



**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: 01/08/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 01/09/2018

CERTIFICATE # 2014-20107

ACCOUNT # 514126030880

ALTERNATE KEY # 653386

TAX DEED APPLICATION # 39512

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 29, Block 23, of MIRAMAR SECTION 3, according to the Plat thereof as recorded in Plat Book 41, Page 22 of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 2902 SW 68 AVENUE, MIRAMAR FL 33023-4834

OWNER OF RECORD ON CURRENT TAX ROLL:

DOLORES F VIRAG EST

2902 SW 68 AVE

MIRAMAR, FL 33023-4834 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF DOLORES F. VIRAG, DECEASED OR: 4200, Page: 781

2902 SW 68 AVE

MIRAMAR, FL (Per Deed. No ZIP code included in the address.)

(Property Appraiser indicates that Dolores F. Virag is deceased. However, no Death Certificate or Probate action were found of record in Broward County.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

BROWARD COUNTY PROPERTY APPRAISER OR: 44478, Page: 331

(Per Lien. No address found on document.)

CITY OF MIRAMAR

OR: 49780, Page: 1588

2300 CIVIC CENTER PLACE

MIRAMAR, FL 33025-6577 (Per Lien)

CITY OF MIRAMAR
CODE COMPLIANCE DIVISION
2200 CIVIC CENTER PLACE
MIRAMAR, FL 33025 (Per Order)

OR: 48869, Page: 995
OR: 50571, Page: 562
OR: 50571, Page: 563
OR: 50706, Page: 1109
OR: 50918, Page: 233
OR: 51171, Page: 1802
OR: 51171, Page: 1803
OR: 51171, Page: 1804
OR: 51171, Page: 1805
Instrument: 113089544
Instrument: 113089545
Instrument: 113089546
Instrument: 113089547
Instrument: 113269161
Instrument: 113269162
Instrument: 113269163
Instrument: 113269164

CAZENOVIA CREEK FUNDING I LLC
PO BOX 54897
NEW ORLEANS, LA 70154 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5141 26 03 0880

CURRENT ASSESSED VALUE: \$76,370

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:

None found.

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Christina Young

Title Examiner



Site Address	2902 SW 68 AVENUE, MIRAMAR FL 33023-4834	ID #	5141 26 03 0880
Property Owner	VIRAG, DOLORES F EST	Millage	2713
Mailing Address	2902 SW 68 AVE MIRAMAR FL 33023-4834	Use	01

Abbreviated Legal Description	MIRAMAR SEC 3 41-22 B LOT 29 BLK 23
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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	\$33,020	\$43,350	\$76,370	\$76,370	
2017	\$33,020	\$43,350	\$76,370	\$76,370	\$1,980.69
2016	\$30,020	\$111,720	\$141,740	\$127,490	\$3,150.06

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$76,370	\$76,370	\$76,370	\$76,370
Portability	0	0	0	0
Assessed/SOH	\$76,370	\$76,370	\$76,370	\$76,370
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	\$76,370	\$76,370	\$76,370	\$76,370

Sales History			
Date	Type	Price	Book/Page or CIN
4/1/1966	WD	\$13,500	

Land Calculations		
Price	Factor	Type
\$5.50	6,004	SF
Adj. Bldg. S.F. (Card, Sketch)		1388
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1964/1959		

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #39512

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of May 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:

ESTATE OF DOLORES F. VIRAG 2902 SW 68 AVE MIRAMAR, FL	CITY OF MIRAMAR 2300 CIVIC CENTER PLACE MIRAMAR, FL 33025-6577	CITY OF MIRAMAR, CODE COMPLIANCE DIVISION 2200 CIVIC CENTER PLACE MIRAMAR, FL 33025	CAZENOVIA CREEK FUNDING I LLC PO BOX 54897 NEW ORLEANS, LA 70154
*DONIS,BLANCA ELENA H/E DONIS,FRANCISCO J 2819 SW 68 TER MIRAMAR, FL 33023	*GARCIA,LUCRECIA S 2908 SW 68 AVE MIRAMAR, FL 33023-4834	*JOHNSON,NEHEMIE JACQUES,CHARLES 2820 SW 68 AVE MIRAMAR, FL 33023	*PINE APARTMENT ENTERPRISES INC 2919 SW 68 TER MIRAMAR, FL 33023
*PINE APARTMENT ENTERPRISES INC 2901 SW 68 TER MIRAMAR, FL 33023	*PINE APARTMENT ENTERPRISES INC TAVAREZ,DILIA 17901 NW 51 PL CAROL CITY, FL 33055	CITY OF MIRAMAR DOUGLAS R GONZALES 200 E BROWARD BLVD #1900 FORT LAUDERDALE, FL 33301	DAVID VIRAG PO BOX 813446 HOLLYWOOD, FL 33081
VIRAG,DOLORES F EST 2902 SW 68 AVE MIRAMAR, FL 33023-4834	VIRAG,DOLORES F EST 2902 SW 68 AVE MIRAMAR, FL 33023-4834		

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 1st day of May 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 39512

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: 514126-03-0880
Certificate Number: 20107
Date of Issuance: 06/01/2015
Certificate Holder: CAZENOVIA CREEK FUNDING I LLC
Description of Property: MIRAMAR SEC 3 41-22 B
LOT 29 BLK 23

Name in which assessed: VIRAG, DOLORES F EST
Legal Titleholders: VIRAG, DOLORES F EST
2902 SW 68 AVE
MIRAMAR, FL 33023-4834

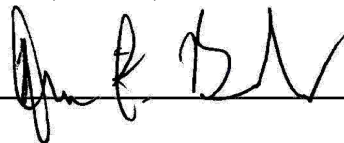
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of June, 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 17th day of May, 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: 05/17/2018, 05/24/2018, 05/31/2018 & 06/07/2018
Minimum Bid: 14645.65

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

39512
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER : 20107

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

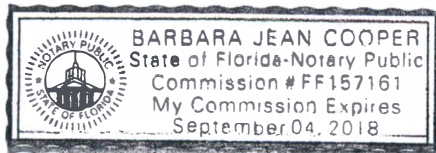
05/24/2018 05/31/2018 06/07/2018

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
7 day of JUNE, 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 39512

