



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

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 09/11/2018

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 09/09/2018

CERTIFICATE # 2015-9976

ACCOUNT # 494223AJ0670

ALTERNATE KEY # 335093

TAX DEED APPLICATION # 41409

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 4, Building No. 4071 of EL SOL AT MAIN STREET, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 42684, at Page 878, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 4071 N DIXIE HIGHWAY #4, OAKLAND PARK FL 33334

OWNER OF RECORD ON CURRENT TAX ROLL:

BRENDA L SANCHEZ
1550 MONTE CARLO CT
MERRITT IS, FL 32952-5666

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

EL SOL AT MAIN STREET
CONDOMINIUM ASSOCIATION, INC.
C/O JOHN PAUL ARCIA, PA
175 SW 7 STREET, SUITE 2000
MIAMI, FL 33130 (Per Certificate of Title and Property Appraiser)

Instrument: 115249507

EUROPEAN AMERICAN PROPERTY SERVICES, LLC, REGISTERED AGENT
O/B/O EL SOL AT MAIN STREET CONDOMINIUM ASSOCIATION, INC.
655 WEST FLAGLER ST. SUITE 207
MIAMI, FL 33130 (Per Sunbiz. Declaration recorded in 42684-878.)

NOTE: Images and attachments from previous search not included in update.

MORTGAGE HOLDER OF RECORD:

No new documents found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

No new documents found.

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 23 AJ 0670

CURRENT ASSESSED VALUE: \$57,840

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:

No new documents found.

**Update search found 1 new Certificate of title that conveyed the title to a new owner and Sunbiz for new owner.

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



**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: 07/10/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 07/09/2018

CERTIFICATE # 2015-9976

ACCOUNT # 494223AJ0670

ALTERNATE KEY # 335093

TAX DEED APPLICATION # 41409

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:

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PROPERTY ADDRESS: 4071 N DIXIE HIGHWAY #4, OAKLAND PARK FL 33334

OWNER OF RECORD ON CURRENT TAX ROLL:

BRENDA L SANCHEZ

1550 MONTE CARLO CT

MERRITT IS, FL 32952-5666 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

BRENDA L. SANCHEZ

OR: 42978, Page: 317

4071 N. DIXIE HIGHWAY UNIT 4

OAKLAND PARK, FL 33334 (Per Deed out of the Developer)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CAPITAL ONE CLTRL ASSIGNEE OF FIG 2222, LLC

PO BOX 54418

NEW ORLEANS, LA 70154-4418 (Tax Deed Applicant)

EL SOL AT MAIN STREET

Instrument: 114440080

CONDOMINIUM ASSOCIATION, INC.

655 WEST FLAGLER STREET, SUITE 207

MIAMI, FL 33130 (Per Lien)

EL SOL AT MAIN STREET

Instrument: 114520521

CONDOMINIUM ASSOCIATION, INC.

JOHN PAUL ARCIA, ESQ.

JOHN PAUL ARCIA, P.A.

175 SW 7 STREET, SUITE 2000

MIAMI, FL 33160 (Per Lis Pendens)

EL SOLE AT MAIN STREET
CONDOMINIUM ASSOCIATION, INC.
655 WEST FLAGLER STREET, SUITE 207
MIAMI, FL 3130

Instrument: 115116228

(Per Final Judgment of Foreclosure. ZIP code incomplete on document.)

EUROPEAN AMERICAN PROPERTY SERVICES, LLC, REGISTERED AGENT
O/B/O EL SOL AT MAIN STREET CONDOMINIUM ASSOCIATION, INC.
655 WEST FLAGLER ST. SUITE 207
MIAMI, FL 33130 (Per Sunbiz. Declaration recorded in 42684-878.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 23 AJ 0670

CURRENT ASSESSED VALUE: \$57,840

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

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OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

None found.

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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



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	4071 N DIXIE HIGHWAY #4, OAKLAND PARK FL 33334	ID #	4942 23 AJ 0670
Property Owner	EL SOL AT MAIN STREET CONDO ASSN INC%JOHN PAUL ARCIA PA	Millage	1712
Mailing Address	175 SW 7 ST #2000 MIAMI FL 33130	Use	04
Abbr Legal Description	EL SOL AT MAIN STREET CONDO UNIT 4 BLDG 4071		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$5,580	\$50,250	\$55,830	\$50,970	
2017	\$5,780	\$52,060	\$57,840	\$46,340	\$1,302.84
2016	\$4,920	\$44,280	\$49,200	\$42,130	\$1,213.53

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$55,830	\$55,830	\$55,830	\$55,830
Portability	0	0	0	0
Assessed/SOH	\$50,970	\$55,830	\$50,970	\$50,970
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	\$50,970	\$55,830	\$50,970	\$50,970

Sales History			
Date	Type	Price	Book/Page or CIN
7/5/2018	CET-T	\$100	115249507
10/6/2006	SWD	\$130,500	42978 / 317

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		550
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 2006/1973		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		
R								
1						1		



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	4071 N DIXIE HIGHWAY #4, OAKLAND PARK FL 33334	ID #	4942 23 AJ 0670
Property Owner	SANCHEZ,BRENDA L	Millage	1712
Mailing Address	1550 MONTE CARLO CT MERRITT IS FL 32952-5666	Use	04
Abbr Legal Description	EL SOL AT MAIN STREET CONDO UNIT 4 BLDG 4071		

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\(8\)](#).

