



**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: 09/04/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 08/30/2018

CERTIFICATE # 2015-5398

ACCOUNT # 494112150170

ALTERNATE KEY # 211862

TAX DEED APPLICATION # 41874

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 18, BLOCK 2, LESS THE NORTH 47.30 FEET THEREOF (AS MEASURED ALONG THE WEST LINE) OF BROADVIEW COUNTRY CLUB ESTATES, 9TH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, AT PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 6261 SW 20 STREET, NORTH LAUDERDALE FL 33068

OWNER OF RECORD ON CURRENT TAX ROLL:

SILVIA TREVIZO

6261 SW 20 ST

NORTH LAUDERDALE, FL 33068 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

SERGIO VIELMAS AND SILVIA TREVIZO

OR: 38264, Page: 1379

6261 SW 20TH STREET

POMPANO BEACH, FL 33068 (Per Deed)

(Property Appraiser did not include Sergio Vielmas as an additional owner due to the Divorce Judgment in 114631013 stating Silvia D Vielmas shall have sole ownership of this property. However, this document cannot be used to convey property. This document has to state it is to be used as a conveyance to convey and/or transfer title to this property from Sergio Vielmas to Silvia D Vielmas. The marital settlement agreement to this divorce judgment may contain this language; however, it was not found in the Official Records to verify.)

(Silvia Trevizo a/k/a Silvia D Vielmas)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

ARTHUR J HURLEY

3500 S W 121 AVE

DAVIE, FL 33330-1629 (Tax Deed Applicant)

CITY OF NORTH LAUDERDALE
CITY COUNCIL CHAMBERS
SPECIAL MAGISTRATE
701 SW 71ST AVENUE
NORTH LAUDERDALE, FL 33068 (Per Lien)

OR: 49803, Page: 1172

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 12 15 0170

CURRENT ASSESSED VALUE: \$107,460

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed

OR: 21358, Page: 419

Divorce Judgment

Instrument: 114631013

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

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

Wendy Carter

Title Examiner



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	6261 SW 20 STREET, NORTH LAUDERDALE FL 33068	ID #	4941 12 15 0170
Property Owner	TREVIZO,SILVIA	Millage	2912
Mailing Address	6261 SW 20 ST NORTH LAUDERDALE FL 33068	Use	01 *
Abbr Legal Description	BROADVIEW COUNTRY CLUB ESTATES 9TH ADD 56-3 B LOT 18 LESS N 47.3 BLK 2		

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	\$14,060	\$102,750	\$116,810	\$109,710	
2017	\$14,060	\$94,340	\$108,400	\$107,460	\$1,895.78
2016	\$14,060	\$91,190	\$105,250	\$105,250	\$1,871.38

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$116,810	\$116,810	\$116,810	\$116,810
Portability	0	0	0	0
Assessed/SOH 16	\$109,710	\$109,710	\$109,710	\$109,710
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$59,710	\$84,710	\$59,710	\$59,710

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/20/2017	FJC-T		114631013	\$3.00	4,685	SF
9/21/2004	WD	\$125,000	38264 / 1379			
10/1/1993	SWD	\$46,600	21358 / 419			
2/1/1993	CET					
3/1/1989	WD	\$48,000				
Adj. Bldg. S.F. (Card, Sketch)						1416
Units/Beds/Baths						1/2/1
Eff./Act. Year Built: 1963/1963						

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
29	A		NL					
R	1		NL					
1			.13					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #41874

**STATE OF FLORIDA
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of January 2019, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF NORTH LAUDERDALE 701 SW 71 AVE NORTH LAUDERDALE, FL 33068	TREVIZO,SILVIA 6261 SW 20 ST NORTH LAUDERDALE, FL 33068	TREVIZO,SILVIA 5005 SW 12 STREET MARGATE, FL 33068	SERGIO VIELMAS 6261 SW 20TH STREET POMPANO BEACH, FL 33068
CITY OF NORTH LAUDERDALE CITY COUNCIL CHAMBERS SPECIAL MAGISTRATE 701 SW 71ST AVENUE NORTH LAUDERDALE, FL 33068	*ARCE INVESTMENTS LLC 7008 NW 99 WAY TAMARAC, FL 33321	*BURKE, TRACEY EST 4240 NW 74 AVE LAUDERHILL, FL 33319-3912	

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

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

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 2nd day of January 2019 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 41874

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: 494112-15-0170
Certificate Number: 5398
Date of Issuance: 05/26/2016
Certificate Holder: HURLEY ARTHUR J
Description of Property: BROADVIEW COUNTRY CLUB ESTATES
9TH ADD 56-3 B
LOT 18 LESS N 47.3 BLK 2

Name in which assessed: TREVIZO,SILVIA
Legal Titleholders: TREVIZO,SILVIA
6261 SW 20 ST
NORTH LAUDERDALE, FL 33068

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 February, 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 17th day of January, 2019.

