



**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: 10/10/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 10/09/2018

CERTIFICATE # 2015-11539

ACCOUNT # 494318CD0140

ALTERNATE KEY # 379437

TAX DEED APPLICATION # 42183

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 62 of THE VILLAGER CONDOMINIUM, according to the Declaration of Condominium thereof, recorded September 24, 1979 in Official Records Book 8458, at Page 900, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 4658 BOUGAINVILLE DRIVE #62, LAUDERDALE BY THE SEA FL 33308

OWNER OF RECORD ON CURRENT TAX ROLL:

ROBERT STEPHEN GANEY EST
10985 RICHARDSON RD
ASHLAND, VA 23005

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF ROBERT STEPHEN GANEY, DECEASED OR: 30788, Page: 359
7991 ST. PAUL'S CHURCH ROAD
HANOVER, VA 23069 (Per Deed)

(Property Appraiser indicates that Robert Stephen Ganey is deceased. However, no Death Certificate or Probate documents were found in the Official Records of Broward County.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126 (Tax Deed Applicant)

CITY OF CORAL SPRINGS
CODE COMPLIANCE DIVISION
9551 W. SAMPLE ROAD
CORAL SPRINGS, FL 33065 (Per Lien)

Instrument: 112952933

THE VILLAGER CONDOMINIUM ASSOCIATION
OF FORT LAUDERDALE, INC.
10112 USA TODAY WAY
MIRAMAR, FL 33025 (Per Lien)

Instrument: 114733966

THE VILLAGER CONDOMINIUM ASSOCIATION
OF FORT LAUDERDALE, INC.
KELLEY KRONENBERG
MARC A. MARRA, ESQ., LL.M.,
8201 PETERS RD., #4000
FT. LAUDERDALE, FL 33324 (Per Lis Pendens)

Instrument: 114910567

SCOTTS MANAGEMENT SERVICES, REGISTERED AGENT
O/B/O THE VILLAGER CONDOMINIUM ASSOCIATION OF FORT LAUDERDALE, INC.
P.O. BOX 83-2040
DELRAY BEACH, FL 33483 (Per Sunbiz. Declaration recorded in 8458-900.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4943 18 CD 0140

CURRENT ASSESSED VALUE: \$133,780

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:

Quit Claim Deed

OR: 23042, Page: 890

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

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

Christina Young

Title Examiner



Site Address	4658 BOUGAINVILLE DRIVE #62, LAUDERDALE BY THE SEA FL 33308	ID #	4943 18 CD 0140
Property Owner	GANEY,ROBERT STEPHEN EST	Millage	0211
Mailing Address	10985 RICHARDSON RD ASHLAND VA 23005	Use	04
Abbr Legal Description	VILLAGER (THE) CONDO UNIT 62		

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
2019	\$10,990	\$98,920	\$109,910	\$109,910	
2018	\$10,990	\$98,920	\$109,910	\$109,910	
2017	\$13,380	\$120,400	\$133,780	\$102,490	\$2,176.39

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$109,910	\$109,910	\$109,910	\$109,910
Portability	0	0	0	0
Assessed/SOH	\$109,910	\$109,910	\$109,910	\$109,910
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	\$109,910	\$109,910	\$109,910	\$109,910

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/11/2000	WD	\$68,000	30788 / 359			
12/15/1994	QCD	\$100	23042 / 890			
9/1/1992	QCD	\$100	19951 / 543			
8/1/1991	QCD	\$100				
6/1/1990	TD*	\$100				
					Adj. Bldg. S.F.	510
					Units/Beds/Baths	1/1/1
					Eff./Act. Year Built:	1980/1979

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
02						LB		
R								
1						.16		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #42183

**STATE OF FLORIDA
COUNTY OF BROWARD**

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

TOWN OF LAUDERDALE BY THE SEA 4501 OCEAN DR LAUDERDALE BY THE SEA, FL 33308	GANEY,ROBERT STEPHEN EST 4658 BOUGAINVILLA DR #62 LAUDERDALE BY THE SEA, FL 33308	GANEY,ROBERT STEPHEN EST 10985 RICHARDSON RD ASHLAND, VA 23005	ESTATE OF ROBERT STEPHEN GANEY 7991 ST. PAUL'S CHURCH ROAD HANOVER, VA 23069
THE VILLAGER CONDOMINIUM ASSOCIATION OF FORT LAUDERDALE, INC 4658 BOUGAINVILLA DRIVE LAUDERDALE-BY-THE-SEA, FL 33308	THE VILLAGER CONDOMINIUM ASSOCIATION OF FORT LAUDERDALE, INC. 10112 USA TODAY WAY MIRAMAR, FL 33025	THE VILLAGER CONDO ASSOCIATION 8900 W SAMPLE RD CORAL SPRINGS, FL 33065	CITY OF CORAL SPRINGS, CODE COMPLIANCE DIVISION 9551 W. SAMPLE ROAD CORAL SPRINGS, FL 33065
SCOTTS MANAGEMENT SERVICES, REGISTERED AGENT O/B/O THE VILLAGER CONDOMINIUM ASSOCIATION OF FORT LAUDERDALE, INC. P.O. BOX 83-2040 DELRAY BEACH, FL 33483	THE VILLAGER CONDOMINIUM ASSOCIATION OF FORT LAUDERDALE, INC., KELLEY KRONENBERG, MARC A. MARRA, ESQ., LL.M., 8201 PETERS RD., #4000 FT. LAUDERDALE, FL 33324	APEX ASSOCIATE SERVICES, INC GLEN SUGARMAN, PROPERTY MANAGER 6574 N STATE RD 7 #382 COCONUT CREEK, FL 33073	

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

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

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of February 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 42183

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: 494318-CD-0140
Certificate Number: 11539
Date of Issuance: 05/26/2016
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: VILLAGER (THE) CONDO
UNIT 62

A condominium, according to the declaration of condominium recorded on O R Book 8458, Page 900, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed: GANEY,ROBERT STEPHEN EST
Legal Titleholders: GANEY,ROBERT STEPHEN EST
10985 RICHARDSON RD
ASHLAND, VA 23005

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 March, 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 14th day of February, 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: 02/14/2019, 02/21/2019, 02/28/2019 & 03/07/2019
Minimum Bid: 8760.96