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Portability	0	0	0	0
Assessed/SOH	\$50,970	\$55,830	\$50,970	\$50,970
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
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Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		
R								
1						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #41409

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of December 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:

EL SOL AT MAIN STREET CONDO ASSN INC % JOHN PAUL ARCIA PA 175 SW 7 ST #2000 MIAMI, FL 33130	EL SOL AT MAIN STREET CONDO ASSN INC % JOHN PAUL ARCIA PA 4071 N. DIXIE HWY #4 OAKLAND PARK, FL 33334	EUROPEAN AMERICAN PROPERTY SERVICES, LLC REGISTERED AGENT O/B/O EL SOL AT MAIN STREET CONDOMINIUM ASSOCIATION, INC. 655 WEST FLAGLER ST. SUITE 207 MIAMI, FL 33130	CITY OF OAKLAND PARK ANDREW THOMPSON, BUDGET OFFICE 3650 NE 12 AVE OAKLAND PARK, FL 33334
EL SOLE AT MAIN STREET CONDOMINIUM ASSOCIATION, INC. 655 WEST FLAGLER STREET, SUITE 207 MIAMI, FL 3130	EL SOL AT MAIN STREET CONDOMINIUM ASSOCIATION, INC. 655 WEST FLAGLER STREET, SUITE 207 MIAMI, FL 33130	EL SOL AT MAIN STREET CONDOMINIUM ASSOCIATION, INC. JOHN PAUL ARCIA, ESQ., JOHN PAUL ARCIA, P.A. 175 SW 7 STREET, SUITE 2000 MIAMI, FL 33160	JOHN DOE UNKNOWN TENANT IN POSSESSION 4071 N. DIXIE HWY #4 OAKLAND PARK, FL 33334

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 3rd day of December 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 41409

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: 494223-AJ-0670
Certificate Number: 9976
Date of Issuance: 05/26/2016
Certificate Holder: CAPITAL ONE CLTRL ASSIGNEE OF FIG 2222, LLC
Description of Property: EL SOL AT MAIN STREET CONDO
UNIT 4 BLDG 4071
Condominium Unit 4, Building No. 4071 of EL SOL AT MAIN STREET, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 42684, at Page 878, of the Public Records of Broward County, Florida.
Name in which assessed: SANCHEZ,BRENDA L
Legal Titleholders: SANCHEZ,BRENDA L
1550 MONTE CARLO CT
MERRITT IS, FL 32952-5666

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 January, 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 13th day of December, 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: 12/13/2018, 12/20/2018, 12/27/2018 & 01/03/2019
Minimum Bid: 4972.84

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 BARBARA JEAN COOPER, 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

41409

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 9976

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

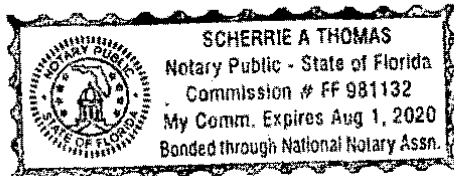
12/13/2018 12/20/2018 12/27/2018 01/03/2019

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
3 day of JANUARY, A.D. 2019

(SEAL)

BARBARA JEAN COOPER personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 41409

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: 494223-AJ-0670

Certificate Number: 9976

Date of Issuance: 05/26/2016

Certificate Holder:

CAPITAL ONE CLTRL ASSIGNEE
OF FIG 2222, LLC

Description of Property:

EL SOL AT MAIN STREET CONDO
UNIT 4 BLDG 4071

Condominium Unit 4, Building
No. 4071 of EL SOL AT MAIN
STREET, A CONDOMINIUM,
according to the Declaration of
Condominium thereof, recorded
in Official Records Book 42684, at
Page 878, of the Public Records
of Broward County, Florida.

Name in which assessed:

SANCHEZ, BRENDA L.

Legal Titleholders:

SANCHEZ, BRENDA L.

1550 MONTE CARLO CT.

MERRITT IS, FL 32952-5666

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 January, 2019. Pre-
bidding shall open at 9:00 AM EDT,
sale shall commence at 10:00 AM
EDT and shall begin closing at 11:01
AM EDT at:

broward.deedauction.net

*Pre-registration is required to
bid.

Dated this 13th day of December,
2018.

Bertha Henry

County Administrator

RECORDS, TAXES, AND

TREASURY DIVISION

(Seal)

SEE ATTACHED

By: Dana F. Buker
Deputy

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

Minimum Bid: 4972.84
401-314

12/13-20-27 1/3 18-21/0000360334B



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

Detail by Entity Name

Florida Not For Profit Corporation

EL SOL AT MAIN STREET CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N06000006338
FEI/EIN Number	51-0458906
Date Filed	06/12/2006
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	11/18/2008
Event Effective Date	NONE