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: 01/17/2019, 01/24/2019, 01/31/2019 & 02/07/2019
Minimum Bid: 62808.25

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays

Fl. 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

41874

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 5398

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

01/17/2019 01/24/2019 01/31/2019 02/07/2019

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.

Barbara Jean Cooper

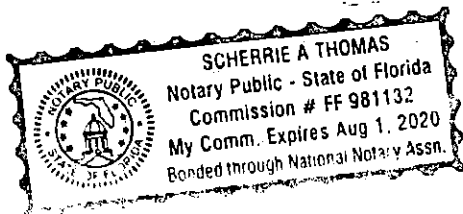
Sworn to and subscribed before me this

7 day of FEBRUARY, A.D. 2019

Scherrie A Thomas

(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 41874

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: 494112-15-0170

Certificate Number: 5398

Date of Issuance: 05/26/2016

Certificate Holder:

HURLEY ARTHUR J

Description of Property:

BROADVIEW COUNTRY CLUB

ESTATES

9TH ADD 56-3 B

LOT 18 LESS N 47.3 BLK 2

Name in which assessed:

TREVIZO, SILVIA

Legal Titleholders:

TREVIZO, SILVIA

6261 SW 20 ST

NORTH LAUDERDALE, FL 33068

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 February, 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 17th day of January, 2019.

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: 62808.25

401-314

1/17-24-31 2/7 - 19-42/0000367612B

Assignment: 3354 SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY 7 Service Sheet # 19-000706

BROWARD COUNTY, FL vs. TREVIZO, SILVIA TD 41874

TREVIZO, SILVIA VS. COUNTY/BROWARD DEFENDANT

TYPE OF WRIT: TREVIZO, SILVIA COURT: 6261 SW 20 STREET HEARING DATE: _____

SERVE: NORTH LAUDERDALE, FL 33068

14279
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301
JULIE AIKMAN, SUPV.
9884 Attorney

Received this process on 1/17/2019 Date
 Served
 Not Served - see comments
1-9-19 at 0930 AM Date Time

On TREVIZO, SILVIA, 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: No Ans. Posted Notice on front door.

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: [Signature] #8354 D.S.
Nelson Foice

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494112-15-0170 (TD #41874)

RECEIVED
SHERIFF

2019 JAN -7 AM 9:00

WARNING

BROWARD COUNTY

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 January 31, 2019\$7,853.62

Or

* Amount due if paid by February 19, 2019\$7,953.25

*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 February 20, 2019 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

**TREVIZO,SILVIA
6261 SW 20 ST
NORTH LAUDERDALE, FL 33068**

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

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 9/20/2017 8:27:27 AM.****

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

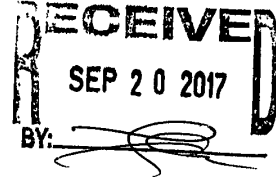
IN RE: THE MARRIAGE OF:
SILVIA VIELMAS

Case No.: FMCE 17-006278 (38)

Petitioner

And
SERGIO D VIELMAS

Respondent



DEFAULT FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE

This cause came before this court on a final hearing on Petition for Dissolution of Marriage. The court, having reviewed the file and heard the testimony, makes these findings of fact and reaches these conclusions law:

1. The Court has jurisdiction over the subject matter and the parties..
2. At least one party has been a resident of the State of Florida for more than six (6) months immediately before filing the Petition for Dissolution of Marriage.
3. A default was entered on 7/6/2017, against the Respondent, who failed to respond to the petition.
4. The marriage between the parties is irretrievably broken. Therefore, the marriage between the parties is dissolved, and the parties are restored to the status of being single.
5. There was 1 minor child born to the marriage. The Petitioner shall have sole parental responsibility. The court reserves jurisdiction on child support and time-sharing issues.
6. Pursuant to rule 1.57 (d) Petitioner shall have sole ownership of the property at the address of 6261 SW 20 ST POMPANO BEACH FL 33068-4917 with the legal description of BROADVIEW COUNTRY CLUB ESTATES 9TH ADD 56-3 B LOT 18 LESS N 47.3 BLK 2 . Petitioner shall be responsible for all debt attached to said property.
7. The wife's former name of _____ is restored.
8. The Court reserves jurisdiction to modify and enforce this final judgment.