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: 514126-03-0880

Certificate Number: 20107

Date of Issuance: 06/01/2015

Certificate Holder:

CAZENOVIA CREEK FUNDING
LLC

Description of Property:

MIRAMAR SEC 3 41-22 B
LOT 29 BLK 23

Name in which assessed:

VIRAG, DOLORES F EST

Legal Titleholders:

VIRAG, DOLORES F EST

2902 SW 68 AVE

MIRAMAR, FL 33023-4834

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 20th day of June, 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 17th day of May, 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: 14645.65

401-314

5/24-31 6/7 18-62/0000320769B

RUSH

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

RUSH

RETURN OF SERVICE

Assignment:

Service Sheet #

8165

#SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY#

18-023349

BROWARD COUNTY, FL vs. VIRAG, DOLORES F. EST

DEFENDANT

TD 39512

TAX SALE NOTICE

COUNTY/BROWARD

6/20/2018

VIRAG, DOLORES F EST

SERVE

2902 SW 68 AVENUE
MIRAMAR, FL 33023

Received this process on

Date 5/22/2018

5/23/18
9:00am 8165

14279

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

JULIE AIKMAN, SUPV.

9884

☒ Served

☐ Not Served - see comments

5/23/18

Date

at

1254pm

Time

On VIRAG, DOLORES F EST, 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:

WBF 8165
MONTZ

D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514126-03-0880 (TD #39512)

RECEIVED SHERIFF

2018 MAY 22 AM 10:28

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 May 31, 2018\$12,431.74

Or

* Amount due if paid by June 19, 2018\$12,588.71

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON JUNE 20, 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

VIRAG, DOLORES F EST
2902 SW 68 AVE
MIRAMAR FL 33023-4834

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

70- 56144

Quit - Claim Deed

This Indenture.

Made, this 29th day of

April

, A.D. 1970

BETWEEN

DONALD J. VIRAG, a single man

Broward

, and State of

Florida

of the County of

of the first part, and

DOLORES F. VIRAG, a single woman

2902 SW 68 AVE

MIRAMAR, FLA

of the County of

Broward

and State of

Florida

, party

of the

second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations-----Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part and her heirs, and assigns forever, all the right, title, interest, claim and demand which the party of the first part has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Broward, State of Florida

to-wit:

Lot 29, Block 23, of MIRAMAR SECTION 3, according to the Plat thereof as recorded in Plat Book 41, Page 22 of the Public Records of Broward County, Florida; also known by street address as 2902 S. W. 68th Avenue, Miramar, Florida.



TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, her heirs and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in presence of us:

Charles Phuenenthal

Donald J. Virag
DONALD J. VIRAG

(Seal)

(Seal)

State of Florida,

County of DADE

I Hereby Certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

DONALD J. VIRAG, a single man described in and who executed the foregoing deed, and acknowledged before me that he executed the same freely and voluntarily for the purpose therein expressed.

Witness my hand and official seal at Miami, this 29th day of April, A.D. 1970

County of Broward
day of April
My Commission Expires June 24, 1970
Notary Public, State of Florida at Large
Bonded by American Fire & Casualty Co.

Charles Phuenenthal

Notary Public, State of Florida, at Large
RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

This Instrument Was Prepared By
CHARLES P. LEVENTHAL, Attorney
309 Biscayne Building, Miami, Fla.

70 MAY 1 AM 10:51

OFF 4200 PAGE 781

Case Number: H-07-06-4570

PA-453
R.06/96

Notice of Tax Lien For Homestead Exemption and/or Limitation Exclusion

Broward County

Pursuant to the provisions of Sections 196.031, Florida Statutes, homestead exemption has been allowed on the property described below and the taxpayer named below received exemption(s) for a homestead in the aggregate amount of \$5,267.61 for 2 years. In accordance with §196.011(9)(a), §196.161 (1)(a) and §193.155 Florida Statutes, notice is hereby given that the recipient(s) named below was not legally entitled to receive said exemption(s) or limitation(s) because said person(s) Owner is Deceased. The statutes provide for recovery of unpaid taxes by means of a lien, including a 50% penalty and 15% interest for any year or years within the prior 10 years from the person(s) who was not entitled, but granted a homestead tax exemption. This document shall constitute a lien on the real property specifically addressed and legally owned by said taxpayer in the State of Florida.

Date: 06/11/2007

736261
FOR OFFICIAL USE ONLY

PARCEL ID# 1126-03-0880

NAME VIRAG, DOLORES F
ADDRESS 2902 SW 68 AVE
MIRAMAR FL 33023-4834
PROPERTY DESCRIPTION MIRAMAR SEC 3 41-22 B LOT 29 BLK 23

Tax Year/ Date tax due	Millage Code	Value Exempted	Assessment limitation value	Total value (3 + 4)	Tax due from wrongful assessment limitation & value exempted	Penalty	Interest	TOTAL (6 + 7 + 8)
1	2	3	4	5	6	7	8	
2005	2753	25,000	67,920	92,920	\$2,239.73	0	0	\$2,239.73
2006	2753	25,000	106,890	131,890	\$3,027.88	0	0	\$3,027.88

Total Back Assessment \$5,267.61

*NOTICE TO COLLECTOR: The 50% penalty applies to the year(s) the taxes were exempted and is calculated individually for each homestead exemption violation post January 1, 1990. The interest shall be based on the taxes exempted from the date the taxes become due for each assessment until satisfaction of this lien. The Tax Collector shall also collect any fees and costs which the Property Appraiser or the Tax Collector has incurred in filing this lien, or collecting same.

Fees and cost paid by the Property Appraiser: _____ Fees and costs paid by the Tax Collector: _____

"Under penalties of perjury, I declare that I have read the forgoing notice of tax lien and that the facts stated in it are true. If prepared by someone other than the Property Appraiser, his declaration is based on all information of which he has any knowledge."