Principal Address

655 WEST FLAGLER ST.
#207
MIAMI, FL 33130

Changed: 04/17/2012

Mailing Address

655 WEST FLAGLER ST.
#207
MIAMI, FL 33130

Changed: 04/17/2012

Registered Agent Name & Address

EUROPEAN AMERICAN PROPERTY SERVICES, LLC
655 WEST FLAGLER ST.
SUITE 207
MIAMI, FL 33130

Name Changed: 04/26/2011

Address Changed: 04/17/2012

Officer/Director Detail

Name & Address

Title PD

LAKATOS, LOIRIS
4071 N. Dixie Hwy #22
Oakland Park, FL 33334

Title SEC

SINISTERRA, TOMAS
4051 N. Dixie Hwy #01
Oakland Park, FL 33334

Title TD

VILLAMIZAR, ALEJANDRO
4051 N. Dixie Hwy #05
Oakland Park, FL 33334

Annual Reports

Report Year	Filed Date
2016	04/08/2016
2017	04/28/2017
2018	04/30/2018

Document Images

04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- ANNUAL REPORT	View image in PDF format
09/02/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
04/16/2015 -- ANNUAL REPORT	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
05/01/2013 -- ANNUAL REPORT	View image in PDF format
06/19/2012 -- ANNUAL REPORT	View image in PDF format
04/17/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
05/01/2010 -- ANNUAL REPORT	View image in PDF format
04/22/2009 -- ANNUAL REPORT	View image in PDF format
11/18/2008 -- REINSTATEMENT	View image in PDF format
05/21/2007 -- ANNUAL REPORT	View image in PDF format
06/12/2006 -- Domestic Non-Profit	View image in PDF format

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 7/17/2018 2:49:49 PM.****

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

EL SOL AT MAIN STREET CONDOMINIUM ASSOCIATION, INC
Plaintiff
VS.
SANCHEZ, BRENDA
Defendant

CACE-17-013948
Division: 25

Certificate of Title

The undersigned, Brenda D. Forman, Clerk of the Court, certifies that she executed and filed a certificate of sale in this action on July 05, 2018, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

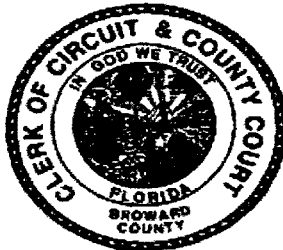
The following property in Broward County, Florida:

Condominium Unit No. 4, Building No. 4071, Of El Sol At Main Street, A Condominium, According to the Declaration of Condominium, thereof, Recorded in Official Records Book 42684, at Page 878, of the Public Records, of Broward County, Florida

**a/k/a: 4071 N Dixie Highway, Unit 4, Oakland Park, Florida
33334
Folio # 4942-23-AJ-0670**

Was sold to: EL SOL AT MAIN STREET CONDOMINIUM ASSOCIATION, INC.
C/o John Paul Arcia, PA 175 SW 7 Street, Suite 2000 Miami, FL, 33130

Witness my hand and the seal of this court on July 17, 2018.



Brenda D. Forman, Clerk of the Circuit & County Court
Broward County, Florida

Total consideration: \$100.00
Doc Stamps: \$0.70

Case Number: CACE-17-013948 Division: 25
Filing # 59440919 E-Filed 07/24/2017 05:29:38 PM

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

EL SOL AT MAIN STREET CONDOMINIUM
ASSOCIATION, INC., a Florida not-for-profit
corporation

Plaintiff,

CASE NO.:

vs.

BRENDA SANCHEZ &
JOHN DOE, As Unknown Tenant in Possession

Defendant(s).

NOTICE OF LIS PENDENS

TO: the DEFENDANTS named in the above case caption, and all others in possession, if living, including unknown spouse if any have remarried and if any are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, trustees, and all other persons claiming by, through, under, or against any or all said Defendants:

YOU ARE HEREBY NOTIFIED of the institution of this action by the Plaintiff to foreclose its Lien recorded on June 13, 2017, in Official Records Instrument #114440080 of the Public Records of Broward County, on the following property in Broward County, Florida:

Condominium Unit No. 4, Building No. 4071, Of El Sol At Main Street, A Condominium, According to the Declaration of Condominium, thereof, Recorded in Official Records Book 42684, at Page 878, of the Public Records, of Broward County, Florida

**a/k/a: 4071 N Dixie Highway, Unit 4, Oakland Park, Florida 33334
Folio # 4942-23-AJ-0670**

DATED this 21st day of July, 2017.

JOHN PAUL ARCIA, P.A.
175 SW 7 Street, Suite 2000
Miami, Florida 33160
(786) 429-0410 / (786) 429-0411 (fax)
service@arcialaw.com

By: John Paul Arcia
John Paul Arcia, Esq.
Florida Bar. No. 73723

NOTE: Pursuant to the Fair Debt Collection Practices Act **YOU ARE ADVISED** that this law firm may be deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose



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

Detail by Entity Name

Florida Not For Profit Corporation

EL SOL AT MAIN STREET CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N06000006338
FEI/EIN Number	51-0458906
Date Filed	06/12/2006
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	11/18/2008
Event Effective Date	NONE

Principal Address

655 WEST FLAGLER ST.
#207
MIAMI, FL 33130

Changed: 04/17/2012

Mailing Address

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#207
MIAMI, FL 33130

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Officer/Director Detail

Name & Address

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LAKATOS, LOIRIS
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Title SEC

SINISTERRA, TOMAS
4051 N. Dixie Hwy #01
Oakland Park, FL 33334

Title TD

VILLAMIZAR, ALEJANDRO
4051 N. Dixie Hwy #05
Oakland Park, FL 33334

Annual Reports

Report Year	Filed Date
2016	04/08/2016
2017	04/28/2017
2018	04/30/2018

Document Images

04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- ANNUAL REPORT	View image in PDF format
09/02/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
04/16/2015 -- ANNUAL REPORT	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
05/01/2013 -- ANNUAL REPORT	View image in PDF format
06/19/2012 -- ANNUAL REPORT	View image in PDF format
04/17/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
05/01/2010 -- ANNUAL REPORT	View image in PDF format
04/22/2009 -- ANNUAL REPORT	View image in PDF format
11/18/2008 -- REINSTATEMENT	View image in PDF format
05/21/2007 -- ANNUAL REPORT	View image in PDF format
06/12/2006 -- Domestic Non-Profit	View image in PDF format

This instrument prepared by, or under the supervision of (and after recording, return to):

Mark S. Meland, Esq.
Sandra M. Ferrera, Esq.
Meland Russin & Budwick, P.A.
3000 Wachovia Financial Center
200 South Biscayne Boulevard
Miami, Florida 33131

(Reserved for Clerk of Court)

TAX FOLIO NUMBER: 19223-09-00200; 19223-00-03800; 19223-09-00100; 19223-09-00140, 29223-00-03800 (ENTIRE BUILDING)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 6th day of October, 2006, by **SUNSHINE DIXIE CONDOS, LLC**, a Florida limited liability company herein called the Grantor, to **Brenda L. Sanchez, a single woman** whose post office address is: 4071 N. Dixie Highway Unit 4, Oakland Park, FL 33334; herein called the Grantee:

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

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and 00/100's (\$10.00) Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situated in Broward County, State of Florida, to wit:

Condominium Unit 4, Building No. 4071 of EL SOL AT MAIN STREET, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 42684, at Page 878, of the Public Records of Broward County, Florida.

This conveyance is made subject to:

1. Taxes for the year 2006 and thereafter;
2. Laws and ordinances of all appropriate governmental authorities including, without limitation, existing zoning ordinances and the Florida Condominium Act, Chapter 718, Florida Statutes;
3. Covenants, conditions, easements, restrictions, liens, terms and other provisions set forth in the Declaration, and all amendments and supplements to the Declaration, and any Rules and Regulations now or hereafter adopted by the Condominium Association of this Condominium;
4. Covenants, conditions, restrictions, limitations, reservations, rights of ingress and egress and easements of record.

AND Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of all parties whomsoever claiming by, through, or under Grantor.

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

SUNSHINE DIXIE CONDOS, LLC, a Florida limited liability company

By: SKY RIVER, LLC., a Florida limited liability company, as Managing Member

By: PRETTY SKY, LLC., a Florida limited liability company, as Managing Member:

By: Oscar Rodriguez V., Managing Member
444 Brickell Avenue, Suite 210
Miami, Florida 33131

Barbara Navarro
Printed Name: Barbara Navarro
Daimis Marin
Printed Name: Daimis Marin

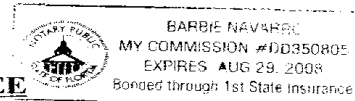
STATE OF FLORIDA)
)SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 6th day of October, 2006, by Oscar Rodriguez V., as Managing Member of PRETTY SKY, LLC, a Florida limited liability company, as Managing Member of SKY RIVER, LLC., a Florida limited liability company, as Managing Member of SUNSHINE DIXIE CONDOS, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me, and did take an oath.

Barbie Navarro
Notary Public
State of Florida

My commission expires:

ACCEPTANCE OF GRANTEE



AND GRANTEE, by acceptance and recordation of this Deed, expressly and specifically accepts, covenants and agrees to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the Declaration, if and when applicable, which provisions and requirements are acknowledged to be reasonable, and all of which are incorporated herein by this reference

Brenda L. Sanchez
Grantee:
Brenda L. Sanchez

Grantee:

This Instrument Prepared by and Return To:
JOHN PAUL ARCIA, P.A.
John Paul Arcia, Esq.
175 S.W. 7th Street, Suite 2000
Miami, Florida 33130
Tel: 786-429-0410, Fax: 786-429-0411
File No. 375.05

CLAIM OF LIEN

PLEASE TAKE NOTICE that the undersigned corporation, EL SOL AT MAIN STREET CONDOMINIUM ASSOCIATION, INC., 655 West Flagler Street, Suite 207, Miami, FL 33130, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, does hereby claim a lien for unpaid assessments against the following described property in BROWARD County:

CONDOMINIUM UNIT 4, BUILDING NO. 4071 OF EL SOL AT MAIN STREET, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 42684, AT PAGE 878, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

a/k/a: 4071 N. Dixie Highway, Unit 4, Oakland Park, FL 33334

OWNER(S): Brenda Sanchez

Said lien claimed due to the failure to pay the following assessments;

Maintenance Assessments Due Through April 30, 2017	\$22,416.20
Late Fees Through April 30, 2017	\$2,250.00
Interest Charges Due @ 18% Per Annum	
TOTAL AMOUNT DUE	\$24,666.20

This Claim of Lien shall secure all unpaid assessments, interest, late charges, costs and attorney's fees which are due and which may accrue subsequent to the date of this Claim of Lien.

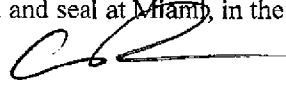
EL SOL AT MAIN STREET CONDOMINIUM ASSOCIATION, INC.

BY: 
John Paul Arcia, Esq. AGENT

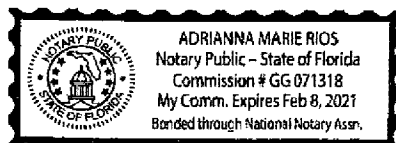
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME the undersigned authority, personally appeared John Paul Arcia, Esq., personally known to be Agent for El Sol At Main Street Condominium Association, Inc. on this date executed the foregoing Claim of Lien under authority vested in him/her by said Corporation.