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

RETURN OF SERVICE

Assignment: **10352** Service Sheet # **19-005560**

BROWARD COUNTY, FL vs. GANEY, ROBERT STEPHEN EST TD 42183

PLAINTIFF VS. COUNTY/BROWARD DEFENDANT CASE

TYPE OF WRIT COURT HEARING DATE

GANEY, ROBERT STEPHEN EST **4553 BOUGAINVILLE DR. #62**

SERVE **LAUDERDALE BY SEA, FL 33308**

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 **2/6/2019** **2/6/19**
 Date **2/21/19** at **1147**
 Time

On **GANEY, ROBERT STEPHEN EST**, in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon-by me, and a copy of the complaint, petition, or initial pleading, by the following method:

- INDIVIDUAL SERVICE**
- SUBSTITUTE SERVICE:**
 - At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit: _____, in accordance with F.S. 48.031(1)(a)
 - To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)
 - To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business
- CORPORATE SERVICE:**
 - To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081
 - To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)
 - To _____, as resident agent of said corporation in accordance with F.S. 48.091
- PARTNERSHIP SERVICE:** To _____, partner, or to _____, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)
- POSTED RESIDENTIAL:** By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183
 1st attempt date/time: _____ 2nd attempt date/time: _____
- POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183
 1st attempt date/time: _____ 2nd attempt date/time: _____
- OTHER RETURNS:** See comments

COMMENTS: POSTED ON FRONT DOOR #62

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] 10352 D.S.
R. GANEY

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494318-CD-0140 (TD #42183)

RECEIVED SHERIFF
2019 FEB -6 AM 9:36
BROWARD COUNTY, FLORIDA

WARNING

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

BROWARD COUNTY SHERIFF'S DEPT
ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by February 28, 2019\$8,652.58

Or

* Amount due if paid by March 19, 2019\$8,760.96

*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 March 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

**GANEY, ROBERT STEPHEN EST
4658 BOUGAINVILLE DR #62
LAUDERDALE BY THE SEA, FL 33308**

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



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

Detail by Entity Name

Florida Not For Profit Corporation

THE VILLAGER CONDOMINIUM ASSOCIATION OF FORT LAUDERDALE, INC.

Filing Information

Document Number	748881
FEI/EIN Number	65-0033186
Date Filed	09/12/1979
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	06/26/1998

Principal Address

4658 BOUGANVILLA DRIVE
LAUDERDALE-BY-THE-SEA, FL 33308

Changed: 04/10/2010

Mailing Address

Scotts Management Services
p. o. box 83-2040
Delray Beach, FL 33483

Changed: 04/25/2018

Registered Agent Name & Address

Scotts Management Services
Scotts Management Services
p. o. box 83-2040
Delray Beach, FL 33483

Name Changed: 04/25/2018

Address Changed: 04/25/2018

Officer/Director Detail

Name & Address

Title VP

AIELLO, JAMES
c/o Scotts Management Servies
p. o. box 83-2040

p. o. box 83-2040
Delray Beach, FL 33483

Title President

Griffin, Donald
c/o Scotts Management Services
p. o. box 83-2040
Delray beach, FL 33483

Title Secretary, Treasurer

BURRELLE, CHRISTINE
c/o Scotts Management Services
p. o. box 83-2040
delray beach, FL 33483

Annual Reports

Report Year	Filed Date
2017	04/25/2017
2017	07/06/2017
2018	04/25/2018

Document Images

04/25/2018 -- ANNUAL REPORT	View image in PDF format
07/06/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
04/25/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
03/23/2015 -- ANNUAL REPORT	View image in PDF format
04/07/2014 -- ANNUAL REPORT	View image in PDF format
04/20/2013 -- ANNUAL REPORT	View image in PDF format
04/28/2012 -- ANNUAL REPORT	View image in PDF format
02/19/2011 -- ANNUAL REPORT	View image in PDF format
04/10/2010 -- ANNUAL REPORT	View image in PDF format
04/11/2009 -- ANNUAL REPORT	View image in PDF format
05/21/2008 -- ANNUAL REPORT	View image in PDF format
04/28/2007 -- ANNUAL REPORT	View image in PDF format
04/30/2006 -- ANNUAL REPORT	View image in PDF format
04/30/2005 -- ANNUAL REPORT	View image in PDF format
07/06/2004 -- ANNUAL REPORT	View image in PDF format
04/18/2003 -- ANNUAL REPORT	View image in PDF format
02/21/2002 -- ANNUAL REPORT	View image in PDF format
04/23/2001 -- ANNUAL REPORT	View image in PDF format
02/22/2000 -- ANNUAL REPORT	View image in PDF format
08/02/1999 -- ANNUAL REPORT	View image in PDF format
06/26/1998 -- REINSTATEMENT	View image in PDF format

2

**CITY OF CORAL SPRINGS, FLORIDA
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE HEARING**

ORDER IMPOSING FINE/CERTIFICATION OF LIEN

CITY OF CORAL SPRINGS, FLORIDA
Petitioner

vs.

CASE NO: 14-3499

THE VILLAGER CONDO ASSOCIATION
Respondent(s)

Certification of Lien Hearing Date: APRIL 9, 2015

Property Address: 8900 W SAMPLE RD
Legal Description: ADDRESS RANGE VILLAGER CONDO
Folio: 4841-22-AB-RNGE

Pursuant to the Order of **January 22, 2015** the Respondent(s) were given until **March 8, 2015** to comply the above referenced case.

Based upon the testimony presented, in accordance with Section 162.09, Florida Statutes, the Special Magistrate certifies as follows:

1. The Respondent(s) violated the Order and the Respondent(s) continues to violate the Order; therefore the Special Magistrate imposes and certifies the following violation and the respective fine, plus administrative costs, which shall continue to accrue, beginning the date indicated below, until the Respondent(s) come into compliance or until a judgment is entered based upon the certification of fine.

Violation(s):	Beginning Date for Accrual:	Fine Amount:
No. 1 (BX)	MARCH 9, 2015	\$100.00 PER DAY
No. 2 (ASH)	MARCH 9, 2015	\$100.00 PER DAY
No. 3 (LMRQ)	MARCH 9, 2015	\$100.00 PER DAY
No. 4 (PLM)	MARCH 9, 2015	\$100.00 PER DAY
No. 5 (LMOM)	MARCH 9, 2015	\$100.00 PER DAY

2. Interest on the daily fine amount shall continue to accrue until total fine and costs are paid by the Respondent(s) or until a judgment is entered based upon this certification of fine. In determining the fine amount to be imposed, consideration was given to: (1) the gravity of the violation(s), (2) any actions taken by the Respondent(s) to correct the violation(s); and (3) any previous violation(s) committed by the Respondent(s).