Signature and Title

AUG 14 2007
Date

Payment shall include all unpaid taxes, penalties, interest, fees, cost or the lien shall not be satisfied

2
THIS INSTRUMENT WAS PREPARED BY:
FINANCE DIRECTOR, CITY OF MIRAMAR
2300 CIVIC CENTER PLACE, MIRAMAR FLORIDA 33025-6577

CITY OF MIRAMAR CLAIM OF LIENS

STATE OF FLORIDA)SS:
COUNTY OF BROWARD)

Celeste Lucia, Finance Director of the CITY OF MIRAMAR, a Municipal Corporation organized and existing under the laws of the State of Florida, duly being sworn, attest that the City of Miramar, Florida has furnished WATER, SEWER, AND/OR SANITATION SERVICES to the properties listed below and that said sums are due and owing the City of Miramar, Florida on the described properties which are located in the City of Miramar, Broward County, Florida:

<u>LOT</u>	<u>BLOCK</u>	<u>SUBDIVISION</u>	<u>OWNER/ADDRESS</u>	<u>ORIGINAL AMOUNT</u>	<u>ACCOUNT NUMBER</u>
491		SUNSET FALLS PLAT 2 176-23 B	WATSON, DARREN & JENNIFER 5398 SW 183 RD AVE	\$ 330.09	30702534-2
15	91	MIRAMAR SEC 8 49-7	HOLTZMULLER, ANNA 2240 HAVANA DR	\$1395.46	10121350-0
8	5	MIRAMAR ISLES SEC 1 56-13 B	WASHINGTON, GLENROY 3829 E SHORE RD	\$4556.45	10041220-3
13	10	MIRAMAR ISLES SEC 2 57-15 B	TOUSSAINT, ETIENNE O 6641 FICUS DR	\$5057.28	10043160-0
29	23	MIRAMAR SEC 3 41-22 B	VIRAG, DOLORES 2902 SW 68 TH AVE	\$7158.91	10082460-0

The City of Miramar, Florida claims a lien for each of the above amounts, as provided for in the City Code of Miramar Sections 18-53 and/or 21-230. The above amounts shall bear interest as provided for in Section 55.03, Florida Statutes. IN WITNESS WHEREOF, the CITY OF MIRAMAR, a Municipal Corporation, has caused these amounts to be attested to and executed by its Finance Director this 8 Day of

May, 2013



KAREN LIVERNOIS
MY COMMISSION # EE 180640
EXPIRES: May 14, 2016
Bonded Thru Budget Notary Services

BY: Celeste Lucia
Celeste Lucia
Finance Director

SWORN TO AND SUBSCRIBED before me this 8 day of May, 2013 By Celeste Lucia,
Finance Director, who is personally known to me.

Karen Livernois
Notary Public

After recording return to:
Attn: Code Compliance Recording Secretary
City of Miramar, Florida
2200 Civic Center Place, Miramar, FL 33025

**CITY OF MIRAMAR, FLORIDA
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE ORDER IMPOSING FINE**

STATE OF FLORIDA)
) SS CITY OF MIRAMAR vs.
BROWARD COUNTY)

DOLORES F VIRAG, EST
2902 SW 68 AVE
MIRAMAR, FL 33023
Mailing Address:

CASE#: 11-10-05069

NOV#: 18808

VIOLATION#: first

This cause was brought before the Code Compliance Special Magistrate ("the Special Magistrate") on or issued date of **October 30, 2013** upon notification by the Code Compliance Officer, Ericca Randall that the Special Magistrate's Findings of Fact, Conclusion of Law and Order or Code Compliance Ticket dated April 25, 2013 (The "Order") has not been complied with. The Special Magistrate previously entered an Order in this cause, after a hearing held on June 26, 2013 and a copy of the Order is attached hereto. A re-inspection on **October 30, 2013** of the property and/or review of the records with the City Code Compliance Division revealed that the Violator(s) did not comply with the Order in that the Violator(s) did not correct: Code Section(s) 10-124(11) Offense: ACCUMULATION OF REFUSE/TRASH/DEBRIS PROHIBITED IF NOT CONTAINERISED.

It is, therefore, ORDERED that the Violator(s) must pay \$ 8,100.00 to the City of Miramar, within 100 calendar days of hearing date (October 30, 2013). Fines are complete with this Order.
Special Conditions: remove debris in 45 days; or lien imposed
Status: Non-compliance Date: 10/30/13

This Order shall be recorded and shall constitute a lien until judgment is rendered in a suit to foreclose, or to enforce, this Order.

DONE AND ORDERED at the City of Miramar, Broward County, Florida on **October 30, 2013**.

CODE COMPLIANCE SPECIAL MAGISTRATE FOR THE
CITY OF MIRAMAR, FLORIDA

Dahlia A. Walker
Special Magistrate

CERTIFICATION:

I certify this to be a true and correct copy of the Original Document on File. Witness my hand and official Seal of the City of Miramar, In the County of Broward, Florida.

This 30th day of October, 2013

This 30th day of October, 2013

1 2

Special Magistrate Recording Secretary



Special Magistrate Recording Secretary

After recording return to:
Attn: Code Compliance Recording Secretary
City of Miramar, Florida
2200 Civic Center Place, Miramar, FL 33025

**CITY OF MIRAMAR, FLORIDA
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE ORDER IMPOSING FINE**

STATE OF FLORIDA)
) SS
BROWARD COUNTY)

CITY OF MIRAMAR vs.

DOLORES F VIRAG, EST
2902 SW 68 AVE
MIRAMAR, FL 33023
Mailing Address:

CASE#: 11-10-05069

NOV#: 18809

VIOLATION#: first

This cause was brought before the Code Compliance Special Magistrate ("the Special Magistrate") or issued date of **May 14, 2014** upon notification by the Code Compliance Officer, Ericca Randall that the Special Magistrate's Findings of Fact, Conclusion of Law and Order or Code Compliance Ticket dated 4/25/2013 (The "Order") has not been complied with. The Special Magistrate previously entered an Order in this cause, after a hearing held on 2/12/2014 and a copy of the Order is attached hereto. A re-inspection on **May 14, 2014** of the property and/or review of the records with the City Code Compliance Division revealed that the Violator(s) did not comply with the Order in that the Violator(s) did not correct: Code Section(s) 10-124(9) Offense: REPAIR &/OR REPLACE EXTERIOR WALLS AROUND PROPERTY.

It is, therefore, ORDERED that the Violator(s) must pay \$ 4,500.00 to the City of Miramar, within thirty calendar days of hearing date (May 14, 2014). Fines are incomplete with this Order.

Special Conditions:

Status: Violation not corrected Date: 5/14/14

This Order shall be recorded and shall constitute a lien until judgment is rendered in a suit to foreclose, or to enforce, this Order.

DONE AND ORDERED at the City of Miramar, Broward County, Florida on **May 14, 2014**.

**CODE COMPLIANCE SPECIAL MAGISTRATE FOR THE
CITY OF MIRAMAR, FLORIDA**

Daphne G. Walker
Special Magistrate

CERTIFICATION:

I certify this to be a true and correct copy of the Original Document on File. Witness my hand and official Seal of the City of Miramar, In the County of Broward, Florida.

This 14 day of May, 2014

[Signature]
Special Magistrate Recording Secretary

After recording return to:
Attn: Code Compliance Recording Secretary
City of Miramar, Florida
2200 Civic Center Place, Miramar, FL 33025

**CITY OF MIRAMAR, FLORIDA
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE ORDER IMPOSING FINE**

STATE OF FLORIDA)
) SS
BROWARD COUNTY)

CITY OF MIRAMAR vs.

DOLORES F VIRAG EST
2902 SW 68 AVE
MIRAMAR, FL 33023
Mailing Address:

CASE#: 11-10-05069

NOV#: 17951

VIOLATION#: first

This cause was brought before the Code Compliance Special Magistrate ("the Special Magistrate") or issued date of **August 27, 2014** upon notification by the Code Compliance Officer, Ericca Anderson that the Special Magistrate's Findings of Fact, Conclusion of Law and Order or Code Compliance Ticket dated 12/24/2013 (The "Order") has not been complied with. A re-inspection on **August 27, 2014** of the property and/or review of the records with the City Code Compliance Division revealed that the Violator did not comply with the Order in that the Violator did not correct: Code Section (s) 10-128(E) Offense: EVERY ROOF, FASCIA & SOFFIT SHALL BE WEATHER/RAIN TIGHT & IN GOOD REPAIR.

It is, therefore, ORDERED that the Violator must pay \$ 2250 to the City of Miramar, within 30 calendar days of hearing date (August 27, 2014). Fines are continuing with this Order. Special Conditions: City to return 9/24/14 for progress report
Status: not in compliance Date: 8/27/14

This Order shall be recorded and shall constitute a lien until judgment is rendered in a suit to foreclose, or to enforce, this Order.

DONE AND ORDERED at the City of Miramar, Broward County, Florida on **August 27, 2014**.

CODE COMPLIANCE SPECIAL MAGISTRATE FOR THE
CITY OF MIRAMAR, FLORIDA

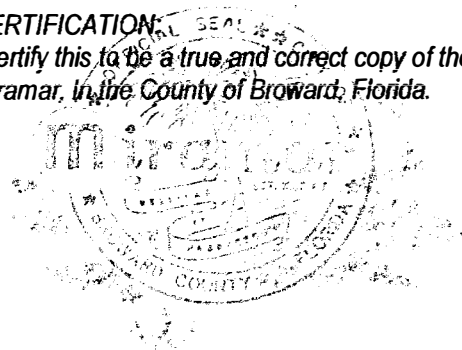
Daphne G. Walker
Special Magistrate

CERTIFICATION:

I certify this to be a true and correct copy of the Original Document on File. Witness my hand and official Seal of the City of Miramar, in the County of Broward, Florida.

This 27th day of August, 2014

[Signature]
Special Magistrate Recording Secretary



3
After recording return to:
Attn: Code Compliance Recording Secretary
City of Miramar, Florida
2200 Civic Center Place, Miramar, FL 33025

**CITY OF MIRAMAR, FLORIDA
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE ORDER IMPOSING FINE**

STATE OF FLORIDA)
) SS
BROWARD COUNTY)

CITY OF MIRAMAR vs.

DOLORES F VIRAG EST
2902 SW 68 AVE
MIRAMAR, FL 33023
Mailing Address:

CASE#: 11-10-05069

NOV#: 17952

VIOLATION#: first

This cause was brought before the Code Compliance Special Magistrate ("the Special Magistrate") or issued date of **August 27, 2014** upon notification by the Code Compliance Officer, Ericca Anderson that the Special Magistrate's Findings of Fact, Conclusion of Law and Order or Code Compliance Ticket dated 12/24/2013 (The "Order") has not been complied with. A re-inspection on **August 27, 2014** of the property and/or review of the records with the City Code Compliance Division revealed that the Violator did not comply with the Order in that the Violator did not correct: Code Section (s) 10-124(9) Offense: REMOVE MILDEW & PAINT HOUSE.

It is, therefore, ORDERED that the Violator must pay \$ 2250 to the City of Miramar, within 30 calendar days of hearing date (August 27, 2014). Fines are continuing with this Order. Special Conditions: City to return 9/24/14 for progress report
Status: not in compliance Date: 8/27/14

This Order shall be recorded and shall constitute a lien until judgment is rendered in a suit to foreclose, or to enforce, this Order.

DONE AND ORDERED at the City of Miramar, Broward County, Florida on **August 27, 2014**.

CODE COMPLIANCE SPECIAL MAGISTRATE FOR THE
CITY OF MIRAMAR, FLORIDA

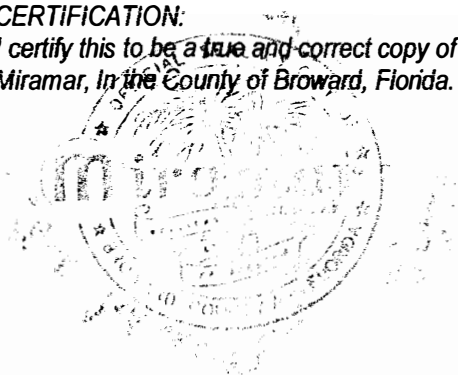
Dolores A. Walker
Special Magistrate

CERTIFICATION:

I certify this to be a true and correct copy of the Original Document on File. Witness my hand and official Seal of the City of Miramar, in the County of Broward, Florida.

This 27th day of August, 2014

[Signature]
Special Magistrate Recording Secretary



After recording return to:
Attn: Code Compliance Recording Secretary
City of Miramar, Florida
2200 Civic Center Place, Miramar, FL 33025

**CITY OF MIRAMAR, FLORIDA
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE ORDER IMPOSING FINE**

STATE OF FLORIDA)
) SS
BROWARD COUNTY)

CITY OF MIRAMAR vs.

DOLORES F VIRAG EST
2902 SW 68 AVE
MIRAMAR, FL 33023
Mailing Address:

CASE#: 11-10-05069

NOV#: 17953

VIOLATION#: first

This cause was brought before the Code Compliance Special Magistrate ("the Special Magistrate") or issued date of **August 27, 2014** upon notification by the Code Compliance Officer, Ericca Anderson that the Special Magistrate's Findings of Fact, Conclusion of Law and Order or Code Compliance Ticket dated 12/24/2013 (The "Order") has not been complied with. A re-inspection on **August 27, 2014** of the property and/or review of the records with the City Code Compliance Division revealed that the Violator did not comply with the Order in that the Violator did not correct: Code Section (s) 10-128(A) & (B) Offense: OUTSIDE WALLS SHALL BE MAINTAINED WITHOUT HOLES/DAMAGE ADMITTING RAIN OR INFESTATION.

It is, therefore, ORDERED that the Violator must pay \$ 2250 to the City of Miramar, within 30 calendar days of hearing date (August 27, 2014). Fines are continuing with this Order. Special Conditions: City to return 9/24/14 for progress report
Status: not in compliance Date: 8/27/14

This Order shall be recorded and shall constitute a lien until judgment is rendered in a suit to foreclose, or to enforce, this Order.

DONE AND ORDERED at the City of Miramar, Broward County, Florida on **August 27, 2014**.

CODE COMPLIANCE SPECIAL MAGISTRATE FOR THE
CITY OF MIRAMAR, FLORIDA

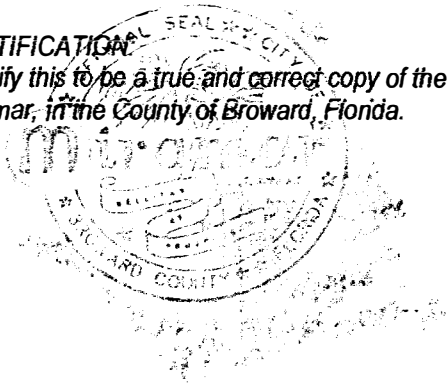
Danilo A. Walker
Special Magistrate

CERTIFICATION

I certify this to be a true and correct copy of the Original Document on File. Witness my hand and official Seal of the City of Miramar, in the County of Broward, Florida.

This 27th day of August, 2014

[Signature]
Special Magistrate Recording Secretary



After recording return to:
Attn: Code Compliance Recording Secretary
City of Miramar, Florida
2200 Civic Center Place, Miramar, FL 33025

**CITY OF MIRAMAR, FLORIDA
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE ORDER IMPOSING FINE**

STATE OF FLORIDA)
) SS
BROWARD COUNTY)

CITY OF MIRAMAR vs.

**DOLORES F VIRAG, EST
2902 SW 68 AVE
MIRAMAR, FL 33023
Mailing Address:**

CASE#: 11-10-05069

NOV#: 18809

VIOLATION#: first

This cause was brought before the Code Compliance Special Magistrate ("the Special Magistrate") or issued date of **August 27, 2014** upon notification by the Code Compliance Officer, Ericca Anderson that the Special Magistrate's Findings of Fact, Conclusion of Law and Order or Code Compliance Ticket dated 4/25/2013 (The "Order") has not been complied with. A re-inspection on **August 27, 2014** of the property and/or review of the records with the City Code Compliance Division revealed that the Violator did not comply with the Order in that the Violator did not correct: Code Section (s) 10-124(9) Offense: REPAIR &/OR REPLACE EXTERIOR WALLS AROUND PROPERTY.

It is, therefore, ORDERED that the Violator must pay \$ 5250 to the City of Miramar, within 30 calendar days of hearing date (August 27, 2014). Fines are continuing with this Order. Special Conditions: City to return 9/24/14 for progress report
Status: not in compliance Date: 8/27/14

This Order shall be recorded and shall constitute a lien until judgment is rendered in a suit to foreclose, or to enforce, this Order.

DONE AND ORDERED at the City of Miramar, Broward County, Florida on **August 27, 2014**.

CODE COMPLIANCE SPECIAL MAGISTRATE FOR THE
CITY OF MIRAMAR, FLORIDA

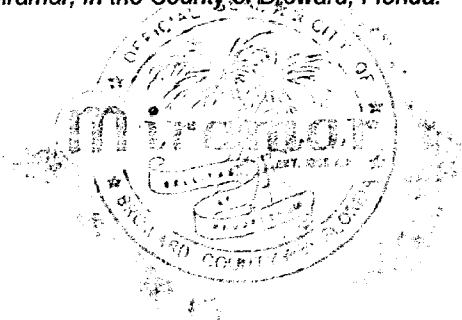
Dahlio A. Walker
Special Magistrate

CERTIFICATION:

I certify this to be a true and correct copy of the Original Document on File. Witness my hand and official Seal of the City of Miramar, In the County of Broward, Florida.