I WITNESS THEREOF, I have hereunto set my hand and seal at Miami, in the County and State aforesaid, this 13th day of June, 2017


NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

My Commission Expires:



**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 5/30/2018 4:30:00 PM.****

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

EL SOL AT MAIN STREET CONDOMINIUM
ASSOCIATION, INC., a Florida not-for-profit
corporation

Plaintiff,

vs.

CASE NO.: CACE-17-013948

(25)

BRENDA SANCHEZ &
JOHN DOE, As Unknown Tenant in Possession

Defendant(s).

Filed In Open Court,
CLERK OF THE CIRCUIT COURT
ON 5-31-18
BY N. Gell

FINAL JUDGMENT OF FORECLOSURE

THIS CAUSE came to be heard before the Court on Plaintiff's Motion for Final Judgment of Foreclosure filed by the PLAINTIFF EL SOL AT MAIN STREET CONDOMINIUM ASSOCIATION, INC. (hereinafter, "PLAINTIFF") on **May 31, 2018** and the Court, having reviewed the evidence presented in support thereof, having heard argument of Counsel and being otherwise fully advised of the premises, thereupon,

IT IS ORDERED AND ADJUDGED that:

1. That due and legal service of process has been made upon the Defendant and this Court has jurisdiction of the parties in this cause of the subject matter hereof; that all allegations contained herein have been proved by competent evidence and that the equities in this cause are with the Plaintiff.
2. **AMOUNTS DUE:** There is Due and Owing to the PLAINTIFF the following through May 31, 2018:

<i>Assessments (through May 31, 2018)</i>	\$25,794.77
<i>Special Assessments (through May 31, 2018)</i>	197.76
<i>Late Fees (through May 31, 2018)</i>	2,825.00
<i>Interest (through April 30, 2018)</i>	20,772.56
<i>Sub-Total</i>	<u>\$49,590.09</u>

COURT COSTS:

<i>Filing Fee – Claim of Lien</i>	\$ 85.00
<i>Postage</i>	40.00
<i>Title Search & Analysis</i>	250.00
<i>Filing Fee – Complaint & Notice of Lis Pendens</i>	435.74

Process Service 110.00

COSTS TO BE INCURRED:

Publication Costs (Notice of Sale) 380.00

Clerk's Fee – Foreclosure Sale 140.00

Sub-Total \$1,440.74

ATTORNEY'S FEES

Attorney's fees based on 18.4 hours
at \$ 250.00 per hour

\$ 4,600.00

GRAND TOTAL \$ 55,630.74

3. **Interest.** The Grand Total amount referenced in paragraph 2 shall bear interest from this date forward at the interest rate of 18% as specified in the declaration.
4. **Lien on Property.** The PLAINTIFF whose address is 655 West Flagler Street, Suite 207, Miami, Florida 3130 holds a lien for the GRAND TOTAL SUM as specified in paragraph 2 herein. The lien of the PLAINTIFF is superior in dignity to any right, title, interest or claim of the Defendant, or the estate of any and all of the Defendants, as well as all persons claiming by, through, or under them and the property will be sold free and clear of all claims of the DEFENDANT (s) with the exception of any assessments that are superior pursuant to Florida Statutes, Section 718.116. The PLAINTIFF's lien encumbers the subject property located in Broward County, Florida and described as:

Condominium Unit No. 4, Building No. 4071, Of El Sol At Main Street, A Condominium, According to the Declaration of Condominium, thereof, Recorded in Official Records Book 42684, at Page 878, of the Public Records, of Broward County, Florida

a/k/a: 4071 N Dixie Highway, Unit 4, Oakland Park, Florida 33334

Folio # 4942-23-AJ-0670

5. **Sale of Property.** If the GRAND TOTAL amount with interest at the rate described in paragraph 3 together with all fees and costs of this action accruing subsequent to entry of this Final Judgment, is not paid to the PLAINTIFF the Clerk of Court shall sell the

Subject property at public sale on July 5, 2018, to the highest bidder for cash except as prescribed in paragraph 6 at 10:00 A.M. at www.broward.realforeclose.com, (see the Clerk's website for online auctions) after first having given notices as required by Section 45.031, Florida Statutes.

6. **In Rem Relief:** The PLAINTIFF shall not seek a deficiency waiver. Judgment shall be limited in scope to In Rem relief.

7. **Costs.** The PLAINTIFF shall advance all subsequent costs of this action, including but not limited to Clerk's fees and costs, documentary stamps, taxes, and reasonable attorneys fees. The PLAINTIFF shall be reimbursed for these costs by the Clerk if the PLAINTIFF is not the purchaser for the property at the judicial sale. If the PLAINTIFF is the purchaser of the property at the judicial sale, the Clerk shall credit the PLAINTIFF's bid with the total indebtedness secured by the Homeowner's Lien foreclosed hereby, along with interest and costs accruing subsequent to the Final Judgment or such part of it as is deemed necessary to pay for the bid in full. The Clerk shall receive the service charge imposed in Section 45.031, Florida Statutes. For services in making, recording, and certifying the Sale and title that shall be assessed as costs.
8. **Right of Redemption.** On filing of the Certificate of Sale, DEFENDANT's right of redemption as proscribed by Florida Statutes, Section 45.0315 shall be terminated.
9. **Distribution of Proceeds.** On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of the plaintiff's costs; second, documentary stamps affixed to the Certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to the plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 3 from this date to the date of the sale. During the sixty (60) days after the Clerk issues the certificate of disbursements, the Clerk shall hold the surplus pending further Order of this Court.
10. **Right of Possession.** Upon filing of the Certificate of Title, defendant and all persons claiming under or against defendant since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property and the purchaser at sale shall be let into possession of the property. In the event that any of the Defendants, or any persons claiming through them, fails to immediately vacate the said premises as of the date the Certificate of Title is filed by the Clerk in the name of the purchaser, the Clerk is directed to issue a Writ of Possession to the purchaser without necessity of any further Order of the Court. Pursuant to Administrative Order 09-09 and 09-09 A1, the issuance of Writs of Possession is subject to the provisions of the federal Protecting Tenant Foreclosure Act of 2009.
11. **Jurisdiction.** Jurisdiction of this action is retained to enter further orders that are proper including, without limitations, a supplemental complaint to add an omitted party or remedy other defects post-judgment, an order determining the amount of assessments owed to any condominium or homeowners association, and the entry of deficiency judgment., if Plaintiff is not limited to in rem stay relief in an active bankruptcy case and/or if borrower(s) has not been discharged in bankruptcy or constructively served, together with additional attorney's fees, if appropriate.

The Court further retains jurisdiction for Orders rescheduling the foreclosure sale, which Orders may provide the Plaintiff with a bid credit an any rescheduled foreclosure sale for the amount due on of the prior Final Judgment together with additional assessments, interest, late charges, attorneys, fees, costs, and any necessary advancements since coming due through issuance of any Order Rescheduling Foreclosure Sale.

This Final Judgment (and any Orders Rescheduling Foreclosure Sale) secures payment of all assessments, interest, late charges, attorneys fees, costs, and any necessary advancements through the issuance of the Certificate of Title, and that "surplus funds" as that term is used in Florida Statutes §45.032(c) is defined to be funds held by the Clerk of Court in excess of the amounts secured by this Final Judgment (and any Orders Rescheduling Foreclosure Sale). The Court reserves jurisdiction to enter Orders awarding Plaintiff's post judgment assessments, attorney fees and costs to be paid from Surplus Funds held in the Court Registry after the sale. The Court retains jurisdiction of this action to enter further orders that are proper, including, without limitation, writs of possession and deficiency judgments.

12. **Attorney Fees.** The Court finds, based upon the affidavits presented and upon inquiry of counsel for the plaintiff, that **18.4 hours** were reasonably expended by plaintiff's counsel and that an hourly rate of \$ 250.00 is appropriate. PLAINTIFF'S COUNSEL REPRESENTS THAT THE ATTORNEY FEE AWARDED DOES NOT EXCEED ITS CONTRACT FEE WITH THE PLAINTIFF. The Court finds that there are no reduction or enhancement factors for consideration by the Court pursuant to *Florida Patient's Compensation Fund v. Rowe*, 472 So.2d 1145 (Fla. 1985).

13. **NOTICE PURSUANT TO AMENDMENT TO SECTION 45.031, FLA.ST. (2006)**
IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIEN HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT, 201 SE 6TH STREET, FT. LAUDERDALE, FLORIDA (TELEPHONE: (954)-831-5745), WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT

YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT COAST TO COAST LEGAL AID OF SOUTH FLORIDA, INC., 954-736-2400, LOCATED AT 491 NORTH STATE ROAD 7 (441) PLANTATION, FLORIDA 33317, TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT THE DATE COUNTY BAR ASSOCIATION LEGAL AID SOCIETY, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED in chambers in Broward County, Florida, on this day of

May 31, 2018.



CIRCUIT COURT JUDGE

Copies Furnished To All Parties.

DATE: December 3rd, 2018

PROPERTY ID # 494223-AJ-0670 (TD # 41409)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4071 N DIXIE HWY #4, OAKLAND PARK, FL 33334 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER 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 NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by December 31, 2018\$5,264.20
- Or
- * Estimated Amount due if paid by January 15, 2019\$5,329.84

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 16, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

DATE: December 3rd, 2018

PROPERTY ID # 494223-AJ-0670 (TD # 41409)

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JOHN DOE
UNKNOWN TENANT IN POSSESSION
4071 N. DIXIE HWY #4
OAKLAND PARK, FL 33334

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

DATE: December 3rd, 2018
PROPERTY ID # 494223-AJ-0670 (TD # 41409)

WARNING

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EL SOL AT MAIN STREET CONDO ASSN INC
% JOHN PAUL ARCIA PA
175 SW 7 ST #2000
MIAMI, FL 33130

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

DATE: December 3rd, 2018

PROPERTY ID # 494223-AJ-0670 (TD # 41409)

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

DATE: December 3rd, 2018

PROPERTY ID # 494223-AJ-0670 (TD # 41409)

WARNING

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EUROPEAN AMERICAN PROPERTY SERVICES, LLC
REGISTERED AGENT
O/B/O EL SOL AT MAIN STREET CONDOMINIUM ASSOCIATION, INC.

655 WEST FLAGLER ST. SUITE 207
MIAMI, FL 33130

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* Estimated Amount due if paid by January 15, 2019\$5,329.84

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: December 3rd, 2018

PROPERTY ID # 494223-AJ-0670 (TD # 41409)

WARNING

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

CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12 AVE
OAKLAND PARK, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4071 N DIXIE HWY #4, OAKLAND PARK, FL 33334 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER 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 NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; **PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.**

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

**MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO:** BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by December 31, 2018\$5,264.20
Or
* Estimated Amount due if paid by January 15, 2019\$5,329.84

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 16, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

DATE: December 3rd, 2018

PROPERTY ID # 494223-AJ-0670 (TD # 41409)

WARNING

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

EL SOLE AT MAIN STREET CONDOMINIUM ASSOCIATION, INC.

655 WEST FLAGLER STREET, SUITE 207
MIAMI, FL 3130

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4071 N DIXIE HWY #4, OAKLAND PARK, FL 33334 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: December 3rd, 2018

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MIAMI, FL 33130

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www.broward.org/recordstaxestreasury

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

DATE: December 3rd, 2018

PROPERTY ID # 494223-AJ-0670 (TD # 41409)

WARNING

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

EL SOL AT MAIN STREET CONDOMINIUM ASSOCIATION, INC.
JOHN PAUL ARCIA, ESQ., JOHN PAUL ARCIA, P.A.
175 SW 7 STREET, SUITE 2000
MIAMI, FL 33160

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4071 N DIXIE HWY #4, OAKLAND PARK, FL 33334 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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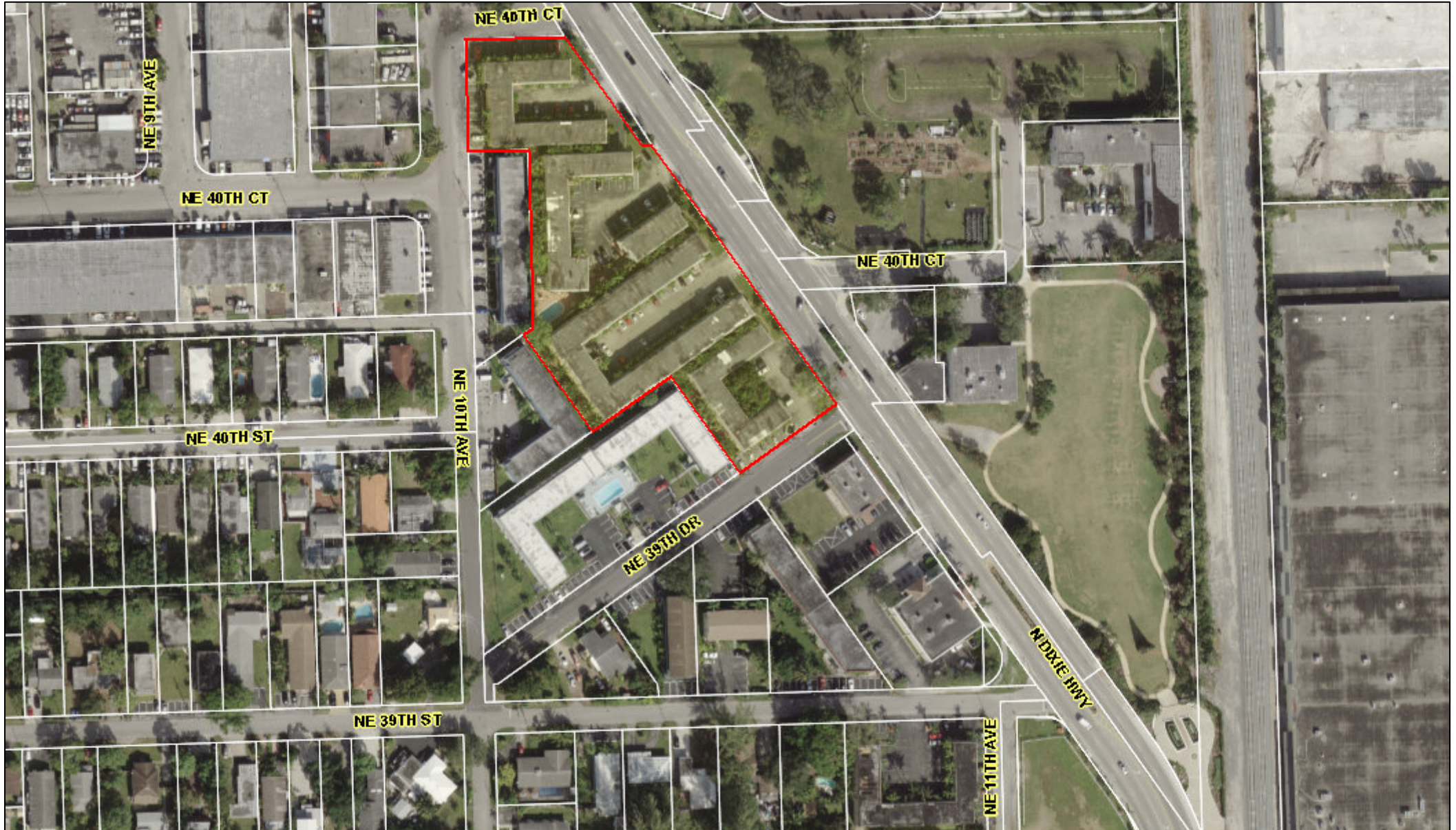
TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

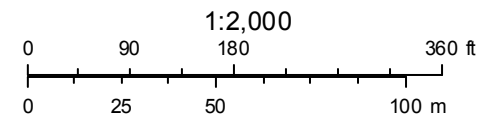
www.broward.org/recordstaxestreasury

Property Id: 494223AJ0670

**Please see map disclaimer



October 1, 2018



7018 1830 0000 4523 8961

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

- | | | |
|--|----|-------|
| <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

Postmark
Here

TD 41409 JANUARY 2019 WARNING

JOHN DOE

UNKNOWN TENANT IN POSSESSION

4071 N. DIXIE HWY #4

OAKLAND PARK, FL 33334

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

See Reverse for Instructions

7018 1830 0000 4523 8954

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
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Postage

TD 41409 JANUARY 2019 WARNING
EL SOL AT MAIN STREET CONDOMINIUM
ASSOCIATION, INC.
JOHN PAUL ARCIA, ESQ., JOHN PAUL ARCIA, P.A.
175 SW 7 STREET, SUITE 2000
MIAMI, FL 33160

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

See Reverse for Instructions

7018 1830 0000 4524 8947

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

Postmark
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TD 41409 JANUARY 2019 WARNING
EL SOL AT MAIN STREET CONDOMINIUM
ASSOCIATION, INC.
655 WEST FLAGLER STREET, SUITE 207
MIAMI, FL 33130

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

See Reverse for Instructions

2018 1830 0000 4523 8930

OFFICIAL USE

\$

☐ Return Receipt (hardcopy) \$ _____

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postmark
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Proctano

TD 41409 JANUARY 2019 WARNING
EL SOLE AT MAIN STREET CONDOMINIUM
ASSOCIATION, INC.
655 WEST FLAGLER STREET, SUITE 207
MIAMI, FL 3130

See Reverse for Instructions

7018 1830 0000 4523 8923

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

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<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	

Postmark
Here

TD 41409 JANUARY 2019 WARNING
CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12 AVE
OAKLAND PARK, FL 33334

7076 1830 0000 4524 8916

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
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Postage

TD 41409 JANUARY 2019 WARNING
EUROPEAN AMERICAN PROPERTY SERVICES, LLC
REGISTERED AGENT O/B/O EL SOL AT MAIN STREET
CONDOMINIUM ASSOCIATION, INC.
655 WEST FLAGLER ST. SUITE 207
MIAMI, FL 33130

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

See Reverse for Instructions

7016 1830 0000 4523 8909

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

- | | |
|--|----------|
| <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

Postmark
Here

TD 41409 JANUARY 2019 WARNING
EL SOL AT MAIN STREET CONDO ASSN INC
% JOHN PAUL ARCIA PA
4071 N. DIXIE HWY #4
OAKLAND PARK, FL 33334

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

See Reverse for Instructions

7018 1830 0000 4523 8893

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

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<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

TD 41409 JANUARY 2019 WARNING
EL SOL AT MAIN STREET CONDO ASSN INC
% JOHN PAUL ARCIA PA
175 SW 7 ST #2000
MIAMI, FL 33130

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 41409 JANUARY 2019 WARNING
EL SOLE AT MAIN STREET CONDOMINIUM
ASSOCIATION, INC.
655 WEST FLAGLER STREET, SUITE 207
MIAMI, FL 3130



9590 9402 3236 7196 0422 98

2. Article Number (Transfer from service label)

7018 1830 0000 4523 8930

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

P. Velasquez

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"/> Restricted Delivery | |

(over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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TD 41409 JANUARY 2019 WARNING
EL SOL AT MAIN STREET CONDOMINIUM
ASSOCIATION, INC.
JOHN PAUL ARCIA, ESQ., JOHN PAUL ARCIA, P.A.
175 SW 7 STREET, SUITE 2000
MIAMI, FL 33160



9590 9402 3236 7196 0420 76

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

7018 1830 0000 4523 8954

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Tru Swice*☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

12/7/15

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

3. Service Type

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

(Over \$500)

Domestic Return Receipt

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1. Article Addressed to:

TD 41409 JANUARY 2019 WARNING
EL SOL AT MAIN STREET CONDO ASSN INC
% JOHN PAUL ARCIA PA
175 SW 7 ST #2000
MIAMI, FL 33130



9590 9402 3236 7196 0349 65

2

7018 1830 0000 4523 8893

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Tui Suim*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

12/7/18

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

(over \$500)

Domestic Return Receipt

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TD 41409 JANUARY 2019 WARNING
EL SOL AT MAIN STREET CONDOMINIUM
ASSOCIATION, INC.
655 WEST FLAGLER STREET, SUITE 207
MIAMI, FL 33130



9590 9402 3236 7196 0422 81

7018 1830 0000 4523 8947 (Transfer from service label)

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

P. Neasor

C. Date of Delivery

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

3. Service Type

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 41409 JANUARY 2019 WARNING
EUROPEAN AMERICAN PROPERTY SERVICES, LLC
REGISTERED AGENT O/B/O EL SOL AT MAIN STREET
CONDOMINIUM ASSOCIATION, INC.
655 WEST FLAGLER ST. SUITE 207
MIAMI, FL 33130



9590 9402 3236 7196 0423 11

2. Article Number (Transfer from service label)

7018 1830 0000 4523 8916

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

P. Masave 2

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

Mail

Mail Restricted Delivery

)

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

TD 41409 JANUARY 2019 WARNING
CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12 AVE
OAKLAND PARK, FL 33334



9590 9402 3236 7196 0423 04

2. Article Number (Transfer from card)

7018 1830 0000 4523 8923

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Jonathan Scott

C. Date of Delivery

12/07/18

D. Is delivery address different from item 1?

If YES, enter delivery address below:

- ☐ Yes
☐ No

3. Service Type

- | | |
|---|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insurance Restricted Delivery (over \$500) | |