CERTIFIED
I certify this to be an original record of the
City of Coral Springs.
WITNESSETH: my hand and official seal of the
City of Coral Springs, Florida this 24th day
of April, 2015
Debra Mowles, Asst. City Clerk

(5)

3. That this Certification, together with the original Final Order, will be recorded in the Public Records of the Office of the Clerk of the Circuit Court in and for Broward County, Florida. Pursuant to Section 162.09, Florida Statutes, these documents, once recorded, shall constitute a lien against the land on which the violations(s) exist, and upon any other real or personal property owned by Respondent(s).
4. If any person desires to appeal, pursuant to section 162.11, Florida Statutes, such person will need a record of the proceedings, which includes the testimony, and evidence upon which the appeal is based.

Certification of Lien ordered at Coral Springs, this 9th day of April 2015. Executed April 21, 2015

CITY OF CORAL SPRINGS, FLORIDA



Richard L. Doody, Special Magistrate

Copies provided to:

THE VILLAGER CONDO ASSOCIATION, 8900 W SAMPLE RD, CORAL SPRINGS FL 33065

GLEN SUGARMAN, PROPERTY MANAGER, APEX ASSOCIATE SERVICES, INC., 6574 N STATE RD 7 #382, COCONUT CREEK, FL 33073

**CITY OF CORAL SPRINGS
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE HEARING**

FINAL ORDER

CITY OF CORAL SPRINGS, FLORIDA
Petitioner

vs.

Case No: 14-3499

THE VILLAGER CONDO ASSOCIATION
Respondent

Hearing Date: JANUARY 22, 2015

Present for Petitioner: James Fetter, Code Compliance Officer

Present for Respondent: Glen Sugarman, Apex Management was present at the hearing on behalf of the Respondent

Violation(s):

No. 1 VIOLATION TEXT: BX BUILDING EXTERIORS

Failure to maintain any exterior wall surface of the building

ORDINANCE:

Section 8-20.2(a) of the Municipal Code of Ordinances of the City of Coral Springs, Florida: Failure to keep building exterior wall surfaces free of faded or chipped paint and maintained in good condition and when (25%) or more of any exposed surface becomes discolored as defined herein, per section 8-19(j).

No. 2 VIOLATION TEXT: ASH ACCESSORY STRUCTURE HEDGE

Failure to screen accessory structure

ORDINANCE:

Section 250129(4)(a) of the Land Development Code of Ordinances of the City of Coral Springs: Failure to screen accessory structure.

No. 3 VIOLATION TEXT: LMRQ LANDSCAPE MAINTENANCE REQUIREMENTS

Failure to maintain all landscaping on the property

ORDINANCE:

Section 250835 of the Land Development Code of Ordinances of the City of Coral Springs, Florida: Failure to maintain landscaping.

No. 4 VIOLATION TEXT: SSP STAGNANT SWIMMING POOL

Failure to maintain swimming pool water to prevent accumulation of stagnant water

ORDINANCE:

Section 8-20.1 Municipal Code of Ordinances of the City of Coral Springs, Florida failure to maintain swimming pool water to prevent accumulation of stagnant water.

No. 5 **VIOLATION TEXT: RCL ROOF DISCOLORED**

Failure to maintain the roof free of discoloration

ORDINANCE:

Section 8-20.2(b) the Municipal Code of Ordinances of the City of Coral Springs, Florida: failure to keep roof and gutters free of faded or chipped paint and when (25%) or more of any exposed surface becomes discolored as defined herein, per section 8-19(j).

No. 6 **VIOLATION TEXT: PLM PARKING LOT MAINTENANCE**

Failure to properly maintain the parking surface

Restripe and reseal parking area

ORDINANCE:

Section 250814 the Land Development of the Code of Ordinances of the City of Coral Springs, Florida: failure to maintain parking surface.

No. 7 **VIOLATION TEXT: LMOM LANDSCAPE REQUIRED ORGANIC MULCH**

Failure to adhere to the requirements for installation of organic mulch.

ORDINANCE:

Section 250834 (8) of the Land Development Code of Ordinances of the City of Coral Springs, Florida: Plant material and installation requirements, organic mulch: Failure to install a three (3) inch material in all landscaped areas not covered by buildings, pavement, sod, decorative stones, preserved areas and annual flower beds.

Record indicates the Respondent owns certain real property as described below:

Property Address: 8900 W SAMPLE RD
Legal Description: ADDRESS RANGE VILLAGER CONDO
Folio: 4841-22-AB-RNGE

Notice:

Petitioner provided proof of notice pursuant to Section 162.12, Florida Statutes; and/or
 Respondent Stipulated to Notice

Based upon the testimony and evidence, Petitioner, City, met its burden of providing substantial competent evidence that the alleged violation does in fact exist on the subject property. Therefore, based upon the finding of facts and conclusions of law, the undersigned Special Magistrate finds the Respondent is guilty of the following violation(s) and shall comply by the designated compliance date or face a per diem fine, as indicated, for each day the subject property remains in violation beyond the compliance date. In determining the fine amount imposed, consideration was given to the gravity of the violation (s), any actions taken by the respondent (s) to correct the violation (s); and any previous VIOLATION committed by the respondent (s).

(THIS SPACE LEFT BLANK INTENTIONALLY)

<u>Violation(s)</u>	<u>Compliance Date:</u>	<u>Fine Amount:</u>
No. 1 (BX)	MARCH 8, 2015	\$100.00 PER DAY
No. 2 (ASH)	MARCH 8, 2015	\$100.00 PER DAY
No. 3 (LMRQ)	MARCH 8, 2015	\$100.00 PER DAY
No. 4 (SSP)	JANUARY 29, 2015	\$250.00 PER DAY
No. 5 (RCL)	MARCH 8, 2015	\$100.00 PER DAY
No. 6 (PLM)	MARCH 8, 2015	\$100.00 PER DAY
No. 7 (LMOM)	MARCH 8, 2015	\$100.00 PER DAY

Certification of Lien Date: April 19, 2015 for violation(s) No. 1, No. 2, No. 3, No. 5, No. 6 and No. 7

Certification of Lien Date: February 12, 2015 for violation(s) No. 4

Hearing will be held on this date if subject property not complied by above referenced compliance date(s). Hearing will be held in City Commission Chambers, 9551 West Sample Road, Coral Springs, Florida, on or about 9:00 AM. You have a right to be heard at this hearing.

You are further ordered to contact the City's Code Compliance Division (954-344-5945) to arrange for re-inspection of the property to verify compliance with this final order. IT IS YOUR RESPONSIBILITY TO NOTIFY THE CODE COMPLIANCE DIVISION OF COMPLIANCE.

In addition to the above, the Respondent shall be responsible for paying the applicable administrative costs which shall be determined upon compliance date, pursuant to the Resolution 2011-39 adopted by the City Commission on September 20, 2011. Non-payment of administrative cost will result in a lien being recorded against the property.

Finally, the Special Magistrate orders that if Respondents have a repeat violation of the referenced code provision within five (5) years of the date of this final order, Respondents may be deemed to be a repeat violator and a fine not to exceed five thousand and no/100 dollars (\$5,000.00) per day per violation may be imposed.

DONE AND ORDERED in Coral Springs, Florida, January 22, 2015. Executed January 26th, 2015

CITY OF CORAL SPRINGS, FLORIDA



Alan L. Gabriel, Special Magistrate

Copy(ies) provided to:

THE VILLAGER CONDO ASSOCIATION, 8900 W SAMPLE RD, CORAL SPRINGS FL 33065

The Respondents may seek a rehearing of this case by filing a written motion for rehearing within ten (10) calendar days of execution of this Order. The motion shall set forth any issues that were overlooked or omitted at the hearing but shall not consist of re-argument of the case. The motion shall be filed with the Special Magistrate Clerk, Code Compliance Division, City of Coral Springs, 9551 W. Sample Road, Coral Springs, Florida 33065 (see section 190.3, City Land Development Code). A party may appeal the decision of the special magistrate by certiorari to circuit court within thirty (30) days of the date of rendition of the decision as provided by the Florida Rules of Appellate Procedure. See section 162.11, Florida Statutes. A record of the proceedings is required.

QUIT-CLAIM DEED

THIS QUIT CLAIM DEED, executed this 15th day of December, 1994, between MARCIA F. BUDARZ, first party, to William A. Budarz, and Marcia J. Budarz, husband and wife (and corrected initial of wife), whose post office address is: 16 Deborah Drive, South Burlington, Vermont 05403, second party:

(Whenever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, corporations, wherever the context so admits or requires.)

W I T N E S S E T H :

That the said first party, for and in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid by said second party, the receipt whereof is hereby acknowledged, does hereby remis, release and quit claim unto said second party forever, all right title, interest, claim and demand which the said first party has in the following lot, piece or parcel of land, situated, lying and being in Palm Beach County, Florida, to wit:

Condominium Unit 62 of the VILLAGER CONDOMINIUM, according to the Declaration of Condominium thereof recorded September 24, 1979, in the Official Records, Book 8458, Page 900, of the Public Records of Broward County, Florida.

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

THE FIRST PARTY represents and warrants that the described property is not first party's place of residence, but rather that first party resides at: 16 Deborah Drive, South Burlington, Vermont 05403.

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

Signed, sealed and
Delivered in the
presence of:

Vicki L. Wells

Witness
Print Name: Vicki L. Wells

McClure

Witness
Print Name: T. H. O'Neil Jr

Marcia F. Budarz (Seal) ←
Marcia F. Budarz
Address: Marcia J. Budarz
16 Deborah Drive
South Burlington, Vermont 05403

BK23042PG0890

②PRA

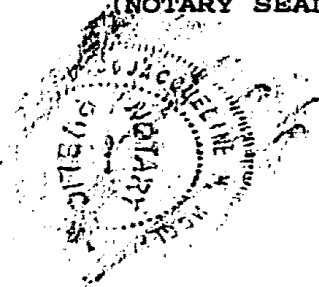
STATE OF Vermont
COUNTY OF Chittenden

BEFORE ME personally appeared MARCIA F. BUDARZ, to me well known and known to me to be the person described in and who executed the foregoing QUIT CLAIM DEED, and she acknowledged before me that the foregoing instrument was executed for the purpose therein expressed.

WITNESS my hand and official seal this 15th day of DECEMBER 1994.

Jacqueline M. McGovern
Notary Public
State of Vermont

(NOTARY SEAL)



My Commission Expires: February 10/1995

Print Notary Name:

JACQUELINE M. MCGOVERN

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

BK23042PG0891

INSTR # 100484978
OR BK 30788 PG 0359
RECORDED 08/23/2000 08:49 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 476.00
DEPUTY CLERK 1067

This Instrument Prepare by and Return to:
Salome J. Zikakis
Ace Title Services, Inc.
307 S.E. 14th Street
Fort Lauderdale, Florida 33316

Parcel ID Number: 19318-CD-01400

Warranty Deed

This Indenture, Made this 11th day of August, 2000 A.D., Between
WILLIAM A. BUDARZ and MARCIA J. BUDARZ, husband and wife
of the County of Chittenden, State of Vermont, grantors, and
ROBERT STEPHEN GANEY, a single man
whose address is: 7991 St. Paul's Church Road, Hanover, VA 23069
of the County of Hanover, State of Virginia, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Broward State of Florida to wit:

Condominium Unit 62 of THE VILLAGER CONDOMINIUM, according to the
Declaration of Condominium thereof, recorded September 24, 1979 in
Official Records Book 8458, at Page 900, of the Public Records of
Broward County, Florida.

Subject to the provisions of the above-described Declaration of
Condominium and any amendments thereto.

Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to 1999.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Jeffrey J Bruce
Printed Name: Jeffrey J Bruce
Witness

William A. Budarz (Seal)
WILLIAM A. BUDARZ
P.O. Address: 16 Deborah Drive, South Burlington, VT 05403

Marcy A Ploof
Printed Name: Jeffrey A Ploof
Witness

Marcia J. Budarz (Seal)
MARCIA J. BUDARZ
P.O. Address: 16 Deborah Drive, South Burlington, VT 05403

STATE OF Vermont
COUNTY OF Chittenden

The foregoing instrument was acknowledged before me this 11 day of August, 2000 by
WILLIAM A. BUDARZ and MARCIA J. BUDARZ, husband and wife

who are personally known to me or who have produced their Vermont drivers' licenses as identification

Janet L. Nicholas
Printed Name: JANET L. NICHOLAS
Notary Public
My Commission Expires:

(2)

**THE VILLAGER CONDOMINIUM ASSOCIATION OF FORT LAUDERDALE, INC.,
4658 BOUGAINVILLE DRIVE
LAUDERDALE-BY-THE-SEA, FL 33308**

CERTIFICATE OF APPROVAL

The undersigned, **THE VILLAGER CONDOMINIUM ASSOCIATION OF FORT LAUDERDALE, INC.**, a non-profit corporation, does hereby approve the conveyance of the following described condominium parcel to **ROBERT S. GANEY** pursuant to the terms and conditions of the Declaration of Condominium of **THE VILLAGER CONDOMINIUM**.

Unit No. **62** of **THE VILLAGER CONDOMINIUM**, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book No. **8458**, Page No. **900** of Public Records of Broward County, Florida, together with all appurtenances thereto, including an undivided interest in the common elements of said Condominium as set forth in the Declaration.

IN WITNESS WHEREOF, the Corporation has caused this Certificate to be executed by its President, **BOBBY J. KNIGHT**, and its Secretary-Treasurer, **JAMES COLLINS**, this **10th** day of **August, 2000**.

Signed, sealed and delivered
in the presence of:

THE VILLAGER CONDOMINIUM ASSOCIATION OF
FORT LAUDERDALE, INC.

BY: 
BOBBY J. KNIGHT, PRESIDENT

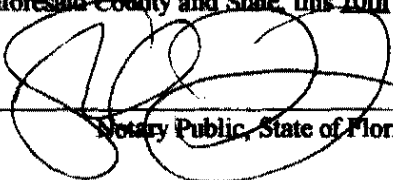
By: 
JAMES COLLINS

STATE OF FLORIDA)
COUNTY OF BROWARD)

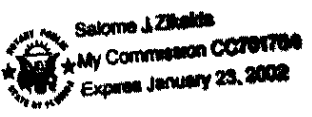
BEFORE ME, the undersigned authority, personally appeared **BOBBY J. KNIGHT** and **JAMES COLLINS**, who produced _____ as identification, and who is the President and Secretary-Treasurer of The Villager Condominium Association of Fort Lauderdale, Inc., a Florida Non-profit corporation, who respectively, by me being first duly sworn, deposes and says that he has executed the foregoing instrument as such officers of said corporation for the purpose therein expressed.

WITNESS my hand and official seal at the aforesaid County and State, this **10th** day of **August, 2000**.

My Commission expires:



Notary Public, State of Florida at Large



#2

Return to:

KELLEY KRONENBERG
8201 Peters Rd., Ste. 4000
Ft. Lauderdale, FL 33324

CLAIM OF LIEN

PLEASE TAKE NOTICE, that the undersigned corporation, THE VILLAGER CONDOMINIUM ASSOCIATION OF FORT LAUDERDALE, INC. (the "ASSOCIATION"), whose mailing address is 10112 USA Today Way, Miramar, FL 33025, ACCORDING TO THE DECLARATION OF CONDOMINIUM FOR THE ASSOCIATION, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, does hereby claim a lien for unpaid assessments against the following described real property in Broward County, Florida:

CONDOMINIUM UNIT 62 OF THE VILLAGER CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED SEPTEMBER 24, 1979 IN OFFICIAL RECORDS BOOK 8458, AT PAGE 900, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

a/k/a 4658 Bougainvillea Drive #62, Lauderdale by the Sea, FL 33308
Owner: Estate of Robert S. Ganey

Said lien is claimed due to the failure to pay the following assessments:

Assessments and Other Charges Through October 1, 2017:	\$ 6,079.33
Legal Fees and Costs:	\$ 450.00
Certified Mail Charges:	\$ 3.94

TOTAL AMOUNT DUE: \$ 6,533.27

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.

THE VILLAGER CONDOMINIUM ASSOCIATION OF FORT LAUDERDALE, INC.

Dated: 11-10-2017

By: [Signature]
Print Name: GAYZAG MISSAKIAN
As: President

ACKNOWLEDGEMENT

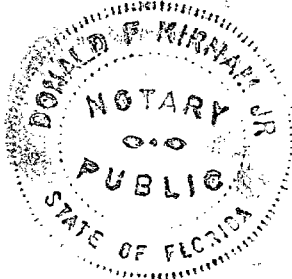
State of FL
County of _____

The undersigned, a notary public in and for the above-said County and State, does hereby acknowledge that on the day and year set forth below, personally appeared GAYZAG MISSAKIAN as President, on behalf of THE VILLAGER CONDOMINIUM ASSOCIATION OF FORT LAUDERDALE, INC.. Affiant is personally known to me or produced _____ as identification.

[Signature]
Notary

WITNESS my hand and official seal this 10 day of Nov, 2017.

Notary Public:
My commission expires _____
Notary Public State of Florida
Donald F Kirkham Jr
My Commission FF 226130
Expires 06/05/2019



(1)

Case Number: CACE-18-004297 Division: 08
Filing # 68365614 E-Filed 02/23/2018 09:50:35 AM

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

CASE NO.:

THE VILLAGER CONDOMINIUM
ASSOCIATION OF FORT LAUDERDALE, INC.

Plaintiff,

v.

ESTATE OF ROBERT STEPHEN GANEY
A/K/A ROBERT S. GANEY; UNKNOWN
SPOUSE OF ROBERT STEPHEN GANEY
A/K/A ROBERT S. GANEY; UNKNOWN
OCCUPANT #1; UNKNOWN OCCUPANT
#2; ALL UNKNOWN PERSONS WHO MAY
BE HEIRS, DEVISEES, LEGATEES,
GRANTEES, LIENORS, CREDITORS,
TRUSTEES, ASSIGNEES OR OTHER
CLAIMANTS OF ROBERT STEPHEN
GANEY A/K/A ROBERT S. GANEY,
DECEASED, AND ALL OTHER PERSONS
CLAIMING AN INTEREST BY, THROUGH,
UNDER OR AGAINST ROBERT STEPHEN
GANEY A/K/A ROBERT S. GANEY, AND
ALL PERSONS HAVING OR CLAIMING
TO HAVE ANY RIGHT, TITLE, OR
INTEREST IN THE PROPERTY.

Defendants

NOTICE OF LIS PENDENS

To the above-named Defendants and all others whom it may concern:

You are notified of the institution of this action by THE VILLAGER CONDOMINIUM ASSOCIATION OF FORT LAUDERDALE, INC., against you seeking to foreclose a lien on the following property in Broward County, Florida:

CONDOMINIUM UNIT 62, THE VILLAGER CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM THEREOF, RECORDED SEPTEMBER 24, 1979 IN OFFICIAL RECORDS BOOK 8458, PAGE 900, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished via U.S. Mail and/or E-Service compliant with Rule of Judicial Administration 2.516 delivery this ____ day of _____, 2018 to:

ESTATE OF ROBERT STEPHEN GANEY A/K/A ROBERT S. GANEY; 4658 Bougainvilla Drive #62, Lauderdale by the Sea, FL 33308.

UNKNOWN SPOUSE OF ROBERT STEPHEN GANEY A/K/A ROBERT S. GANEY; 4658 Bougainvilla Drive #62, Lauderdale by the Sea, FL 33308.

ALL UNKNOWN PERSONS WHO MAY BE HEIRS, DEVISEES, LEGATEES, GRANTEES, LIENORS, CREDITORS, TRUSTEES, ASSIGNEES OR OTHER CLAIMANTS OF ROBERT STEPHEN GANEY A/K/A ROBERT S. GANEY, DECEASED, AND ALL OTHER PERSONS CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ROBERT STEPHEN GANEY A/K/A ROBERT S. GANEY, AND ALL PERSONS HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY; 4658 Bougainvilla Drive #62, Lauderdale by the Sea, FL 33308.

UNKNOWN OCCUPANT #1; 4658 Bougainvilla Drive #62, Lauderdale by the Sea, FL 33308.

UNKNOWN OCCUPANT #2; 4658 Bougainvilla Drive #62, Lauderdale by the Sea, FL 33308.

KELLEY KRONENBERG
Attorney for THE VILLAGER
CONDOMINIUM ASSOCIATION OF
FORT LAUDERDALE, INC.
8201 PETERS RD., #4000
FT. LAUDERDALE FL 33324
Phone: 954-370-9970
E-mail: mmarra@kklaw.com

By: _____
Marc A. Marra, Esq., LL.M.

Marc
Marra
Digitally signed by
Marc Marra
DN: cn=Marc Marra, o,
ou,
email=mmarra@kelleyk
ronenberg.com, c=US
Date: 2018.02.20
13:04:24 -05'00'

DATE: February 1st, 2019
PROPERTY ID # 494318-CD-0140 (TD # 42183)

WARNING

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

GANEY, ROBERT STEPHEN EST
10985 RICHARDSON RD
ASHLAND, VA 23005

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4658 BOUGAINVILLE DRIVE #62, LAUDERDALE BY THE SEA, FL 33308 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 February 28, 2019\$8,652.58
- Or
- * Estimated Amount due if paid by March 19, 2019\$8,760.96

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 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: February 1st, 2019
PROPERTY ID # 494318-CD-0140 (TD # 42183)

WARNING

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

GANEY, ROBERT STEPHEN EST
4658 BOUGAINVILLE DR #62
LAUDERDALE BY THE SEA, FL 33308

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4658 BOUGAINVILLE DRIVE #62, LAUDERDALE BY THE SEA, FL 33308 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 February 28, 2019\$8,652.58
- Or
- * Estimated Amount due if paid by March 19, 2019\$8,760.96

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 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: February 1st, 2019
PROPERTY ID # 494318-CD-0140 (TD # 42183)

WARNING

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

ESTATE OF ROBERT STEPHEN GANEY
7991 ST. PAUL'S CHURCH ROAD
HANOVER, VA 23069

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4658 BOUGAINVILLA DRIVE #62, LAUDERDALE BY THE SEA, FL 33308 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 February 28, 2019\$8,652.58
- Or
- * Estimated Amount due if paid by March 19, 2019\$8,760.96

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 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: February 1st, 2019
PROPERTY ID # 494318-CD-0140 (TD # 42183)

WARNING

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

CITY OF CORAL SPRINGS, CODE COMPLIANCE DIVISION
9551 W. SAMPLE ROAD
CORAL SPRINGS, FL 33065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4658 BOUGAINVILLE DRIVE #62, LAUDERDALE BY THE SEA, FL 33308 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 February 28, 2019\$8,652.58
- Or
- * Estimated Amount due if paid by March 19, 2019\$8,760.96

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 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: February 1st, 2019
PROPERTY ID # 494318-CD-0140 (TD # 42183)

WARNING

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

THE VILLAGER CONDOMINIUM ASSOCIATION OF FORT LAUDERDALE, INC.
10112 USA TODAY WAY
MIRAMAR, FL 33025

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4658 BOUGAINVILLE DRIVE #62, LAUDERDALE BY THE SEA, FL 33308 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 February 28, 2019\$8,652.58
- Or
- * Estimated Amount due if paid by March 19, 2019\$8,760.96

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 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: February 1st, 2019
PROPERTY ID # 494318-CD-0140 (TD # 42183)

WARNING

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

THE VILLAGER CONDOMINIUM ASSOCIATION OF FORT LAUDERDALE, INC., KELLEY
KRONENBERG, MARC A. MARRA, ESQ., LL.M.,
8201 PETERS RD., #4000
FT. LAUDERDALE, FL 33324

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4658 BOUGAINVILLE DRIVE #62,
LAUDERDALE BY THE SEA, FL 33308 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 February 28, 2019\$8,652.58
- Or
- * Estimated Amount due if paid by March 19, 2019\$8,760.96

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD
AT PUBLIC AUCTION ON March 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: February 1st, 2019
PROPERTY ID # 494318-CD-0140 (TD # 42183)

WARNING

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

SCOTTS MANAGEMENT SERVICES, REGISTERED AGENT O/B/O THE VILLAGER
CONDOMINIUM ASSOCIATION OF FORT LAUDERDALE, INC.
P.O. BOX 83-2040
DELRAY BEACH, FL 33483

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4658 BOUGAINVILLA DRIVE #62, LAUDERDALE BY THE SEA, FL 33308 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 February 28, 2019\$8,652.58
- Or
- * Estimated Amount due if paid by March 19, 2019\$8,760.96

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 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: February 1st, 2019
PROPERTY ID # 494318-CD-0140 (TD # 42183)

WARNING

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

APEX ASSOCIATE SERVICES, INC
GLEN SUGARMAN, PROPERTY MANAGER
6574 N STATE RD 7 #382
COCONUT CREEK, FL 33073

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4658 BOUGAINVILLE DRIVE #62, LAUDERDALE BY THE SEA, FL 33308 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 February 28, 2019\$8,652.58
- Or
- * Estimated Amount due if paid by March 19, 2019\$8,760.96

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 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: February 1st, 2019
PROPERTY ID # 494318-CD-0140 (TD # 42183)

WARNING

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

THE VILLAGER CONDO ASSOCIATION
8900 W SAMPLE RD
CORAL SPRINGS, FL 33065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4658 BOUGAINVILLA DRIVE #62, LAUDERDALE BY THE SEA, FL 33308 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 February 28, 2019\$8,652.58
- Or
- * Estimated Amount due if paid by March 19, 2019\$8,760.96

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 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

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

DATE: February 1st, 2019
PROPERTY ID # 494318-CD-0140 (TD # 42183)

WARNING

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

THE VILLAGER CONDOMINIUM ASSOCIATION OF FORT LAUDERDALE, INC
4658 BOUGAINVILLE DRIVE
LAUDERDALE-BY-THE-SEA, FL 33308

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4658 BOUGAINVILLE DRIVE #62, LAUDERDALE BY THE SEA, FL 33308 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 February 28, 2019\$8,652.58
- Or
- * Estimated Amount due if paid by March 19, 2019\$8,760.96

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 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: February 1st, 2019
PROPERTY ID # 494318-CD-0140 (TD # 42183)

WARNING

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

TOWN OF LAUDERDALE BY THE SEA
4501 OCEAN DR
LAUDERDALE BY THE SEA, FL 33308

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4658 BOUGAINVILLA DRIVE #62, LAUDERDALE BY THE SEA, FL 33308 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.

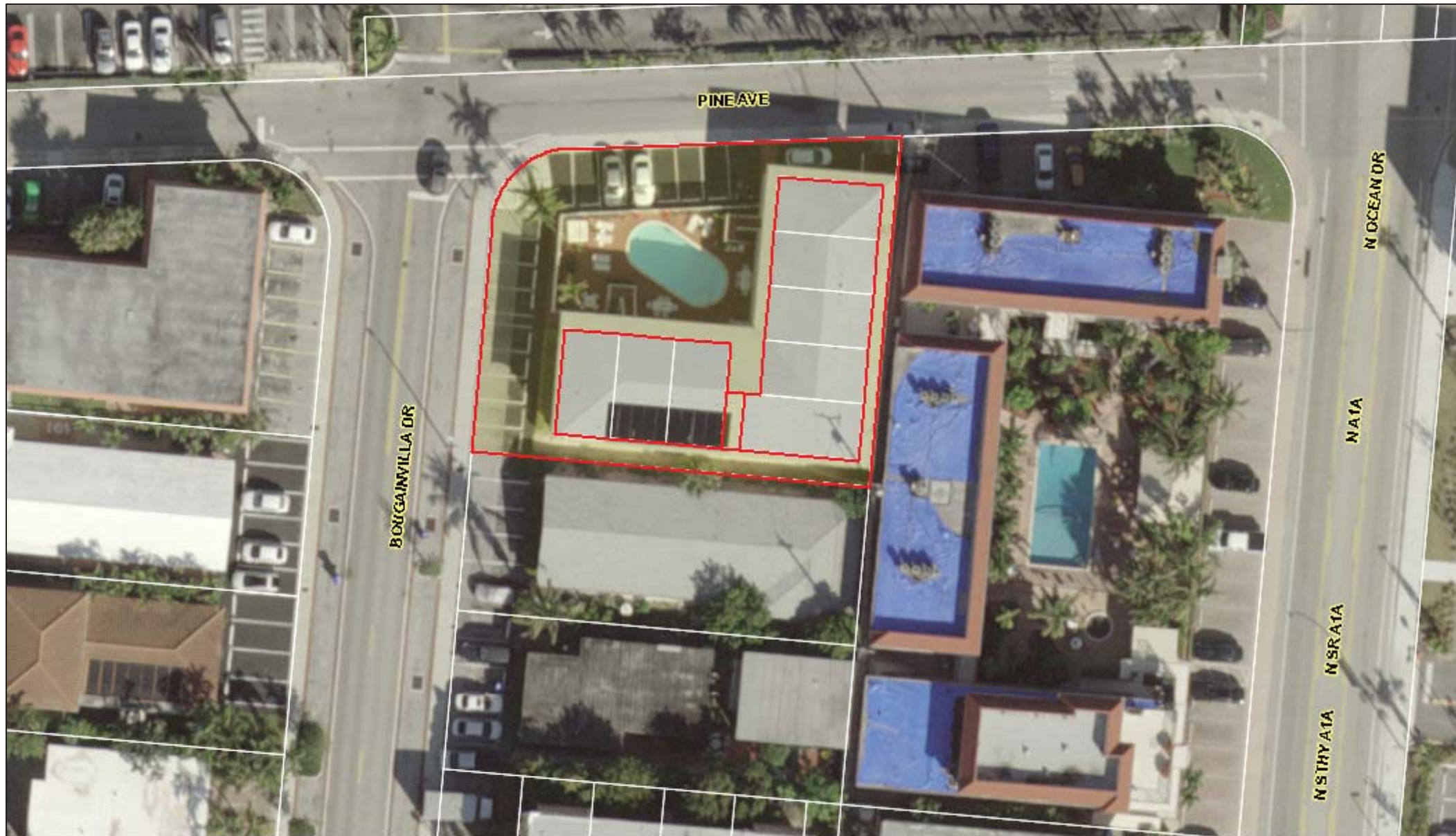
MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by February 28, 2019\$8,652.58
- Or
- * Estimated Amount due if paid by March 19, 2019\$8,760.96

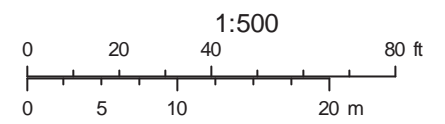
THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 20, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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



December 10, 2018



7018 1830 0001 0960 9850

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

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

OFFICIAL USE

Certified Mail Fee
\$ _____

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage
\$ _____

Total Postage at

\$ _____
Sent To

TD 42183 MARCH 2019 WARNING
TOWN OF LAUDERDALE BY THE SEA
4501 OCEAN DR
LAUDERDALE BY THE SEA, FL 33308

Street and Apt. #

City, State, ZIP+

7018 1830 0001 0960 9867

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

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

OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	

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

TD 42183 MARCH 2019 WARNING
GANEY, ROBERT STEPHEN EST
4658 BOUGAINVILLE DR #62
LAUDERDALE BY THE SEA, FL 33308

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

TD 42183 MARCH 2019 WARNING
GANNEY, ROBERT STEPHEN EST
10985 RICHARDSON RD
ASHLAND, VA 23005

7018 1830 0001 0960 9874

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

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

OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postmark
Here

Postage

\$ _____

Total Postage and

\$ _____

Sent To

Street and Apt. No

City, State, ZIP+4¹

TD 42183 MARCH 2019 WARNING
ESTATE OF ROBERT STEPHEN GANEY
7991 ST. PAUL'S CHURCH ROAD
HANOVER, VA 23069

7018 1990 0000 0000 0000 0000 0000 0000

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 42183 MARCH 2019 WARNING

**THE VILLAGER CONDOMINIUM ASSOCIATION
OF FORT LAUDERDALE, INC
4658 BOUGANVILLE DRIVE
LAUDERDALE-BY-THE-SEA, FL 33308**

7018 1830 0001 0960 9898

7018 1830 0001 0960 9904

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

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

OFFICIAL USE

Certified Mail Fee
\$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage
\$ _____

Total Postage a
\$ _____

Sent To
Street and Apt. #
City, State, ZIP+

TD 42183 MARCH 2019 WARNING
THE VILLAGER CONDOMINIUM ASSOCIATION
OF FORT LAUDERDALE, INC.
 10112 USA TODAY WAY
 MIRAMAR, FL 33025

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 42183 MARCH 2019 WARNING
THE VILLAGER CONDO ASSOCIATION
8900 W SAMPLE RD
CORAL SPRINGS, FL 33065

7018 1830 000 0960 911

7018 1830 0001 0960 9928

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

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

OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total Postage and	
\$	

TD 42183 MARCH 2019 WARNING
CITY OF CORAL SPRINGS, CODE
COMPLIANCE DIVISION
9551 W. SAMPLE ROAD
CORAL SPRINGS, FL 33065

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

7018 1830 0001 0960 9935

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

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

OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postmark
Here

Postage

\$ _____

Total Postage and Fees \$ _____

Sent To _____

Street and Apt. No. _____

City, State, ZIP+4 _____

TD 42183 MARCH 2019 WARNING
SCOTTS MANAGEMENT SERVICES, REGISTERED
AGENT O/B/O THE VILLAGER CONDOMINIUM
ASSOCIATION OF FORT LAUDERDALE, INC.
P.O. BOX 83-2040
DELRAY BEACH, FL 33483

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage a

TD 42183 MARCH 2019 WARNING

\$

Sent To

THE VILLAGER CONDOMINIUM ASSOCIATION
OF FORT LAUDERDALE, INC., KELLEY
KRONENBERG, MARC A. MARRA, ESQ., LL.M.,
8201 PETERS RD., #4000
FT. LAUDERDALE, FL 33324

Street and Apt. #

City, State, ZIP+

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

See Reverse for Instructions

710 9100 0960 0942

7018 1830 0001 0960 9959

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

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

OFFICIAL USE

Certified Mail Fee
\$ _____

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage
\$ _____

Total Postage and
\$ _____

TD 42183 MARCH 2019 WARNING
APEX ASSOCIATE SERVICES, INC
GLEN SUGARMAN, PROPERTY
MANAGER
6574 N STATE RD 7 #382
COCONUT CREEK, FL 33073

Sent To

Street and Apt. No.

City, State, ZIP+4®

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- 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 42183 MARCH 2019 WARNING
 TOWN OF LAUDERDALE BY THE SEA
 4501 OCEAN DR
 LAUDERDALE BY THE SEA, FL 33308



9590 9402 4097 8092 9105 99

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

K Gates

C. Date of Delivery

2/6/19

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

2 7018 1830 0001 0960 9850

(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 42183 MARCH 2019 WARNING
 THE VILLAGER CONDOMINIUM ASSOCIATION
 OF FORT LAUDERDALE, INC
 4658 BOUGANVILLA DRIVE
 LAUDERDALE-BY-THE-SEA, FL 33308



9590 9402 4097 8092 9105 51

2. 7018 1830 0001 0960 9898

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Don Kuffner* Agent Addressee
 B. Received by (Printed Name) C. Date of Delivery
 2/2/19

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

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"/> Restricted Delivery | |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
TD 42183 MARCH 2019 WARNING
 SCOTTS MANAGEMENT SERVICES,
 REGISTERED AGENT O/B/O THE VILLAGER
 CONDOMINIUM ASSOCIATION OF FORT
 LAUDERDALE, INC.
 P.O. BOX 83-2040
 DELRAY BEACH, FL 33483



9590 9402 4097 8092 9105 13

2. 7018 1830 0001 0960 9935

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

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

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

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

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- 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.

A. Signature Agent
 Addressee

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

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

1. Article Addressed to:

TD 42183 MARCH 2019 WARNING
 APEX ASSOCIATE SERVICES, INC
 GLEN SUGARMAN, PROPERTY MANAGER
 6574 N STATE RD 7 #382
 COCONUT CREEK, FL 33073



9590 9402 4097 8092 9108 96

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"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Signature Confirmation Restricted Delivery

2. / 7018 1830 0001 0960 9959

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 42183 MARCH 2019 WARNING
 CITY OF CORAL SPRINGS, CODE
 COMPLIANCE DIVISION
 9551 W. SAMPLE ROAD
 CORAL SPRINGS, FL 33065



9590 9402 4097 8092 9105 20

2. ZIP+4® 7018 1830 0001 0960 9928

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

B. Received by (Printed Name)

Brianna Thompson

C. Date of Delivery

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

3. Service Type

- | | |
|---|---|
| <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"/> Insured Mail™ Restricted Delivery (over \$500) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 42183 MARCH 2019 WARNING
 THE VILLAGER CONDOMINIUM ASSOCIATION
 OF FORT LAUDERDALE, INC.
 10112 USA TODAY WAY
 MIRAMAR, FL 33025



9590 9402 4097 8092 9105 44

2. 7018 1830 0001 0960 9904

COMPLETE THIS SECTION

A. Signature

X

Addressee

B. Receiver

C. Date of Delivery

2/6

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 |

Restricted Delivery (over \$500)