DONE AND ORDERED at Fort Lauderdale, Broward County, Florida, on the 20 day of Sept, 2017.


CIRCUIT JUDGE

Cc: Petitioner
Respondent

\$ 326.20

DOCU STAMPS - DEED

RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

THIS INDENTURE, made this 18th day of October, 1993 BETWEEN the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, P.O.Box 1437, St Petersburg, FL 33731, hereinafter called Grantor, and

JAMES PREDKO, A SINGLE MAN

with permanent post-office address at 6261 SW 20TH STREET
POMPANO BEACH 33064

in the County of BROWARD, State of FLORIDA, hereinafter called Grantee(s)
WITNESSETH, That said Grantor for and in consideration of the sum of Ten Dollars (\$10) in hand paid by Grantee(s) and other consideration

the receipt whereof is acknowledged, hereby grants, bargains, and sells to Grantee(s), and Grantee's heirs or successors and assigns, forever, the following-described land in the county of BROWARD State of Florida, to-wit:

LOT 18, BLOCK 2, LESS THE NORTH 47.30 FEET THEREOF (AS MEASURED ALONG THE WEST LINE) OF BROADVIEW COUNTRY CLUB ESTATES, 9TH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 3, OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA.

This conveyance is expressly made subject to a Purchase Money Short Form of Mortgage to be executed by the Grantee(s) herein to the Grantor in the sum of \$46,050.00. Said mortgage to be given to secure debt representing balance of purchase price of real property herein described. This deed is made subject to all covenants, restrictions, easements and limitations of record; also subject to the lien and effect of all taxes and/or municipal liens of every nature levied or assessed against the aforesaid property for subsequent years.

TO HAVE AND TO HOLD the above-described property, with appurtenances, unto said Grantee(s), and Grantee's heirs or successors and assigns, forever.

Grantor hereby warrants the title to said lands against the lawful claims of any person claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor on the day and year first above written has caused this instrument to be signed and sealed in his/her name and on his/her behalf by the undersigned employee, being thereunto duly appointed, qualified, and acting pursuant to title 38, Code of Federal Regulations, Sections 36.4342 and 36.4520, pursuant thereto, as amended, and who is authorized to exercise this instrument.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF US:

* Beverly Becker
BEVERLY BECKER

*By William F. Dallmann [SEAL]
WILLIAM F. DALLMANN

* W. F. Zeltz
W. F. ZELTZ

Assistant Loan Guaranty Officer :TITLE
VA Regional Office
P.O. Box 1437 St Petersburg, Florida 33731
1-800-827-2204 (Pursuant to a delegation of authority contained in 38 C.F.R. 36.4342 and 36.4520.)

STATE OF FLORIDA }
COUNTY OF PINELLAS } SS:

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this date by WILLIAM F. DALLMANN, Assistant Loan Guaranty Officer, who is personally known to me and who did not take an oath, stated that he is an employee of the Department of Veterans Affairs a department of the Federal Executive Branch, duly authorized to execute this deed on behalf of the Secretary of Veterans Affairs, and he acknowledged to me that he executed the same as said employee on behalf of said Secretary and that said instrument is the free act and deed of said Secretary, and of such officer on his behalf for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at St Petersburg in the County and State aforesaid, this 18th of October 1993

* D. T. Vazzano
D. T. VAZZANO
Notary Public, State of Florida
My Comm. Expires June 18, 1996
No. CC119228
My commission expires:

This instrument was prepared by ZANE G. ARRINGTON CHIEF Property Management Section (264)
P. O. BOX 4142 St. Petersburg, Florida 33731-4142. After recordation return this instrument to:

→ JAMES PREDKO
6261 SW 20TH STREET
POMPANO BEACH, FL 33064

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK21358P60419

[Handwritten initials]