This 27th day of August, 2014

[Signature]
Special Magistrate Recording Secretary



**CITY OF MIRAMAR, FLORIDA
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE ORDER IMPOSING FINE**

STATE OF FLORIDA)
) SS CITY OF MIRAMAR vs.
BROWARD COUNTY)

DOLORES F VIRAG EST
2902 SW 68 AVE
MIRAMAR, FL 33023
Mailing Address:

CASE#: 11-10-05069

NOV#: 17951

VIOLATION#: first

This cause was brought before the Code Compliance Special Magistrate ("the Special Magistrate") or issued date of **May 13, 2015** upon notification by the Code Compliance Officer Ericca Rittenhouse that the Special Magistrate's Findings of Fact, Conclusion of Law and Order or Code Compliance Ticket dated 12/24/2013 (The "Order") has not been complied with. The Special Magistrate previously entered an Order in this cause, after a hearing held on 5/14/2014 and a copy of the Order is attached hereto. A re-inspection on **May 13, 2015** of the property and/or review of the records with the City Code Compliance Division revealed that the Violator(s) did not comply with the Order in that the Violator(s) did not correct: Code Section(s) 10-128(E) Offense: EVERY ROOF, FASCIA & SOFFIT SHALL BE WEATHER/RAIN TIGHT & IN GOOD REPAIR.

It is, therefore, ORDERED that the Violator(s) must pay \$ 12,950 to the City of Miramar, within thirty calendar days of hearing date (May 13, 2015). Fines are complete with this Order.

Special Conditions:

Status: Not corrected Date: 5/13/15

This Order shall be recorded and shall constitute a lien until judgment is rendered in a suit to foreclose, or to enforce, this Order.

DONE AND ORDERED at the City of Miramar, Broward County, Florida on **May 13, 2015**.

CODE COMPLIANCE SPECIAL MAGISTRATE FOR THE
CITY OF MIRAMAR, FLORIDA

Special Magistrate

CERTIFICATION:

I certify this to be a true and correct copy of the Original Document on File. Witness my hand and official Seal of the City of Miramar, In the County of Broward, Florida.

This 13th day of May, 2015

Special Magistrate Recording Secretary





Special Magistrate Recording Secretary

After recording return to:
Attn: Code Compliance Recording Secretary
City of Miramar, Florida
2200 Civic Center Place, Miramar, FL 33025

CITY OF MIRAMAR, FLORIDA
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE ORDER IMPOSING FINE

STATE OF FLORIDA)
BROWARD COUNTY)

) SS

CITY OF MIRAMAR vs.

DOLORES F VIRAG EST
2902 SW 68 AVE
MIRAMAR, FL 33023
Mailing Address:

CASE#: 11-10-05069

NOV#: 17951

VIOLATION#: first

This cause was brought before the Code Compliance Special Magistrate ("the Special Magistrate") or issued date of **August 12, 2015** upon notification by the Code Compliance Officer, Ericca Rittenhouse that the Special Magistrate's Findings of Fact, Conclusion of Law and Order or Code Compliance Ticket dated 12/24/2013 (The "Order") has not been complied with. A re-inspection on **August 12, 2015** of the property and/or review of the records with the City Code Compliance Division revealed that the Violator did not comply with the Order in that the Violator did not correct: Code Section (s) 10-128(E) Offense: EVERY ROOF, FASCIA & SOFFIT SHALL BE WEATHER/RAIN TIGHT & IN GOOD REPAIR.

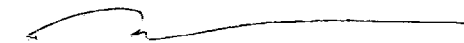
It is, therefore, ORDERED that the Violator must pay \$ 4500 to the City of Miramar, within 30 calendar days of hearing date (August 12, 2015). Fines are continuing with this Order. Special Conditions: may be mitigated

Status: not in compliance Date: 8/12/15

This Order shall be recorded and shall constitute a lien until judgment is rendered in a suit to foreclose, or to enforce, this Order.

DONE AND ORDERED at the City of Miramar, Broward County, Florida on **August 12, 2015**.

CODE COMPLIANCE SPECIAL MAGISTRATE FOR THE
CITY OF MIRAMAR, FLORIDA

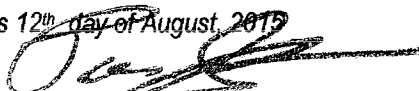


Special Magistrate

CERTIFICATION:

I certify this to be a true and correct copy of the Original Document on File. Witness my hand and official Seal of the City of Miramar, In the County of Broward, Florida.

This 12th day of August, 2015



Special Magistrate Recording Secretary



2

After recording return to:
Attn: Code Compliance Recording Secretary
City of Miramar, Florida
2200 Civic Center Place, Miramar, FL 33025

CITY OF MIRAMAR, FLORIDA
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE ORDER IMPOSING FINE

STATE OF FLORIDA)
BROWARD COUNTY)

) SS

CITY OF MIRAMAR vs.

DOLORES F VIRAG EST
2902 SW 68 AVE
MIRAMAR, FL 33023
Mailing Address:

CASE#: 11-10-05069

NOV#: 17952

VIOLATION#: first

This cause was brought before the Code Compliance Special Magistrate ("the Special Magistrate") or issued date of **August 12, 2015** upon notification by the Code Compliance Officer, Ericca Rittenhouse that the Special Magistrate's Findings of Fact, Conclusion of Law and Order or Code Compliance Ticket dated 12/24/2013 (The "Order") has not been complied with. A re-inspection on **August 12, 2015** of the property and/or review of the records with the City Code Compliance Division revealed that the Violator did not comply with the Order in that the Violator did not correct: Code Section (s) 10-124(9) Offense: REMOVE MILDEW & PAINT HOUSE.

It is, therefore, ORDERED that the Violator must pay \$ 4500 to the City of Miramar, within 30 calendar days of hearing date (August 12, 2015). Fines are continuing with this Order. Special Conditions: may be mitigated

Status: not in compliance Date: 8/12/15

This Order shall be recorded and shall constitute a lien until judgment is rendered in a suit to foreclose, or to enforce, this Order.

DONE AND ORDERED at the City of Miramar, Broward County, Florida on **August 12, 2015**.

CODE COMPLIANCE SPECIAL MAGISTRATE FOR THE
CITY OF MIRAMAR, FLORIDA

Special Magistrate

CERTIFICATION:

I certify this to be a true and correct copy of the Original Document on File. Witness my hand and official Seal of the City of Miramar, In the County of Broward, Florida.

This 12th day of August, 2015

Special Magistrate Recording Secretary

After recording return to:
Attn: Code Compliance Recording Secretary
City of Miramar, Florida
2200 Civic Center Place, Miramar, FL 33025

**CITY OF MIRAMAR, FLORIDA
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE ORDER IMPOSING FINE**

STATE OF FLORIDA)
) SS **CITY OF MIRAMAR vs.** **DOLORES F VIRAG, EST**
BROWARD COUNTY) 2902 SW 68 AVE
 MIRAMAR, FL 33023
 Mailing Address:

CASE#: 11-10-05069 **NOV#:** 14338 **VIOLATION#:** first

This cause was brought before the Code Compliance Special Magistrate ("the Special Magistrate") or issued date of **May 9, 2012** upon notification by the Code Compliance Officer, Roderick Doetzer that the Special Magistrate's Findings of Fact, Conclusion of Law and Order or Code Compliance Ticket dated 11/2/2011 (The "Order") has not been complied with. The Special Magistrate previously entered an Order in this cause, after a hearing held on 12/14/2011 and a copy of the Order is attached hereto. A re-inspection on **May 9, 2012** of the property and/or review of the records with the City Code Compliance Division revealed that the Violator(s) did not comply with the Order in that the Violator(s) did not correct: Code Section(s) 10-49 Offense: ACCUMULATION OF JUNK/TRASH/DEBRIS PROHIBITED.

It is, therefore, ORDERED that the Violator(s) must pay \$100.00 to the City of Miramar, within thirty calendar days of hearing date (**May 9, 2012**). Fines are complete with this Order.

Special Conditions: _____

Status: Violation corrected **Date** 5/9/2012

This Order shall be recorded and shall constitute a lien until judgment is rendered in a suit to foreclose, or to enforce, this Order.

DONE AND ORDERED at the City of Miramar, Broward County, Florida on **May 9, 2012**.



CODE COMPLIANCE SPECIAL MAGISTRATE FOR THE
CITY OF MIRAMAR, FLORIDA

Dahio G. Walker

Special Magistrate

CERTIFICATION:

I certify this to be a true and correct copy of the Original Document on File. Witness my hand and official Seal of the City of Miramar, In the County of Broward, Florida.

This 9th day of May, 2012

[Signature]
Special Magistrate Recording Secretary

After recording return to:
Attn: Code Compliance Recording Secretary
City of Miramar, Florida
2200 Civic Center Place, Miramar, FL 33025

**CITY OF MIRAMAR, FLORIDA
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE ORDER IMPOSING FINE**

STATE OF FLORIDA)
) SS
BROWARD COUNTY)

CITY OF MIRAMAR vs.

DOLORES F VIRAG EST
2902 SW 68 AVE
MIRAMAR, FL 33023
Mailing Address:

CASE#: 11-10-05069

NOV#: 17953

VIOLATION#: first

This cause was brought before the Code Compliance Special Magistrate ("the Special Magistrate") or issued date of **August 12, 2015** upon notification by the Code Compliance Officer, Ericca Rittenhouse that the Special Magistrate's Findings of Fact, Conclusion of Law and Order or Code Compliance Ticket dated 12/24/2013 (The "Order") has not been complied with. A re-inspection on **August 12, 2015** of the property and/or review of the records with the City Code Compliance Division revealed that the Violator did not comply with the Order in that the Violator did not correct: Code Section (s) 10-128(A) & (B) Offense: OUTSIDE WALLS SHALL BE MAINTAINED WITHOUT HOLES/DAMAGE ADMITTING RAIN OR INFESTATION.

It is, therefore, ORDERED that the Violator must pay \$ 4500 to the City of Miramar, within 30 calendar days of hearing date (August 12, 2015). Fines are continuing with this Order. Special Conditions: may be mitigated

Status: not in compliance Date: 8/12/15

This Order shall be recorded and shall constitute a lien until judgment is rendered in a suit to foreclose, or to enforce, this Order.

DONE AND ORDERED at the City of Miramar, Broward County, Florida on **August 12, 2015**.

CODE COMPLIANCE SPECIAL MAGISTRATE FOR THE
CITY OF MIRAMAR, FLORIDA

Special Magistrate

CERTIFICATION:

I certify this to be a true and correct copy of the Original Document on File. Witness my hand and official Seal of the City of Miramar, in the County of Broward, Florida.

This 12th day of August, 2015

Special Magistrate Recording Secretary

After recording return to:
Attn: Code Compliance Recording Secretary
City of Miramar, Florida
2200 Civic Center Place, Miramar, FL 33025

**CITY OF MIRAMAR, FLORIDA
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE ORDER IMPOSING FINE**

STATE OF FLORIDA)
) SS
BROWARD COUNTY)

CITY OF MIRAMAR vs.

DOLORES F VIRAG, EST
2902 SW 68 AVE
MIRAMAR, FL 33023
Mailing Address:

CASE#: 11-10-05069

NOV#: 18809

VIOLATION#: first

This cause was brought before the Code Compliance Special Magistrate ("the Special Magistrate") or issued date of **August 12, 2015** upon notification by the Code Compliance Officer, Ericca Rittenhouse that the Special Magistrate's Findings of Fact, Conclusion of Law and Order or Code Compliance Ticket dated 4/25/2013 (The "Order") has not been complied with. A re-inspection on **August 12, 2015** of the property and/or review of the records with the City Code Compliance Division revealed that the Violator did not comply with the Order in that the Violator did not correct: Code Section (s) 10-124(9) Offense: REPAIR &/OR REPLACE EXTERIOR WALLS AROUND PROPERTY.

It is, therefore, ORDERED that the Violator must pay \$ 4500 to the City of Miramar, within 30 calendar days of hearing date (August 12, 2015). Fines are continuing with this Order. Special Conditions: may be mitigated

Status: not in compliance Date: 8/12/15

This Order shall be recorded and shall constitute a lien until judgment is rendered in a suit to foreclose, or to enforce, this Order.

DONE AND ORDERED at the City of Miramar, Broward County, Florida on **August 12, 2015**.

CODE COMPLIANCE SPECIAL MAGISTRATE FOR THE
CITY OF MIRAMAR, FLORIDA

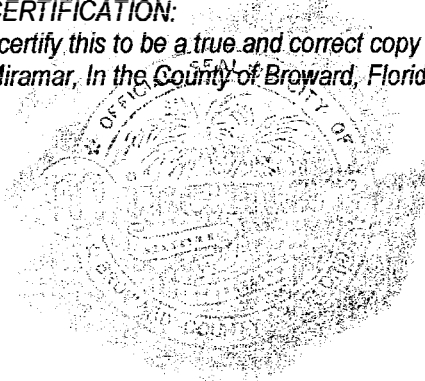
Special Magistrate

CERTIFICATION:

I certify this to be a true and correct copy of the Original Document on File. Witness my hand and official Seal of the City of Miramar, In the County of Broward, Florida.

This 12th day of August, 2015

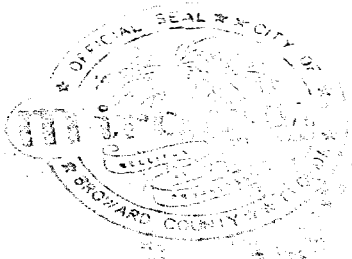
Special Magistrate Recording Secretary



STATE OF FLORIDA)
) SS **CITY OF MIRAMAR vs.**
BROWARD COUNTY)

DOLORES F VIRAG, EST
2902 SW 68 AVE
MIRAMAR, FL 33023
Mailing Address:

Special Magistrate Recording Secretary



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

DATE: May 17, 2018

PROPERTY ID # 514126-03-0880 (TD # 39512)

WARNING

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

VIRAG, DOLORES F EST
2902 SW 68 AVE
MIRAMAR, FL 33023-4834

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2902 SW 68 AVENUE, MIRAMAR FL 33023-4834 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 May 31, 2018\$12,431.74

Or

* Amount due if paid by June 19, 2018\$12,588.71

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON JUNE 20, 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: May 17, 2018

PROPERTY ID # 514126-03-0880 (TD # 39512)

WARNING

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

CAZENOVIA CREEK FUNDING I LLC
PO BOX 54897
NEW ORLEANS, LA 70154

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2902 SW 68 AVENUE, MIRAMAR FL 33023-4834 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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AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by May 31, 2018\$12,431.74

Or

* Amount due if paid by June 19, 2018\$12,588.71

*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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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: May 17, 2018

PROPERTY ID # 514126-03-0880 (TD # 39512)

WARNING

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

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: May 17, 2018

PROPERTY ID # 514126-03-0880 (TD # 39512)

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CITY OF MIRAMAR
CODE COMPLIANCE DIVISION
2200 CIVIC CENTER PLACE
MIRAMAR, FL 33025

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

DATE: May 17, 2018

PROPERTY ID # 514126-03-0880 (TD # 39512)

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CITY OF MIRAMAR
2300 CIVIC CENTER PLACE
MIRAMAR, FL 33025-6577

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: May 17, 2018

PROPERTY ID # 514126-03-0880 (TD # 39512)

WARNING

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*JOHNSON, NEHEMIE JACQUES, CHARLES
2820 SW 68 AVE
MIRAMAR, FL 33023

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DATE: May 17, 2018

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*GARCIA,LUCRECIA S
2908 SW 68 AVE
MIRAMAR, FL 33023-4834

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: May 17, 2018

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*PINE APARTMENT ENTERPRISES INC
TAVAREZ, DILIA
17901 NW 51 PL
CAROL CITY, FL 33055

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2902 SW 68 AVENUE, MIRAMAR FL 33023-4834 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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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: May 17, 2018

PROPERTY ID # 514126-03-0880 (TD # 39512)

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*PINE APARTMENT ENTERPRISES INC
2919 SW 68 TER
MIRAMAR, FL 33023

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2901 SW 68 TER
MIRAMAR, FL 33023

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DONIS,FRANCISCO J
2819 SW 68 TER
MIRAMAR, FL 33023

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DATE: May 17, 2018

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ESTATE OF DOLORES F. VIRAG
2902 SW 68 AVE
MIRAMAR, FL

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DATE: May 17, 2018

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DAVID VIRAG
PO BOX 813446
HOLLYWOOD, FL 33081

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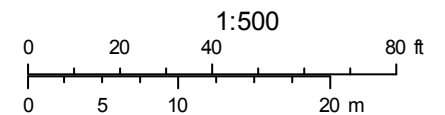
www.broward.org/recordstaxestreasury

Property Id: 514126030880

**Please see map disclaimer



February 1, 2018



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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and

City, State

TD 39512 JUNE 2018 WARNING
VIRAG, DOLORES F EST
2902 SW 68 AVE
MIRAMAR, FL 33023-4834

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

See Reverse for Instructions

7017 3380 0000 6615 1428

7017 3360 0000 6615 1435 SENT ST9 0000 2T01

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CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

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

Postmark
Here

Postage

\$

Total Pk

\$

Sent To

Street a

City, Sta

TD 39512 JUNE 2018 WARNING

CITY OF MIRAMAR

DOUGLAS R GONZALES

200 E BROWARD BLVD #1900

FORT LAUDERDALE, FL 33301

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

See Reverse for Instructions

7017 3380 0000 5799 244T

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CITY OF MIRAMAR
CODE COMPLIANCE DIVISION
2200 CIVIC CENTER PLACE
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PS Form 3800, April 2015 PSN 7530-02-000-9047

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CITY OF MIRAMAR
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MIRAMAR, FL 33025-6577

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MIRAMAR, FL 33023

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*GARCIA, LUCRECIA S

2908 SW 68 AVE

MIRAMAR, FL 33023-4834

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2919 SW 68 TER
MIRAMAR, FL 33023

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City, S

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***PINE APARTMENT ENTERPRISES INC**
2901 SW 68 TER
MIRAMAR, FL 33023

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***PINE APARTMENT ENTERPRISES INC**
TAVAREZ,DILIA
17901 NW 51 PL
CAROL CITY, FL 33055

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***DONIS,BLANCA ELENA H/E**

DONIS,FRANCISCO J

2819 SW 68 TER

MIRAMAR, FL 33023

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TD 39512 JUNE 2018 WARNING
ESTATE OF DOLORES F. VIRAG
2902 SW 68 AVE
MIRAMAR, FL

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HOLLYWOOD, FL 33081

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