Legal Titleholders: ABRAJIM, ANTONIO
ABRAJIM, OLIVIA
2582 CENTERGATE DR # 206
MIRAMAR, FL 33025

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

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: 12791.90

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

39449
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER 18250

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

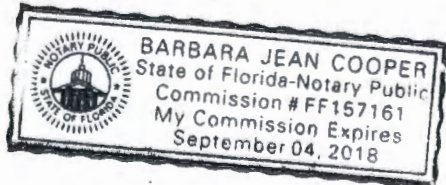
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and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

[Handwritten Signature]

Sworn to and subscribed before me this
3 day of MAY, A.D. 2018

[Handwritten Signature: Barbara Jean Cooper]

(SEAL)
GUERLINE WILLIAMS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 39449**

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Property ID: 514025-AF-3780
Certificate Number: 18250
Date of Issuance: 06/01/2015

Certificate Holder:
CHESWOLD (TL) LLC,
Description of Property:

AVENTINE AT MIRAMAR CONDO
PHASE II
UNIT 206 BLDG 56
A CONDOMINIUM, PHASE 1
AND PHASE 2, ACCORDING TO
THE DECLARATION THEREOF,
AS RECORDED IN OFFICIAL
RECORDS BOOK 40480, PAGE
1574, OF THE PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA,
TOGETHER WITH ALL AMEND-
MENTS THERETO, IF ANY INCLUD-
ING THAT SAID AMENDMENT
ADDING PHASE II, IN OFFICIAL
RECORDS BOOK 42541, PAGE
554-678, AND TOGETHER WITH
AN UNDIVIDED INTEREST IN
THE COMMON ELEMENTS THERE-
OF IN ACCORDANCE WITH SAID
DECLARATION.

Name in which assessed:
ABRAJIM, ANTONIO ABRAJIM,
OLIVIA

Legal Titleholders:
ABRAJIM, ANTONIO
ABRAJIM, OLIVIA
2582 CENTERGATE DR # 206
MIRAMAR, FL 33025

SEE ATTACHED

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

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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: 12767.97

401-314

4/12-19-26 5/3 18-11/0000304536B

Assignment: 10861 **SERVE A S A P. RETURN TO TAX NOTICE TRAY** Service Sheet # 18-016666

BROWARD COUNTY, FL vs. ABRAJIM, ANTONIO; ET AL TD 39449
PLAINTIFF VS. DEFENDANT
TAX SALE NOTICE COUNTY/BROWARD 5/16/2018
TYPE OF WRIT COURT HEARING DATE
ABRAJIM, ANTONIO &/OR ABRAJIM, OLIVIA 2582 CENTERGATE DRIVE, #206
SERVE MIRAMAR, FL 33025

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
Date 4/12/18 0900
10861

Served
 Not Served - see comments
Date 4/12/18 at 0908 Time

On **ABRAJIM, ANTONIO &/OR ABRAJIM, OLIVIA** 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: 4/12/18 0908 POSTED (10861)

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: [Signature] D.S.
SCOTT JONES - MCDUFFIE

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514025-AF-3780 (TD #39449)

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\$12,630.93

Or

* Amount due if paid by May 15, 2018\$12,791.90

*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

ABRAJIM, ANTONIO AND/OR
ABRAJIM, OLIVIA
2582 CENTERGATE DRIVE #206
MIRAMAR, FL 33025

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

AVENTINE AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N05000008578
FEI/EIN Number	20-3486184
Date Filed	08/19/2005
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	04/10/2007
Event Effective Date	NONE

Principal Address

2436 CENTERGATE DR
MIRAMAR, FL 33025

Mailing Address

2436 CENTERGATE DR
MIRAMAR, FL 33025

Registered Agent Name & Address

GOEDE, JOHN CESQ.
8950 FONTANA DEL SOL WAY
SUITE #100
NAPLES, FL 34109

Name Changed: 01/26/2009

Address Changed: 01/27/2011

Officer/Director Detail

Name & Address

Title ST

FONTAINE, M-LUNIE
2436 CENTERGATE DR.
MIRAMAR, FL 33025

Title President

Draycott, Angie
2436 CENTERGATE DR
MIRAMAR, FL 33025

Title VP

GIRALDO, MAURICIO
2436 CENTERGATE DR
MIRAMAR, FL 33025

Annual Reports

Report Year	Filed Date
2015	03/06/2015
2016	03/02/2016
2017	04/21/2017

Document Images

04/21/2017 -- ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
03/06/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
01/24/2012 -- ANNUAL REPORT	View image in PDF format
01/27/2011 -- ANNUAL REPORT	View image in PDF format
02/17/2010 -- ANNUAL REPORT	View image in PDF format
02/19/2009 -- ANNUAL REPORT	View image in PDF format
01/26/2009 -- Reg. Agent Change	View image in PDF format
02/25/2008 -- ANNUAL REPORT	View image in PDF format
04/10/2007 -- REINSTATEMENT	View image in PDF format
08/19/2005 -- Domestic Non-Profit	View image in PDF format

Prepared by:
Louis D. Zaretsky, Esq.
Royal Title and Escrow Company, Inc.
2439 Centergate Drive, Ste 201
Miramar, FL 33025

FOLIO # 11024-12-00200(underlying land) (MASTER)

Grantees Social Security Number(s):

SPECIAL CONDOMINIUM WARRANTY DEED

THIS INDENTURE, made this 3rd day of October, 2006, between HC Miramar Properties, LLC, a Delaware Limited Liability Company, as **GRANTOR** whose address is 4770 Biscayne Boulevard, Miami, FL 33137, and Jose A. Tovar, a single man, as **GRANTEE(S)**, whose address is 7250 NW 114 Avenue, # 208, Miami, FL 33178.

(WHEREVER used herein, the terms "**GRANTOR**" and "**GRANTEE**" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: The **GRANTOR**, for in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the **GRANTEE** all that certain land situated in Broward County, Florida, viz. Condominium Unit No. 206 in Building 56 of Aventine at Miramar, a Condominium, Phase I and Phase II, according to the Declaration of Condominium thereof, as recorded in Official Records Book 40480 at page 1574 of the Public Records of Broward County, Florida, together with all amendments thereto, if any, including that said amendment adding Phase II, in Official Records Book 42541 and Page 554-678, and together with an undivided interest in the common elements thereof in accordance with said declaration. ;

GRANTEE, by acceptance hereof acknowledges that the conveyance is subject in every respect to the aforesaid Declaration and the Exhibits attached thereto, including but not limited to (whether the same are attached to the Declaration or referred to therein), the By-Laws and the Articles of Incorporation of the Association; and **GRANTEE** further acknowledges reading and examining said Declaration and said exhibits; and further acknowledges that each and every provision of the foregoing is essential to the successful operation and management of said condominium property in the best interests and for the benefit of all owners therein, **GRANTEE** and all owners of parcels in the aforescribed Condominium, covenant and agree to abide by each and every provision of said Declaration and all exhibits attached thereto. **GRANTEE** hereby ratifies, confirms and approves all of the terms and provisions of said Declaration and exhibits attached thereto.

This conveyance is subject to the following:

1. Taxes and assessments for the year 2006 and subsequent years.
2. Conditions, restrictions, limitations, dedications, reservations, existing zoning ordinances, and easements of record including, but not limited to, water, sewer, gas, electric and other utility agreements of record.
3. Covenants, conditions, restrictions, terms and other provisions of the said Declaration of Condominium and other condominium instruments, including the amendment(s) to same, if any.

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

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


AND the **GRANTOR** hereby covenants with said **GRANTEE** that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said **GRANTOR**.

AFTER RECORDING, RETURN TO:
ROYAL TITLE & ESCROW COMPANY, INC.
2439 Centergate Drive, Ste 201
Miramar, FL 33025
FILE NO. AV 56-206


IN WITNESS WHEREOF, the GRANTOR has caused these presents to execute in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Witnessed By:

HC Miramar Properties, LLC.
a Delaware Limited Liability Company


Witness 1 Sally Djerdj

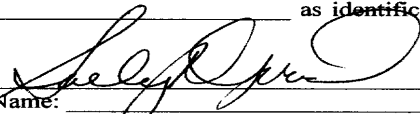

By: MARILYN CASTRO, Vice President

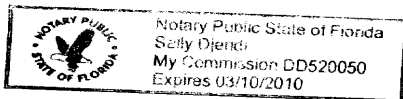

Witness 2 MARCIE MONTOLYA

STATE OF FLORIDA }
 } ss:
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me this 3rd day of October, 2006, by MARILYN CASTRO, Vice President, of for HC Miramar Properties, LLC., a Delaware Limited Liability Company, who is personally known to me or has produced _____ as identification and who did/did not take an oath.

My Commission expires:


Name: _____
Notary Public, State of Florida



15

**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

DEUTSCHE BANK NAT TR CO ; DEUTSCHE BANK NAT TR CO
Plaintiff

CACE-10-002532
Division: 11

VS.

TOVAR, JOSE A ; AVENTINE AT MIRAMAR CONDO ASSN INC ;
MORTGAGE ELECTRONIC REIGSTRATION SYS INC
Defendant

Certificate of Title

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on February 20, 2014, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

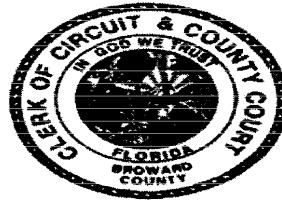
The following property in Broward County, Florida:

CONDOMINIUM UNIT NO. 206 IN BUILDING 56 OF AVENTINE AT MIRAMAR, A CONDOMINIUM, PHASE I AND PHASE II, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 40480 AT PAGE 1574 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO, IF ANY, INCLUDING THAT SAID AMENDMENT ADDING PHASE II, IN OFFICIAL RECORDS BOOK 42541 AND PAGE 554-678, AND TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF IN ACCORDANCE WITH SAID DECLARATION

PARCEL# 5140 25 AF 3780

Was sold to: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY HOME EQUITY LOAN TRUST 2007-1
C/O Ocwen Loan Servicing, LLC 1661 Worthington Road 100 West Palm Beach, FL, 33409

Witness my hand and the seal of this court on March 04, 2014.



Howard C. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration: \$108,000.00
Doc Stamps: \$756.00

Consideration: \$123,000.00

This document prepared by (and after recording return to):)
 Name: John T. Padgett)
 Firm: Premium Title Services, Inc.)
 2002 Summit Boulevard, Suite)
 600)
 Atlanta, GA 30319)
 Phone:)
 After recording return to: 2582 Centergate Drive 206 ,)
 Miramar, FL 33025)
 Asset No. 7110149163)
 File No. CE1403-FL-1600120)

Above This Line Reserved For Official Use Only

SPECIAL WARRANTY DEED AND SUPPORTING AFFIDAVIT OF POWER OF ATTORNEY

STATE OF FLORIDA
COUNTY OF Broward

THIS DEED, made this 17 day of April, 2014, by and between Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Home Equity Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, a national banking association, organized and existing under the laws of The United States of America; hereinafter called the Grantor, whose mailing address is: c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409; and Badelpa LLC, a Florida Limited Liability Company hereinafter called the Grantee, whose mailing address is:

2582 Centergate Drive 206, Miramar, FL 33025

WITNESSETH, that the Grantor, for and in consideration for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Broward, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PARCEL ID #: 514025-AF-3780
Located at 2582 Centergate Drive 206, Miramar, FL 33025

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

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

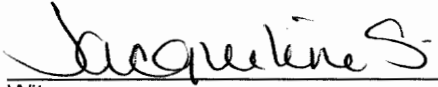
AND the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

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

Signed, sealed and delivered in our presence:

Witness 
Chris Heinichen

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Home Equity Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 by Ocwen Loan Servicing, LLC as Attorney-In-Fact

Print Name
Witness 
Jacqueline S. Michaelson

BY  Jami Dorobiala
Contract Management Coordinator
of Ocwen Loan Servicing, LLC, as Attorney-in-Fact
Address: 1661 Worthington Road, Suite 100,
West Palm Beach, FL 33409

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 17 day of April, 2014, by Jami Dorobiala as Contract Management Coordinator of Ocwen Loan Servicing, LLC as Attorney-in-Fact for Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Home Equity Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, who is personally known to me or who has produced as identification and who did / (did not) take an oath.



(Notarial Seal)


Notary Public
Mei-Ling Mitchell
Printed Name
My Commission Expires: _____

POA recorded simultaneously herewith

EXHIBIT "A"

CE1403-FL-1600120

CONDOMINIUM UNIT NO. 206 IN BUILDING 56 OF AVENTINE AT MIRAMAR, A CONDOMINIUM, PHASE I AND PHASE II, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 40480 AT PAGE 1574 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO, IF ANY, INCLUDING THAT SAID AMENDMENT ADDING PHASE II, IN OFFICIAL RECORDS BOOK 42541 AND PAGE 554-678, AND TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF IN ACCORDANCE WITH SAID DECLARATION.

Parcel ID No.: 514025-AF-3780

PREPARED BY & RETURN TO:

Name: Grisel Serpa, an employee of Selco Title & Escrow Corp.
Address: 2450 Hollywood Blvd. Suite 100 Hollywood, FL 33020
File No. 14-1053
Parcel No.: 514025-AF-3780

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 9th day of July, 2014, by **BADELPA, LLC**, a Florida Limited Liability Company, hereinafter called the Grantor, to **ANTONIO ABRAJIM**, a single man, and **OLIVIA ABRAJIM**, a single woman, whose post office address is 2582 Centergate Drive #206, Miramar, FL 33025, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in City of Miramar, County of Broward, State of Florida, viz:

Condominium Unit No. 206, Building 56, of AVENTINE AT MIRAMAR, a Condominium, Phase 1 and Phase 2, according to the Declaration thereof, as recorded in Official Records Book 40480, at Page 1574, of the Public Records of Broward County, Florida, together with all amendments thereto, if any including that said amendment adding Phase II, in Official Records Book 42541, Page 554-676, and together with an undivided interest in the common elements thereof in accordance with said Declaration.

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

SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: JOSE DEL RIO

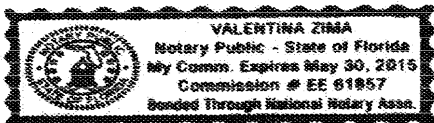
[Signature]
Witness Signature
Printed Name: Mabel Estela

BADELPA, LLC
[Signature]
By: _____ L.S.
Name: Guillermo G. Barraza
Title: Managing Member

Address (Principal Place of Business):
382 NE 191 St #14-369, Miami, FL 33179

STATE OF FLORIDA
CITY OF Miami-Dade
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 9th day of July, 2014, by Guillermo G. Barraza (name), Managing Member (title) of BADELPA, LLC, a Florida Limited Liability Company, on behalf of the corporation. He (she) is personally known to me or has produced passport as identification.



[Signature]
Signature of Notary
Printed Name: Valentina Zima
My commission expires: 5/30/15

PREPARED BY & RETURN TO:

Name: Victoria Vidre, Esq
Law Offices of Victoria Vidre
Address: 2450 Hollywood Blvd.
Suite 100
Hollywood, FL 33020

Parcel No.: ~~514025AC1070~~

5140 25 AF 3780

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This QUITCLAIM DEED, made the 21 day of July, 2015, by ANTONIO ABRAJIM, a single man and OLIVIA ABRAJIM, a single woman, hereinafter called the Grantor, to ANTONIO ABRAJIM, a single man and OLIVIA ABRAJIM, a single woman, as joint tenants with right of survivorship, having its principal place of business at 2582 Centergate Drive #206 Miramar FL 33025, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to that certain land situate in City of Miramar, County of Broward, State of Florida, viz:

Condominium Unit No. 206, Building 56, of AVENTINE AT MIRAMAR, a Condominium, Phase 1 and Phase 2, according to the Declaration thereof, as recorded in Official Records Book 40480, at Page 1574, of the Public Records of Broward County, Florida, together with all amendments thereto, if any including that said amendment adding Phase II, in Official Records Book 42541, Page 554-678, and together with an undivided interest in the common elements thereof in accordance with said Declaration.

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

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: Manuel Bengochea

By: [Signature] L.S.
Name: Antonio Abrajim

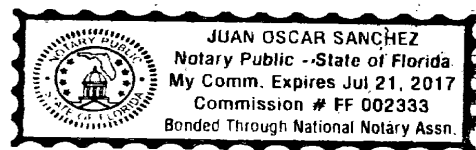
[Signature]
Witness Signature
Printed Name: Siruet Vivas

By: [Signature] L.S.
Name: Olivia Abrajim

Address: 1628 NW 143rd Ter., Pembroke Pines FL 33028

STATE OF FLORIDA
CITY OF Pembroke Pines
COUNTY OF Dade

The foregoing instrument was acknowledged before me this 21 day of July, 2015, by Antonio Abrajim and Olivia Abrajim, who are personally known to me or have produced Validated Passports as identification.



Signature of Notary: [Signature]
Printed Name: Juan O. Sanchez
My commission expires: July 21, 2017

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

DATE: April 2nd, 2018
PROPERTY ID # 514025-AF-3780 (TD # 39449)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2582 CENTERGATE DRIVE #206, MIRAMAR, FL 33025 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\$12,630.93

Or

* Amount due if paid by May 15, 2018\$12,791.90

*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 # 514025-AF-3780 (TD # 39449)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2582 CENTERGATE DRIVE #206, MIRAMAR, FL 33025 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 # 514025-AF-3780 (TD # 39449)

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 2582 CENTERGATE DRIVE #206, MIRAMAR, FL 33025 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 # 514025-AF-3780 (TD # 39449)

WARNING

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

AVENTINE AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.
2436 CENTERGATE DR
MIRAMAR, FL 33025

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2582 CENTERGATE DRIVE #206, MIRAMAR, FL 33025 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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- Or
- * Amount due if paid by May 15, 2018\$12,791.90

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

DATE: April 2nd, 2018
PROPERTY ID # 514025-AF-3780 (TD # 39449)

WARNING

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

JOHN C GOEDE ESQ., REGISTERED AGENT
OBO AVENTINE AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.
8950 FONTANA DEL SOL WAY SUITE #100
NAPLES, FL 34109

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2582 CENTERGATE DRIVE #206, MIRAMAR, FL 33025 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 # 514025-AF-3780 (TD # 39449)

WARNING

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

ANTONIO ABRAJIM
2582 CENTERGATE DRIVE #206
MIRAMAR, FL 33025

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2582 CENTERGATE DRIVE #206, MIRAMAR, FL 33025 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 # 514025-AF-3780 (TD # 39449)

WARNING

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

OLIVIA ABRAJIM
2582 CENTERGATE DR #206
MIRAMAR, FL 33025

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2582 CENTERGATE DRIVE #206, MIRAMAR, FL 33025 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
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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: April 2nd, 2018
PROPERTY ID # 514025-AF-3780 (TD # 39449)

WARNING

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

ANTONIO ABRAJIM
1628 NW 143 TER
PEMBROKE PINES, FL 33028

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2582 CENTERGATE DRIVE #206, MIRAMAR, FL 33025 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\$12,630.93
- Or
- * Amount due if paid by May 15, 2018\$12,791.90

*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 # 514025-AF-3780 (TD # 39449)

WARNING

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

OLIVIA ABRAJIM
1628 NW 143 TER
PEMBROKE PINES, FL 33028

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2582 CENTERGATE DRIVE #206, MIRAMAR, FL 33025 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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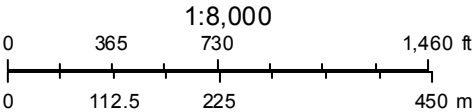
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury



February 27, 2018



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

Postmark
Here

Postage

\$ _____

Total Postage

\$ _____

TD 39449 MAY 2018 WARNING

OLIVIA ABRAJIM
1628 NW 143 TER
PEMBROKE PINES, FL 33028

Sent To _____

Street and Ap _____

City, State, Zi _____

7017 2680 0000 4987 4221

7017 2680 0000 4987 4234

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

Postmark
Here

Postage

\$ _____

Total Post

\$ _____

Sent To

Street and

City, State,

TD 39449 MAY 2018 WARNING

ANTONIO ABRAJIM
1628 NW 143 TER
PEMBROKE PINES, FL 33028

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

Postmark
Here

Postage
\$ _____
Total Postage

TD 39449 MAY 2018 WARNING

OLIVIA ABRAJIM
2582 CENTERGATE DR #206
MIRAMAR, FL 33025

Sent To
Street and Apt.
City, State, ZIP

7037 2680 0000 4987 4207

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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	
\$	
Total Postage \$	
\$	

Postmark
Here

TD 39449 MAY 2018 WARNING

ANTONIO ABRAJIM
2582 CENTERGATE DRIVE #206
MIRAMAR, FL 33025

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

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

See Reverse for Instructions

7017 2680 0000 4987 4191

7017 2680 0000 4987 4184

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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	\$ _____

Postmark
Here

Postage	
\$	
Total Postage	
\$	

TD 39449 MAY 2018 WARNING

<i>Sent To</i> JOHN C GOEDE ESQ., REGISTERED AGENT OBO AVENTINE	
AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.	
<i>Street and Apt</i> 8950 FONTANA DEL SOL WAY SUITE #100	
<i>City, State, Zip</i> NAPLES, FL 34109	

7037 2680 0000 4987 4177

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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

\$ _____

TD 39449 MAY 2018 WARNING

Sent To AVENTINE AT MIRAMAR CONDOMINIUM ASSOCIATION, _____

INC.

Street and / 2436 CENTERGATE DR _____

City, State, MIRAMAR, FL 33025 _____

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

Postmark
Here

Postage
\$
Total Postage

TD 39449 MAY 2018 WARNING

Sent To CHESWOLD (TL) LLC, BMO HARRIS BANK, NA AS SECURED
Street and Ap PARTY. CHESWOLD (TL) LLC, BMO HARRIS BANK, NA AS
City, State, Zi SECURED PARTY.
PO BOX 12450
NEWARK, NJ 07101

7017 2680 0000 4987 4160

7017 2680 0000 4987 4153

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Certified Mail Fee

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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 A

City, State, z

TD 39449 MAY 2018 WARNING

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

7017 2680 0000 4987 4146

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

Postmark
Here

TD 39449 MAY 2018 WARNING

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

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 39449 MAY 2018 WARNING
 CITY OF MIRAMAR
 UTILITY BILLING SECTION
 2300 CIVIC CENTER PLACE
 MIRAMAR, FL 33025



2. Article Number (Transfer from service label)

7017 2680 0000 4987 4146

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) UP Ceelo 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
- 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
 - 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 39449 MAY 2018 WARNING
 CITY OF MIRAMAR
 DOUGLAS R GONZALES
 200 E BROWARD BLVD #1900
 FORT LAUDERDALE, FL 33301



2. Article Number (Transfer from service label)
 7017 2680 0000 4987 4153

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 X Iglesias

B. Received by (Printed Name) C. Date of Delivery
 Iglesias 4/16/17

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

3. Service Type

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

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 39449 MAY 2018 WARNING
 AVENTINE AT MIRAMAR CONDOMINIUM ASSOCIATION,
 INC.
 2436 CENTERGATE DR
 MIRAMAR, FL 33025



9590 9402 3578 7305 3074 26

2. Article Number (Transfer from service label)

7017 2680 0000 4987 4177

COMPLETE THIS SECTION ON DELIVERY

A. Signature Addressee
Sabu [Signature] Agent

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

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

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