**CITY OF NORTH LAUDERDALE, FL
CITY COUNCIL CHAMBERS / 701 SW. 71ST AVENUE
SPECIAL MAGISTRATE HEARING**

CITY OF NORTH LAUDERDALE

Petitioner

SERGIO VIELMAS
SILVIA TREVIZO
5005 SW 12TH STREET
MARGATE FL 33068-4064

Respondent

IN RE

DOCKET NO. C13-02 - 61995 SMH

State of Florida
County of Broward
City of North Lauderdale

I hereby certify that this is a true and correct copy of

Order Certifying Code Fine/Lien

Witness my hand and the Official Seal of North Lauderdale

this 15 day of May, 2013

Patricia Vorchesi City Clerk

**ORDER CERTIFYING CODE ENFORCEMENT
FINE AND LIEN**



THIS CAUSE FIRST CAME, by administrative hearing, before the undersigned Special Magistrate of the City of North Lauderdale, Florida on February 13, 2013, after due notice to the Respondent, at which time the Special Magistrate heard testimony under oath, received evidence, determined findings of Fact and Conclusions of Law and thereupon issued a Final Order which was reduced to writing and furnished to the Respondent. (Exhibit "A")

The Final Order found the Respondents property to contain the following violation: WORK DONE (SIDE PORCH AND WINDOWS INSTALLED) WITHOUT REQUIRED BUILDING PERMITS / CITY CODE SEC. 82-37. The subject violation (s) occurred at the Respondents real property located within the City of North Lauderdale, Florida located at 6261 SW 20TH Street and more particularly described as follows:

Property No. 4941 12150170

BROADVIEW COUNTRY CLUB ESTATES 9TH ADD 56-3 B LOT 18 LESS N 47.3 BLK 2

The Final Order required the Respondent to take corrective action to remedy the violation by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on May 8, 2013, that all required corrective action had not been taken by the compliance date set out in the Final Order in this case and that the subject property remained in violation of the Final Order. The record indicated that the RESPONDENT had been provided proper notice of the hearing.

ACCORDINGLY, IT IS HEREBY ORDERED THAT:

1. A fine in the amount of ONE HUNDRED DOLLARS (\$100.00) is hereby imposed and the subject fine shall accrue per diem commencing on the date of this order and shall run until

such time as the RESPONDENT shall bring the subject property into compliance with the Final Order issued in this case or a Final Judgement is entered by a court of competent jurisdiction.

2. The fine set out above, shall pursuant to Chapter 162 Florida Statutes, constitute a lien against the real property of the Respondent set out above and the PETITIONER City may record a true copy of this order in the Public Records of Broward County.

Done and Ordered this 13th Day of May, 2013.

CITY OF NORTH LAUDERDALE, FLORIDA

Richard L. Doody
Special Magistrate

Lori Wygladalski
Special Magistrate-Clerk

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Richard L. Doody and Lori Wygladalski, Special Magistrate and Clerk to the Special Magistrate respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State aforesaid this date:

May 13, 2013.

Sara G. Perez
Notary Public, State of Florida

NOTARY PUBLIC-STATE OF FLORIDA
Sara G. Perez
Commission # EE070858
Expires: MAR. 06, 2015
BONDED THROUGH ANTI BONDING CO, INC.

**CITY OF NORTH LAUDERDALE, FL
CITY COUNCIL CHAMBERS / 701 SW. 71ST AVENUE
SPECIAL MAGISTRATE HEARING**

CITY OF NORTH LAUDERDALE

Petitioner

vs.

IN RE:

DOCKET NO. C13- 02 - 61995 SMH

SERGIO VIELMAS
SILVIA TREVIZO
5005 SW 12TH STREET
MARGATE FL 33068-4064

Respondent

FINAL ORDER

**VIOLATION: WORK DONE (SIDE PORCH AND WINDOWS INSTALLED)
WITHOUT REQUIRED BUILDING PERMITS / CITY CODE SEC. 82-37**

An administrative hearing was held before the undersigned Special Magistrate on February 13, 2013. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT:

The record indicates that the RESPONDENT owns real property within the City of North Lauderdale, Florida located at 6261 SW 20TH Street and more particularly described as follows:

Property No. 4941 12150170

BROADVIEW COUNTRY CLUB ESTATES 9TH ADD 56-3 B LOT 18 LESS N 47.3 BLK 2

At the hearing held on this matter, the PETITIONER City presented testimony by the City Code Compliance Officer regarding the Officer's personal knowledge of the existence of the violation which is side porch and windows installed without permits, entered into the record photographs of the violation and evidence of having provided the RESPONDENT notice of these proceedings. The sworn testimony of the City was uncontested.

CONCLUSIONS OF LAW:

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met it's burden of proving, by substantial competent evidence, that the violation, as alleged in the Notice of Violation does in fact exist on the subject property.

ORDER:

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT GUILTY OF VIOLATING CITY CODE SEC. 82-37 AND THE RESPONDENT IS GIVEN UNTIL MARCH 12, 2013 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF ONE HUNDRED DOLLARS (\$100.00) FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE.

IF THE SUBJECT PROPERTY IS NOT BROUGHT INTO COMPLIANCE BY THE DATE SET OUT ABOVE, THIS IS YOUR NOTICE THAT THIS MATTER SHALL BE REFERRED TO THE SPECIAL MAGISTRATE FOR AN ORDER IMPOSING FINE / CERTIFICATION OF LIEN ON MARCH 13, 2013 ON OR ABOUT 2:00 PM, COMMISSION CHAMBERS, 701 SW 71ST AVENUE, NORTH LAUDERDALE, FLORIDA 33068. AT THIS HEARING YOU HAVE THE RIGHT TO BE HEARD.

Done and Ordered this 14th Day of February, 2013.

CITY OF NORTH LAUDERDALE, FLORIDA

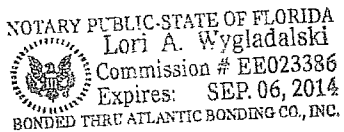
Richard L. Doody
Special Magistrate

Jennifer Johnson
Special Magistrate Clerk

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Richard L. Doody and *Jennifer Johnson*, Special Magistrate and Clerk to the Special Magistrate respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State aforesaid this date:

February 14, 2013
Lori A. Wygladalski
Notary Public, State of Florida



Prepared by and return to:

Darlene Chacon – W/C Tri-County
EAST COAST TITLE COMPANY OF FLORIDA
4107 Hollywood Boulevard
Hollywood, FL 33021
File No. 04-1327

Grantees tax identification number _____

Property folio number 9112-15-01700

Warranty Deed

This Indenture, Made this 21st day of September, 2004 between JAMES PREDKO, a single man, grantor*, whose post office address is 81 S.W. Third Street, Pompano, FL 33060, and SERGIO VIELMAS and SILVIA TREVIZO, husband and wife, grantee*, whose post office address is 6261 S.W. 20th Street, Pompano Beach, FL 33068.

*"grantor" and "grantee" are used for singular or plural, as context requires

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

LOT 18, BLOCK 2, LESS THE NORTH 47.30 FEET THEREOF (AS MEASURED ALONG THE WEST LINE) OF BROADVIEW COUNTRY CLUB ESTATES, 9TH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, AT PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA COMMONLY KNOWN AS 6261 S.W. 20TH STREET, POMPANO BEACH, FLORIDA 33068.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND LIMITATION OF RECORD, IF ANY, AND TAXES FOR THE YEAR 2004 AND SUBSEQUENT YEARS.

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

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

Witnesses:

Darlene Chacon (witness signature) Darlene Chacon (Print witness name) James Predko (Seal) JAMES PREDKO

Richard Munsey (witness signature) Richard Munsey (Print witness name)

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21st day of September, 2004, by JAMES PREDKO, who is personally known to me or who has produced FL DRIVERS LICENSE as identification.

Darlene Chacon (Signature)
Notary Public
Print Name: Darlene Chacon

(Seal)

My Commission Expires:



DATE: January 2nd, 2019
PROPERTY ID # 494112-15-0170 (TD # 41874)

WARNING

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

TREVIZO, SILVIA
6261 SW 20 ST
NORTH LAUDERDALE, FL 33068

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6261 SW 20 STREET, NORTH LAUDERDALE, FL 33068 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 January 31, 2019\$7,876.80

Or

* Estimated Amount due if paid by February 19, 2019\$7,981.06

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 20, 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: January 2nd, 2019
PROPERTY ID # 494112-15-0170 (TD # 41874)

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SERGIO VIELMAS
6261 SW 20TH STREET
POMPANO BEACH, FL 33068

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701 SW 71ST AVENUE
NORTH LAUDERDALE, FL 33068

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ARCE INVESTMENTS LLC
7008 NW 99 WAY
TAMARAC, FL 33321

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BURKE, TRACEY EST
4240 NW 74 AVE
LAUDERHILL, FL 33319-3912

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701 SW 71 AVE
NORTH LAUDERDALE, FL 33068

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5005 SW 12 STREET
MARGATE, FL 33068

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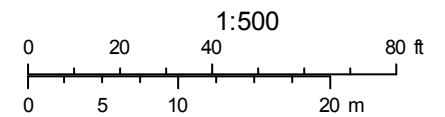
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November 20, 2018



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

Postmark
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Postage	\$
Total Postage and	\$

Sent To	
Street and Apt. No.	
City, State, ZIP+4	

TD 41874 FEBRUARY 2019 WARNING
CITY OF NORTH LAUDERDALE
701 SW 71 AVE
NORTH LAUDERDALE, FL 33068

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- Adult Signature Restricted Delivery \$ _____

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Street and Apt. No.

City, State, ZIP+4

TD 41874 FEBRUARY 2019 WARNING
TREVIZO, SILVIA
6261 SW 20 ST
NORTH LAUDERDALE, FL 33068

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TD 41874 FEBRUARY 2019 WARNING

TREVIZO, SILVIA
5005 SW 12 STREET
MARGATE, FL 33068

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| <input type="checkbox"/> Return Receipt (electronic) | \$ | _____ |
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TD 41874 FEBRUARY 2019 WARNING
SERGIO VIELMAS
6261 SW 20TH STREET
POMPAÑO BEACH, FL 33068

7018 1830 0001 0960 8044

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- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total Postage :

\$

Sent To

Street and Apt.

City, State, ZIP

TD 41874 FEBRUARY 2019 WARNING

CITY OF NORTH LAUDERDALE CITY

COUNCIL CHAMBERS SPECIAL

MAGISTRATE

701 SW 71ST AVENUE

NORTH LAUDERDALE, FL 33068

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

See Reverse for Instructions

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Postmark
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Postage

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Total Postage a

\$

Sent To

Street and Apt. 1

City, State, ZIP+

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Total Postage \$

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Sent To

Street and Apt.:

City, State, ZIP:

TD 41874 FEBRUARY 2019 WARNING

BURKE, TRACEY EST
4240 NW 74 AVE
LAUDERHILL, FL 33319-3912

7016 1830 0001 0960 8075

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 41874 FEBRUARY 2019 WARNING
 ARCE INVESTMENTS LLC
 7008 NW 99 WAY
 TAMARAC, FL 33321



9590 9402 3236 7196 0334 25

2.

7018 1830 0001 0960 8068

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

1. 11. 19

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

3. Service Type

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

(over \$500)

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 41874 FEBRUARY 2019 WARNING
 CITY OF NORTH LAUDERDALE
 701 SW 71 AVE
 NORTH LAUDERDALE, FL 33068



9590 9402 3236 7196 0334 70

2. 7018 1830 0001 0960 8013

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

VAJ

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
- 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)

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 41874 FEBRUARY 2019 WARNING
 CITY OF NORTH LAUDERDALE CITY
 COUNCIL CHAMBERS SPECIAL
 MAGISTRATE
 701 SW 71ST AVENUE
 NORTH LAUDERDALE, FL 33068



9590 9402 3236 7196 0334 32

7018 1830 0001 0960 8051

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Helvidio* Agent
 Addressee

B. Received by (Printed Name)
VF

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

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 41874 FEBRUARY 2019 WARNING
 SERGIO VIELMAS
 6261 SW 20TH STREET
 POMPANO BEACH, FL 33068 -
 4917



9590 9402 3236 7196 0334 49

2 7018 1830 0001 0960 8044

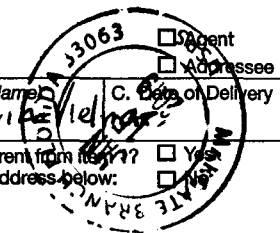
PS F 8844

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]



- Agent
- Addressee

B. Received by (Printed Name)

S. V. S. L. V. I. A. S.

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Delivery Restricted Delivery
- Registered Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Signature Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 41874 FEBRUARY 2019 WARNING
 TREVIZO, SILVIA
 6261 SW 20 ST
 NORTH LAUDERDALE, FL 33068
 4917



9590 9402 3236 7196 0334 63

2.

7018 1830 0001 0960 8020

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

Agent

Addressee

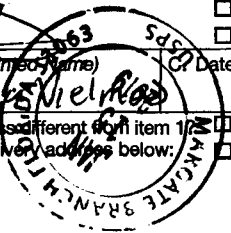
B. Received by (Print or Name)

Silvia Trevizo

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below: Yes No



3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

very Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt