



**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: 10/16/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 10/15/2018

CERTIFICATE # 2015-19639

ACCOUNT # 514216DJ0020

ALTERNATE KEY # 697174

TAX DEED APPLICATION # 42209

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Condominium Unit No. 102, of JOE-RON SOUTH CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5161, Page 805, and any amendments thereto, if any, of the Public Records of Broward County, Florida together with an undivided interest in the common areas, if any.

PROPERTY ADDRESS: 2530 PIERCE STREET #102, HOLLYWOOD FL 33020-4354

OWNER OF RECORD ON CURRENT TAX ROLL:

JUAN F NAVAS

935 TULIP CIR

WESTON, FL 33327 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JUAN F NAVAS

OR: 51001, Page: 423

935 TULIP CIRCLE

WESTON, FL 33327 (Per Deed)

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)

JOE-RON SOUTH CONDOMINIUM, INC.

2530 PIERCE ST BOX 300

HOLLYWOOD, FL 33020

(Per Sunbiz. No Registered Agent listed on Sunbiz. Declaration recorded in 5161-805.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 16 DJ 0020

CURRENT ASSESSED VALUE: \$69,300

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: 26764, Page: 334
Warranty Deed	OR: 37296, Page: 547
Certificate of Approval	OR: 37296, Page: 561
Quit Claim Deed	OR: 43946, Page: 801
Warranty Deed	OR: 49855, Page: 1286
Power of Attorney	OR: 49855, Page: 1288

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	2530 PIERCE STREET #102, HOLLYWOOD FL 33020-4354	ID #	5142 16 DJ 0020
Property Owner	NAVAS,JUAN F	Millage	0513
Mailing Address	935 TULIP CIR WESTON FL 33327	Use	04
Abbr Legal Description	JOE-RON SOUTH CONDO UNIT 102		

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	\$7,510	\$67,570	\$75,080	\$75,080	
2018	\$7,510	\$67,570	\$75,080	\$68,600	
2017	\$6,930	\$62,370	\$69,300	\$62,370	\$1,587.06

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$75,080	\$75,080	\$75,080	\$75,080
Portability	0	0	0	0
Assessed/SOH	\$75,080	\$75,080	\$75,080	\$75,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$75,080	\$75,080	\$75,080	\$75,080

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/5/2014	WD-Q	\$60,000	112458644			
5/31/2013	WD-Q-SS	\$50,000	111579499			
4/23/2007	QCD-T	\$100	43946 / 801			
4/14/2004	WD	\$79,000	37296 / 547			
7/22/1997	QCD	\$100	26764 / 334			
				Adj. Bldg. S.F.		850
				Units/Beds/Baths		1/2/1
				Eff./Act. Year Built: 1975/1974		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #42209

**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:

CITY OF HOLLYWOOD TREASURY DIVISION 2600 HOLLYWOOD BLVD HOLLYWOOD, FL 33020	NAVAS,JUAN F 2530 PIERCE ST #102 HOLLYWOOD, FL 33020-4354	NAVAS,JUAN F 935 TULIP CIR WESTON, FL 33327	JOE-RON SOUTH CONDOMINIUM, INC. 2530 PIERCE ST BOX 300 HOLLYWOOD, FL 33020
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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 42209

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: 514216-DJ-0020
Certificate Number: 19639
Date of Issuance: 05/26/2016
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: JOE-RON SOUTH CONDO
UNIT 102
A condominium, according to the declaration of condominium recorded on O R Book 5161, Page 805, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed: NAVAS,JUAN F
Legal Titleholders: NAVAS,JUAN F
935 TULIP CIR
WESTON, FL 33327

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.deedauktion.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: 6458.97

Assignment: 16737 SERVE A.S.A.P. RETURN TO TAX NOTICE TRAY Service Sheet # 19-005593

BROWARD COUNTY, FL vs. NAVAS, JUAN F. TD 42209

PLAINTIFF vs. COUNTY/BROWARD DEFENDANT 2/20/2019 CASE

NAVAS, JUAN F. 2630 PIERCE STREET #102 HEARING DATE

HOLLYWOOD, FL 33020

14279
 BROWARD COUNTY REVENUE-DELINQ TAX SECTION
 115 S. ANDREWS AVENUE, ROOM A-100
 FT LAUDERDALE, FL 33301
 JULIE AIKMAN, SUPV.
 OBR4 Attorney

Received this process on 2/6/2019
 Date

Served
 Not Served - see comments

2/7/19 Date at 1450hrs Time

On NAVAS, JUAN F. in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

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

COMMENTS: posted

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

SCOTT J. ISRAEL, SHERIFF
 BROWARD COUNTY, FLORIDA

BY: [Signature] D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514216-DJ-0020 (TD #42209)

RECEIVED SHERIFF
2019 FEB -6 AM 9:38
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\$6,380.11

Or

* Amount due if paid by March 19, 2019\$6,458.97

*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

**NAVAS, JUAN F
2530 PIERCE ST#102
HOLLYWOOD, FL 33020-4354**

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

Assignment: 13192

~~SERVE A S.A.E. RETURN TO TAX NOTICE TRAY~~

Service Sheet #

19-005695

BROWARD COUNTY, FL vs. NAVAS, JUAN F.

TU 42209

PLAINTIFF

VS.

COUNTY/BROWARD

DEFENDANT

CASE

TYPE OF WRIT

COURT

HEARING DATE

NAVAS, JUAN F.

835 TULIP CIR.

SERVE

WESTON, FL 33327

Received this process on

2/6/2019

Date

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

Served

Not Served - see comments

2/7/19

Date

3:39 pm

Time

On NAVAS, JUAN F. 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

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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 10/4/17

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: Jamie Perko 10/4/17 D.S.
JAMIE PERKO 10/4/17

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514216-DJ-0020 (TD # 42209)

RECEIVED SHERIFF
2019 FEB -6 AM 9:38
BROWARD COUNTY, FLORIDA

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

ORIGINAL DOCUMENT

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

**NAVAS, JUAN F
935 TULIP CIR
WESTON, FL 33327**

**NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION
THIS IS THE ADDRESS OF THE OWNER!**



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

Detail by Entity Name

Florida Not For Profit Corporation
JOE-RON SOUTH CONDOMINIUM, INC.

Filing Information

Document Number	725318
FEI/EIN Number	59-1519977
Date Filed	01/19/1973
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	06/05/2016

Principal Address

2530 PIERCE ST.
BOX 300
HOLLYWOOD, FL 33020

Changed: 05/14/2011

Mailing Address

2530 PIERCE ST.
BOX 300
HOLLYWOOD, FL 33020

Changed: 05/14/2011

Registered Agent Name & Address

None, None
None
None, FL

Name Changed: 07/13/2017

Address Changed: 07/13/2017

Officer/Director Detail

Name & Address

Title President

PEREZ VALLE, EDWIN A.
2530 PIERCE STREET

APT # 106

AP I. # 1U0

HOLLYWOOD, FL 33020

Title TRES

PEREZ-RIVERA, GLORIA LUZ
2530 PIERCE STREET #106
HOLLYWOOD, FL 33020

Title VP

BARBARIS, ALBERT
2472 FIDDLELEAF AVE.
COCONUT-CREEK, FL 33063

Title Secretary

NAVAS, JUAN FRANCISCO
935 TULIP CIRCLE
WESTON, FL 33327

Annual Reports

Report Year	Filed Date
2017	01/17/2017
2017	07/13/2017
2018	04/11/2018

Document Images

04/11/2018 -- ANNUAL REPORT	View image in PDF format
08/11/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
07/13/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
06/05/2016 -- REINSTATEMENT	View image in PDF format
05/14/2011 -- REINSTATEMENT	View image in PDF format
03/19/2009 -- ANNUAL REPORT	View image in PDF format
02/10/2008 -- ANNUAL REPORT	View image in PDF format
05/13/2007 -- ANNUAL REPORT	View image in PDF format
10/14/2006 -- REINSTATEMENT	View image in PDF format
10/11/2005 -- REINSTATEMENT	View image in PDF format
04/17/2004 -- ANNUAL REPORT	View image in PDF format
01/23/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
03/12/2001 -- ANNUAL REPORT	View image in PDF format
03/13/2000 -- REINSTATEMENT	View image in PDF format
01/30/1998 -- ANNUAL REPORT	View image in PDF format
01/27/1997 -- ANNUAL REPORT	View image in PDF format
03/04/1996 -- ANNUAL REPORT	View image in PDF format
06/15/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

97-389150 T#001
07-25-97 01:39PM

\$ 0.70
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY
B. JACK OSTERHOLT
COUNTY ADMIN.

Prepared by & Return to:
Lewis H. Cohen, Esq.
2016 Harrison Street
Hollywood, FL 33020-5096

u/c
The County

QUITCLAIM DEED

THIS QUITCLAIM DEED, made on the 22nd day of July, 1997 between JIVKO KAZAKOV and KRASSIMIRA KAZAKOV, joined by his wife (Grantor) and KRASSIMIRA KAZAKOV, a married woman (Grantee), whose post office address is 2530 Pierce Street, Hollywood, FL 33020 and whose Social Security number is [REDACTED]

WITNESSETH, that Grantor, for and in consideration of LOVE AND AFFECTION consideration paid by Grantee, the receipt of which is acknowledged, quitclaims to Grantee and Grantee's heirs, executors, administrators, and assigns forever all of the right, title, and interest of Grantor in the following described land situated in Broward County, Florida:

Condominium Unit No. 102, of Joe-Ron South Condominium, Inc., a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5161, page 805, of the Public Records of Broward County, Florida.

Tax Parcel Identification No. 5142 16DJ0020

Signed in the presence of:

Lewis H. Cohen
Print name: LEWIS H. COHEN JIVKO KAZAKOV
Address: 2016 HARRISON ST. 2530 Pierce Street, Apt 102
HOLLYWOOD, FL 33020 Hollywood, FL 33020
Witness Grantor

Mary S. Anderson
Print name: MARY S. ANDERSON KRASSIMIRA KAZAKOV
Address: 2016 HARRISON ST 2530 Pierce Street, Apt 102
HOLLYWOOD, FL 33020 Hollywood, FL 33020
Witness Grantor

STATE OF FLORIDA
COUNTY OF BROWARD

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

The foregoing instrument was acknowledged before me this 22nd day of JULY, 1997 by JIVKO KAZAKOV and KRASSIMIRA KAZAKOV, joined by his wife.



(SEAL)

Lewis H. Cohen
Notary Public, State of Florida
Print name: LEWIS H. COHEN
Commission No.: CC # 538534
My commission expires: JULY 15, 2000

Personally known to me _____
or Produced Identification Y
Type of Identification Produced id #

BR26764PG0334

Cohen

04-353

This instrument was prepared by:

Colonial Guaranty and Title, Inc.

1790 West 49th Street, Suite 215

Hialeah, Florida 33012

Maria Elena Milana

Grantee #1 SS No:

Property Appraiser's

Parcel Identification No. **51-42-16-DJ-0020**

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02,F.S.)

THIS INDENTURE, made this 14 day of April 2004

BETWEEN

Krassimira P. Kazakov N/K/A Kristi Lich and Jivko G. Kazakov, her husband

whose post office address is: **2530 PierceSt. #102, Hollywood, Fl. 33020**

of the County of **Broward** State of **Florida** , grantor, and

Clara I. Betancourt, a single woman

whose post office address is: **2530 PierceSt. #102, Hollywood, Fl. 33020**

of the County of **Broward**, State of **Florida**, grantee, and

WITNESSETH that said grantor, for an in consideration of the sum of TEN AND 00/100 DOLLARS,

and other good and 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, the grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward** County, Florida, to wit:

Condominium Unit No. 102, of Joe-Ron South Condominium, Inc., a Condominium, according to the Declaration thereof, as recorded in Official Records Book 5161, at Page 805, of the Public Records of Broward County, Florida.

Subject to conditions, reservations, restrictions, easements, zoning and other government regulations or other limitations of record and taxes for the year 2004 and all subsequent years.

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

*Grantor and Grantee are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

[Signature]
(First Witness)

Susan A. DeLuciano

Printed Name of Witness

Marlene Delgado
(2nd Witness)

Marlene Delgado

Printed Name of Witness

Kristi Lich (Seal)
Grantor: **Krassimira P. Kazakov N/K/A**

Kristi Lich
Jivko G. Kazakov (Seal)
Grantor: **Jivko G. Kazakov**

Grantor: _____ (Seal)

Grantor: _____ (Seal)

STATE OF **Florida**
COUNTY OF **Broward**

THE FOREGOING INSTRUMENT was acknowledged before me this 14 day of April, 2004
by:

Krassimira P. Kazakov N/K/A Kristi Lich and Jivko G. Kazakov

who is (or are) personally known to me or who has produced the following identification: _____
FL Driver License and who did take an oath.

[Signature]
Susan A. DeLuciano

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Printed, typed or stamped name:

(Serial Number, if any)



05-9847

Parcel Identification No:

This Instrument Prepared By and Return to:

Grantee S.S. Number: Name: Clara I. Betancourt
Grantee S.S. Number: Name:

QUITCLAIM DEED

This Quitclaim Deed, made this 23rd day of April, 2007, between Clara I. Betancourt, a single woman, whose address is 3610 SW 40 Street, Hollywood, FL 33023, Grantor, and Clara I. Betancourt, a single woman and Martha Cecilia Prada, A single woman, whose address is 2530 Pierce Street #102, Hollywood, FL 33020, Grantee.

Witnesseth, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)----- DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee' heirs and assigns forever, the following described land, situate, lying and being in the County of BROWARD, State of Florida, to-wit:

Condominium Unit No. 102, of Joe-Ron South Condominium, Inc., a Condominium, according to the Declaration thereof, as recorded in Official Records Book 5161, at Page 805, 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 the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, the Grantor has hereunto set he/she hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Clara I. Betancourt
Clara I. Betancourt

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF BROWARD

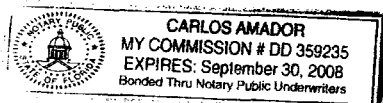
The foregoing instrument was acknowledged before me this 23rd day of April, 2007, by Clara I. Betancourt, A single woman who is personally known to me or who has produced FE-DC as identification.

SEAL

Notary Signature

Printed Notary Signature

My Commission Expires:



CERTIFICATE OF APPROVAL
OF

Joe-Ron South Condo, Inc.
2530 Pierce Street
Hollywood, Fla. 33020

JOE-RON SOUTH CONDOMINIUM, INC.

THIS IS TO CERTIFY THAT Clara Betan Court

(has) have been approved by Joe-Ron South Condo-
minium, Inc., a Florida corporation not for profit, as the

~~tenant/owner/buyer~~ of the following described real property in Broward
County, Florida:

Condominium Parcel No. _____ of Joe-Ron South
Condominium, Inc., according to the Declaration
of Condominium thereof, and all amendments
thereto, recorded in Official Records Book
5161 at Page 805 of the Public Records of
Broward County, Florida.

Such approval has been given pursuant to the provisions
of Article 13.1(b)(1) of the Declaration of Condominium of
such Condominium.

DATED: This 30 day of 2004, 200

JOE-RON SOUTH CONDOMINIUM, INC.

By: E.B. Gearhart (Seal)
President

Attest: [Signature] (Seal)
Vice-President

THIS INSTRUMENT PREPARED BY AND RETURN TO:

BARBARA KLINE
FIRST ACTION TITLE AGENCY LLC
9050 PINES BOULEVARD, Suite 425
PEMBROKE PINES, FL 33024
Our File No.: 2013-332

Property Appraisers Parcel Identification (Folio) Number: **514216-DJ-0020**
The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$50,000.00**. Florida Documentary Stamps in the amount of **\$350.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 31st day of May, 2013 by **Clara I Betancourt**, a single woman, and **Martha Cecilia Prada**, a single woman, whose post office address is 3610 SW 40TH ST, WEST PARK, FL 33023 herein called the Grantors, to **MERIDIAN INTERNATIONAL MANAGEMENT SERVICES, LLC**, a Florida Limited Liability Company whose post office address is 2282 Quail Roost Drive, Weston, FLORIDA 33327, hereinafter called the Grantees:

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

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Condominium Unit No. 102, of JOE-RON SOUTH CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5161, Page 805, and any amendments thereto, if any, of the Public Records of Broward County, Florida, together with an undivided interest in the common areas, if any.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

*****THIS IS NOT THE PRIMARY RESIDENCE OF GRANTORS THE PRIMARY RESIDENCE IS 3610 SW 40TH ST., WEST PARK, FL 33023.*****

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

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

AND, the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

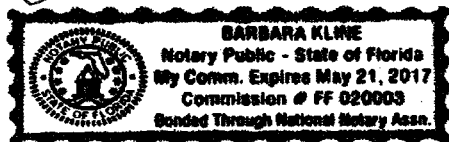
Witness #2 Printed Name

Clara I Betancourt
Clara I Betancourt
Martha Cecilia Prada POA for
Martha Cecilia Prada

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 31st day of May, 2013, by Clara I Betancourt and Martha Cecilia Prada who are personally known to me or have produced *Florida's license and Spain passport* as identification and did did not take an oath.

SEAL



[Signature]
Notary Public
Printed Notary Name

Joe-Ron South Condo Inc.

2530 Pierce ST. # 300

Hollywood, FL. 33020

APPROVED

RESIDENCY APPLICATION

ASSOCIATION APPLICATION FEES _____ (Non-refundable)(Payable to condo Association for approval proofs)

APPLICANT NAME: Fabian E. Angarita Meridian Int'l Mgmt. Services, LLC
(FIRST) (MIDDLE INITIAL) (LAST)

SOCIAL SECURITY NUMBER: _____ DATE OF BIRTH: _____

PRESENT ADDRESS: 2282 Quail Coast Dr. Weston FL 33327
(CITY) (STATE) (ZIP)

HOW LONG? 4 PHONE NUMBER: _____ RENT AMOUNT: \$1200/mo

LANDLORD OR COMPLEX NAME: Maria Naranjo LANDLORD'S PHONE: _____

EMPLOYER: Meridian Int'l POSITION: President SALARY: _____ (OPTIONAL)

SUPERVISOR'S NAME: Owner PHONE: _____

NUMBER OF OCCUPANTS: 1 NAMES OF ALL OCCUPANTS OTHER THAN ABOVE:

NAMES: _____

DRIVER'S LIC: _____ VEHICLE MAKE: _____ TAG: _____
STATE: _____ YEAR: _____

HAS EVICTION EVER BEEN FILED AGAINST YOU? NO HAVE YOU BEEN CONVICTED OF A FELONY? No
OF ANY KIND WITHIN THE PAST SEVEN YEARS OR A MISDEMEANOR PERTAINING TO OFFENSES REGARDING ILLEGAL DRUGS OR CRIMES AGAINST PERSONS OR PROPERTY WITHIN THE PAST SEVEN YEARS? No If Yes to any of the above, this application may be declined.

DO YOU HAVE PETS? No NUMBER: _____ TYPE & WEIGHT: _____

DO YOU OWN A WATER BED? No (PROOF OF PLUMBING BED INSURANCE REQUIRED)

By signing below, the applicant agrees to hold harmless BROKER, the tenant verification service of other credit Reporting agency designated by the association and all providers of information on the prospective tenants listed above, I do hereby authorize with my signature, the release of all public records, credit report, rental information, and employment information verification, whether by fax, photocopy or original signature. All Adult applicants must complete and sign an application and agree to a full Disclosure of the findings to the Association. A copy of the credit report will not be given to the applicant. This application is the Property of JOE-RON SOUTH. I affirm that all the information on this application is true, accurate, complete and correct and agree that if this is not so, my application may be denied and/or my lease will be held in default and I may be subject to eviction.

APPLICANT'S SIGNATURE: [Signature] DATE: 4/30/13

This Instrument Prepared By:
BARBARA KLINE
FIRST ACTION TITLE AGENCY LLC
9050 PINES BOULEVARD, Suite 425
PEMBROKE PINES, FL 33024

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MARTHA CECILIA PRADA**, have made, constituted and appointed, and by these presents do make, constitute and appoint **CLARA I. BENTACOURT**, my true and lawful attorney for me and in my name, place and stead, to execute any and all documents in my behalf to effectuate the closing on the following described property:

Condominium Unit No. 102, of JOE-RON SOUTH CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5161, Page 805, and any amendments thereto, if any, of the Public Records of Broward County, Florida, together with an undivided interest in the common areas, if any.

Giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **31st** day of **May**, 2013.

Signed, sealed and delivered
in the presence of:

David Valero
Witness

* Martha Cecilia Prada
MARTHA CECILIA PRADA

David Valero
Printed Witness Name

MARTHA CECILIA PRADA S.

Francisco Navas
Printed Witness Name

**STATE OF FLORIDA
COUNTY OF BROWARD**

THE FOREGOING INSTRUMENT was acknowledged before me this **31st** day of **May**, 2013, by **MARTHA CECILIA PRADA**, who is/are personally known to me or who has/have produced Spain passport as identification and who did (did not) take an oath.

Maria Fernanda Naranjo
Notary Public
MARIA FERNANDA NARANJO
Printed Notary Name

My Commission Expires:



THIS INSTRUMENT PREPARED BY AND RETURN TO:

BARBARA KLINE
FIRST ACTION TITLE AGENCY LLC
9050 Pines Boulevard, Suite 425
Pembroke Pines, Florida 33024

Property Appraisers Parcel Identification (Folio) Numbers: **514216-DJ-0020**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 5th day of August, 2014 by **MERIDIAN INTERNATIONAL MANAGEMENT SERVICES, LLC**, a Florida Limited Liability Company, herein called the grantor, to **Juan F Navas**, a married man whose post office address is **935 Tulip Circle, Weston, FL 33327**, hereinafter called the Grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **BROWARD County, State of Florida**, viz.:

Condominium Unit No. 102, of JOE-RON SOUTH CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5161, Page 805, and any amendments thereto, if any, of the Public Records of Broward County, Florida, together with an undivided interest in the common areas, if any.

Subject to easements, restrictions and reservations of record and taxes for the year 2014 and thereafter.

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

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

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

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

Signed, sealed and delivered in the presence of:

**MERIDIAN INTERNATIONAL
MANAGEMENT SERVICES, LLC, a
Florida Limited Liability Company**

By: [Signature] POK
Fabian E. Angarita, MGRM

Witness #1 Signature

[Signature]
Witness #1 Printed Name

Witness #2 Signature

[Signature]
Witness #2 Printed Name

**STATE OF FLORIDA
COUNTY OF BROWARD**

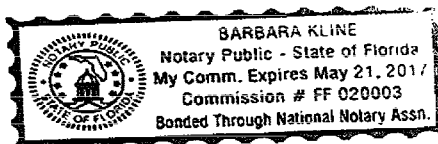
The foregoing instrument was acknowledged before me this 5th day of August, 2014 by Fabian E. Angarita, MGRM of MERIDIAN INTERNATIONAL MANAGEMENT SERVICES, LLC, a Florida Limited Liability Company on behalf of the corporation. He/She is personally known to me or has produced [Signature] as identification.

SEAL

Notary Signature [Signature]

My Commission Expires:

Printed Notary Signature



This Instrument Prepared By:
BARBARA KLINE
FIRST ACTION TITLE AGENCY LLC
9050 Pines Boulevard, Suite 425
Pembroke Pines, Florida 33024

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:


THAT I, **FABIAN ANGARITA, OWNER AND PRESIDENT OF MERIDIAN INTERNATIONAL MANAGEMENT SERVICES, LLC**, have made, constituted and appointed, and by these presents do make, constitute and appoint **FRANCISCO NAVAS**, my true and lawful attorney for me and in my name, place and stead, to execute any and all documents in my behalf to effectuate any property purchased on my behalf and the closing on any property executed on my behalf:

Any property purchased on my behalf

Giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

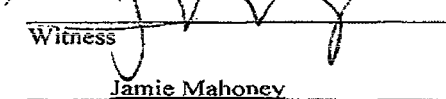
IN WITNESS WHEREOF, I have hereunto set my hand and seal this **27th** day of **September, 2011**.

Signed, sealed and delivered in the presence of:



Witness

Barbara Kline
Printed Witness Name



Witness

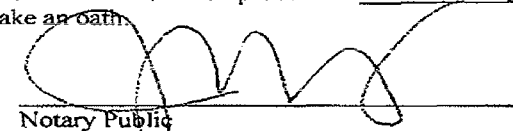
Jamie Mahoney
Printed Witness Name



FABIAN ANGARITA
President of Meridian International Management Services, LLC

STATE OF FLORIDA
COUNTY OF BROWARD

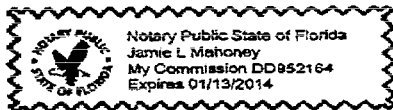
THE FOREGOING INSTRUMENT was acknowledged before me this 15th day of September, 2011, by **FABIAN ANGARITA, PRESIDENT AND OWNER OF MERIDIAN INTERNATIONAL MANAGEMENT SERVICES, LLC**, who is/are personally known to me or who has/have produced FL driver's license as identification and who did (did not) take an oath.



Notary Public

Jamie Mahoney
Printed Notary Name

My Commission Expires:



Joe-Ron South Condo Inc.

2530 Pierce ST. # 300

Hollywood, FL. 33020

RESIDENCY APPLICATION

APPROVED
For unit #102

ASSOCIATION APPLICATION FEES _____ (Non-refundable) (Payable to condo Association for approval proofs)

APPLICANT NAME: Juan F Nauas
(FIRST) (MIDDLE INITIAL) (LAST)

SOCIAL SECURITY NUMBER: _____ DATE OF BIRTH: _____

PRESENT ADDRESS: CARRERA 14-0101 104 Boota, Colombia
(CITY) (STATE) (ZIP)

HOW LONG? 23yrs PHONE NUMBER: _____ RENT AMOUNT: _____

LANDLORD OR COMPLEX NAME: _____ LANDLORD'S PHONE: _____

EMPLOYER: Centro Oculologico POSITION: Dentist SALARY: _____ (OPTIONAL)

SUPERVISOR'S NAME: _____ PHONE: _____

NUMBER OF OCCUPANTS: _____ NAMES OF ALL OCCUPANTS OTHER THAN ABOVE: _____

DRIVER'S LICENSE: _____ VEHICLE MAKE: _____ TAG: _____
STATE: _____ YEAR: _____

HAS EVICTION EVER BEEN FILED AGAINST YOU? NO HAVE YOU BEEN CONVICTED OF A FELONY OF ANY KIND WITHIN THE PAST SEVEN YEARS OR A MISDEMEANOR PERTAINING TO OFFENSES REGARDING ILLEGAL DRUGS OR CRIMES AGAINST PERSONS OR PROPERTY WITHIN THE PAST SEVEN YEARS? NO If Yes to any of the above, this application may be denied.

DO YOU HAVE PETS? NO NUMBER: _____ TYPE & WEIGHT: _____

DO YOU OWN A WATER BED? NO (PROOF OF FLOTATION BED INSURANCE REQUIRED)

By signing below the applicant (I agree to hold harmless BROKER, the tenant verification service or other credit Reporting agency designated by the association and all providers of information on the prospective tenants) listed above, I do hereby authorize with my signature, the release of all public records, credit report, rental information, and employment information verification, whether by fax, photocopy or original signature. All Adult applicants must complete and sign an application and agree to a full Disclosure of the findings to the Association. A copy of the credit report will not be given to the applicant. This application is the Property of JOE-RON SOUTH. I affirm that all the information on this application is true, accurate, complete. And correct and agree that if this is not so, my application may be denied and/or my lease will be held in default And I may be subject to eviction.

J. N. V.

DATE 7/20/14

97-389150 T#001
07-25-97 01:39PM
\$ 0.70
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY
B. JACK OSTERHOLT
COUNTY ADMIN.

Prepared by & Return to:
Lewis H. Cohen, Esq.
2016 Harrison Street
Hollywood, FL 33020-5096

WLC
The County

QUITCLAIM DEED

THIS QUITCLAIM DEED, made on the 22nd day of July, 1997 between JIVKO KAZAKOV and KRASSIMIRA KAZAKOV, joined by his wife (Grantor) and KRASSIMIRA KAZAKOV, a married woman (Grantee), whose post office address is 2530 Pierce Street, Hollywood, FL 33020 and whose Social Security number is [REDACTED]

WITNESSETH, that Grantor, for and in consideration of LOVE AND AFFECTION consideration paid by Grantee, the receipt of which is acknowledged, quitclaims to Grantee and Grantee's heirs, executors, administrators, and assigns forever all of the right, title, and interest of Grantor in the following described land situated in Broward County, Florida:

Condominium Unit No. 102, of Joe-Ron South Condominium, Inc., a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5161, page 805, of the Public Records of Broward County, Florida.

Tax Parcel Identification No. 5142 16DJ0020

Signed in the presence of:

Lewis H. Cohen
Print name: LEWIS H. COHEN JIVKO KAZAKOV
Address: 2016 HARRISON ST. 2530 Pierce Street, Apt 102
HOLLYWOOD, FL 33020 Hollywood, FL 33020
Witness Grantor

Mary S. Anderson
Print name: MARY S. ANDERSON KRASSIMIRA KAZAKOV
Address: 2016 HARRISON ST 2530 Pierce Street, Apt 102
HOLLYWOOD, FL 33020 Hollywood, FL 33020
Witness Grantor

STATE OF FLORIDA
COUNTY OF BROWARD

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

The foregoing instrument was acknowledged before me this 22nd day of JULY, 1997 by JIVKO KAZAKOV and KRASSIMIRA KAZAKOV, joined by his wife.



(SEAL)

Lewis H. Cohen
Notary Public, State of Florida
Print name: LEWIS H. COHEN
Commission No.: CC # 538534
My commission expires: JULY 15, 2000

Personally known to me _____
or Produced Identification Y
Type of Identification Produced DL #

BK 26764PG0334

WLC

04-353

This instrument was prepared by:

Colonial Guaranty and Title, Inc.
1790 West 49th Street, Suite 215
Hialeah, Florida 33012
Maria Elena Milana

Grantee #1 SS No:

Property Appraiser's
Parcel Identification No. **51-42-16-DJ-0020**

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, made this 14 day of April 2004

BETWEEN

*Krassimira P. Kazakov N/K/A Kristi Lich and Jivko G. Kazakov,
her husband*

whose post office address is: **2530 PierceSt. #102, Hollywood, Fl. 33020**
of the County of **Broward** State of **Florida**, grantor, and

Clara I. Betancourt, a single woman

whose post office address is: **2530 PierceSt. #102, Hollywood, Fl. 33020**
of the County of **Broward**, State of **Florida**, grantee, and

WITNESSETH that said grantor, for an in consideration of the sum of TEN AND 00/100 DOLLARS,
and other good and 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, the grantee's heirs and assigns
forever, the following described land, situate, lying and being in **Broward** County, Florida, to wit:

Condominium Unit No. 102, of Joe-Ron South Condominium, Inc., a
Condominium, according to the Declaration thereof, as recorded in Official
Records Book 5161, at Page 805, of the Public Records of Broward County,
Florida.

Subject to conditions, reservations, restrictions, easements, zoning and other government regulations or other limitations of record and taxes for the year 2004 and all subsequent years.

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

*Grantor and Grantee are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

[Signature]
(First Witness)

Susan A. DeLuciano

Printed Name of Witness

Martine Delgado
(2nd Witness)

Martine Delgado
Printed Name of Witness

Kristi Lich (Seal)
Grantor: **Krassimira P. Kazakov N/K/A**

Kristi Lich
Jivko G. Kazakov (Seal)
Grantor: **Jivko G. Kazakov**

Grantor: _____ (Seal)

Grantor: _____ (Seal)

STATE OF **Florida**
COUNTY OF **Broward**

THE FOREGOING INSTRUMENT was acknowledged before me this 14 day of April, 2004
by:

Krassimira P. Kazakov N/K/A Kristi Lich and Jivko G. Kazakov

who is (or are) personally known to me or who has produced the following identification: _____
FL Driver License and who did take an oath.

[Signature]
Susan A. DeLuciano

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Printed, typed or stamped name:
(Serial Number, if any)



05-9847

Parcel Identification No:

This Instrument Prepared By
and Return to:

Grantee S.S. Number:
Name: **Clara I. Betancourt**
Grantee S.S. Number:
Name:

QUITCLAIM DEED

This Quitclaim Deed, made this 23rd day of April, 2007, between **Clara I. Betancourt, a single woman**, whose address is **3610 SW 40 Street, Hollywood, FL 33023**, Grantor, and **Clara I. Betancourt, a single woman and Martha Cecilia Prada, A single woman**, whose address is **2530 Pierce Street #102, Hollywood, FL 33020**, Grantee.

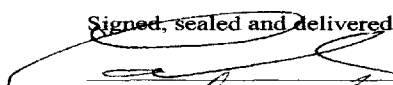
Witnesseth, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----
---DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee' heirs and assigns forever, the following described land, situate, lying and being in the County of BROWARD, State of Florida, to-wit:

Condominium Unit No. 102, of Joe-Ron South Condominium, Inc., a Condominium, according to the Declaration thereof, as recorded in Official Records Book 5161, at Page 805, 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 the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, the Grantor has hereunto set he/she hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

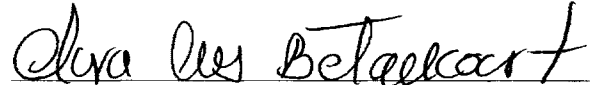


Witness #1 Signature
Carlos Amador

Witness #1 Printed Name
Martha Silva

Witness #2 Signature
Martha Silva

Witness #2 Printed Name

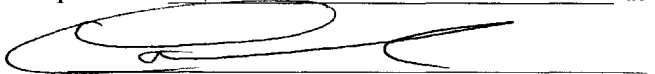


Clara I. Betancourt

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23rd day of April, 2007, by Clara I. Betancourt, A single woman who is personally known to me or who has produced FL. D.C. as identification.

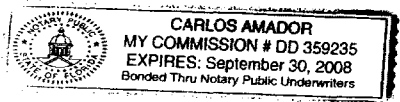
SEAL



Notary Signature

Printed Notary Signature

My Commission Expires:



THIS INSTRUMENT PREPARED BY AND RETURN TO:

BARBARA KLINE
FIRST ACTION TITLE AGENCY LLC
9050 PINES BOULEVARD, Suite 425
PEMBROKE PINES, FL 33024
Our File No.: 2013-332

Property Appraisers Parcel Identification (Folio) Number: **514216-DJ-0020**

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$50,000.00**. Florida Documentary Stamps in the amount of **\$350.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 31st day of May, 2013 by **Clara I Betancourt, a single woman, and Martha Cecilia Prada, a single woman**, whose post office address is 3610 SW 40TH ST, WEST PARK, FL 33023 herein called the Grantors, to **MERIDIAN INTERNATIONAL MANAGEMENT SERVICES, LLC, a Florida Limited Liability Company** whose post office address is 2282 Quail Roost Drive, Weston, FLORIDA 33327, hereinafter called the Grantees:

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

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Condominium Unit No. 102, of JOE-RON SOUTH CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5161, Page 805, and any amendments thereto, if any, of the Public Records of Broward County, Florida, together with an undivided interest in the common areas, if any.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

*****THIS IS NOT THE PRIMARY RESIDENCE OF GRANTOR&THE PRIMARY RESIDENCE IS 3610 SW 40TH ST., WEST PARK, FL 33023.*****

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

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

AND, the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

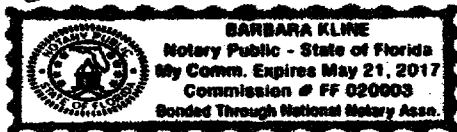
Witness #2 Printed Name

Clara I Betancourt
Clara I Betancourt
Martha Cecilia Prada
Martha Cecilia Prada

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 31st day of May, 2013, by Clara I Betancourt and Martha Cecilia Prada who are personally known to me or have produced drivers license and Spain passport as identification and did did not take an oath.

SEAL



[Signature]
Notary Public
Printed Notary Name

Joe-Ron South Condo Inc.

2530 Pierce ST. # 300

Hollywood, FL. 33020

APPROVED

RESIDENCY APPLICATION

ASSOCIATION APPLICATION FEES _____ (Non-refundable) (Payable to condo Association for approval proofs)

APPLICANT NAME: Fabian E Angarita Meridian Int'l Mgmt. Services, LLC
(FIRST) (MIDDLE INITIAL) (LAST)

BIRTH: _____ SOCIAL SECURITY NUMBER: _____ DATE OF _____

PRESENT ADDRESS: 2282 Quail Coast Dr. Weston FL 33329
(CITY) (STATE) (ZIP)

HOW LONG? 4 PHONE NUMBER: _____ RENT AMOUNT? \$1200/mo

LANDLORD OR COMPLEX NAME: Maria Naranjo LANDLORD'S PHONE: _____

EMPLOYER: Meridian Int'l POSITION: President SALARY: _____ (OPTIONAL)

SUPERVISOR'S NAME: Owner PHONE: _____

NUMBER OF OCCUPANTS: 1 NAMES OF ALL OCCUPANTS OTHER THAN ABOVE:

NAMES: _____

DRIVER'S LIC: _____ VEHICLE MAKE: _____ TAG: _____
STATE: _____ YEAR: _____

HAS EVICTION EVER BEEN FILED AGAINST YOU? No HAVE YOU BEEN CONVICTED OF A FELONY No
OF ANY KIND WITHIN THE PAST SEVEN YEARS OR A MISDEMEANOR PERTAINING TO OFFENSES REGARDING ILLEGAL DRUGS OR CRIMES AGAINST PERSONS OR PROPERTY WITHIN THE PAST SEVEN YEARS? No If Yes to any of the above, this application may be declined.

DO YOU HAVE PETS? No NUMBER: _____ TYPE & WEIGHT: _____

DO YOU OWN A WATER BED? No (PROOF OF FLOTATION BED INSURANCE REQUIRED)

By signing below, the applicant agrees to hold harmless BROKER, the tenant verification service or other credit reporting agency designated by the association and all providers of information on the prospective tenant(s) listed above, I do hereby authorize with my signature, the release of all public records, credit report, rental information, and employment information verification, whether by fax, photocopy or original signature. All Adult applicants must complete and sign an application and agree to a full Disclosure of the findings to the Association. A copy of the credit report will not be given to the applicant. This application is the Property of JOE-RON SOUTH. I affirm that all the information on this application is true, accurate, complete and correct and agree that if this is not so, my application may be denied and/or my lease will be held in default and I may be subject to eviction.

APPLICANT'S SIGNATURE: [Signature] DATE: 4/30/13

This Instrument Prepared By:

BARBARA KLINE
FIRST ACTION TITLE AGENCY LLC
9050 PINES BOULEVARD, Suite 425
PEMBROKE PINES, FL 33024

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MARTHA CECILIA PRADA**, have made, constituted and appointed, and by these presents do make, constitute and appoint **CLARA I. BENTACOURT**, my true and lawful attorney for me and in my name, place and stead, to execute any and all documents in my behalf to effectuate the closing on the following described property:

Condominium Unit No. 102, of JOE-RON SOUTH CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5161, Page 805, and any amendments thereto, if any, of the Public Records of Broward County, Florida, together with an undivided interest in the common areas, if any.

Giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **31st** day of **May**, 2013.

Signed, sealed and delivered
in the presence of:

David Valero
Witness

* [Signature]
MARTHA CECILIA PRADA

David Valero
Printed Witness Name

MARTHA CECILIA PRADA S.

[Signature]
Witness

Francisco Novas
Printed Witness Name

STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT was acknowledged before me this **31st** day of **May**, 2013, by **MARTHA CECILIA PRADA**, who is/are personally known to me or who has/have produced Spain passport as identification and who did (did not) take an oath.

[Signature]
Notary Public

My Commission Expires:

MARIA FERNANDA NARANJO
Printed Notary Name



THIS INSTRUMENT PREPARED BY AND RETURN TO:

BARBARA KLINE
FIRST ACTION TITLE AGENCY LLC
9050 Pines Boulevard, Suite 425
Pembroke Pines, Florida 33024
Property Appraisers Parcel Identification (Folio) Numbers: **514216-DJ-0020**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 5th day of August, 2014 by **MERIDIAN INTERNATIONAL MANAGEMENT SERVICES, LLC**, a Florida Limited Liability Company, herein called the grantor, to **Juan F Navas**, a married man whose post office address is **935 Tulip Circle, Weston, FL 33327**, hereinafter called the Grantee: *(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

WITNESSETH: That the grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **BROWARD County, State of Florida**, viz.:

Condominium Unit No. 102, of JOE-RON SOUTH CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5161, Page 805, and any amendments thereto, if any, of the Public Records of Broward County, Florida, together with an undivided interest in the common areas, if any.

Subject to easements, restrictions and reservations of record and taxes for the year 2014 and thereafter.

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

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

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Amie Mahoney

Witness #1 Printed Name

Witness #2 Signature

Barbara Kline

Witness #2 Printed Name

MERIDIAN INTERNATIONAL MANAGEMENT SERVICES, LLC, a Florida Limited Liability Company

By: *[Signature]* **Fabian E. Angarita, MGRM** *POA*

**STATE OF FLORIDA
COUNTY OF BROWARD**

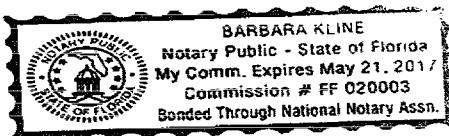
The foregoing instrument was acknowledged before me this 5th day of August, 2014 by **Fabian E. Angarita, MGRM** of **MERIDIAN INTERNATIONAL MANAGEMENT SERVICES, LLC**, a Florida Limited Liability Company on behalf of the corporation. He/She is personally known to me or has produced *[Signature]* as identification.

SEAL

Notary Signature *[Signature]*

My Commission Expires:

Printed Notary Signature



This Instrument Prepared By:
BARBARA KLINE
FIRST ACTION TITLE AGENCY LLC
9050 Pines Boulevard, Suite 425
Pembroke Pines, Florida 33024

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:


THAT I, **FABIAN ANGARITA, OWNER AND PRESIDENT OF MERIDIAN INTERNATIONAL MANAGEMENT SERVICES, LLC**, have made, constituted and appointed, and by these presents do make, constitute and appoint **FRANCISCO NAVAS**, my true and lawful attorney for me and in my name, place and stead, to execute any and all documents in my behalf to effectuate any property purchased on my behalf and the closing on any property executed on my behalf:

Any property purchased on my behalf

Giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **27th** day of **September, 2011**.

Signed, sealed and delivered in the presence of:



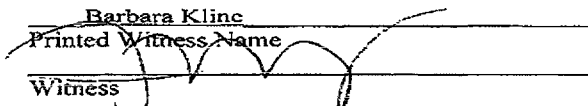
Witness



FABIAN ANGARITA
President of Meridian International Management Services, LLC

Barbara Kline

Printed Witness Name



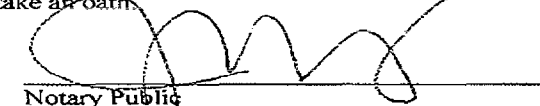
Witness

Jamie Mahoney

Printed Witness Name

STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT was acknowledged before me this 15th day of September, 2011, by **FABIAN ANGARITA, PRESIDENT AND OWNER OF MERIDIAN INTERNATIONAL MANAGEMENT SERVICES, LLC**, who is/are personally known to me or who has/have produced FL driver's license as identification and who did (did not) take an oath.

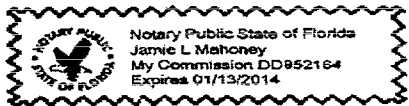


Notary Public

My Commission Expires:

Jamie Mahoney

Printed Notary Name



Joe-Ron South Condo Inc.

2530 Pierce ST. # 300

Hollywood, FL 33020

RESIDENCY APPLICATION

APPROVED
For unit #102

ASSOCIATION APPLICATION FEES _____ (Non-refundable) (Pays to condo Association for approval proofs)

APPLICANT NAME: Juan F. Nauas
(FIRST) (MIDDLE INITIAL) (LAST)

SOCIAL SECURITY NUMBER: _____ DATE OF BIRTH: _____

PRESENT ADDRESS: CARRERA 1400Apt. 104 Boacota, Colombia
(CITY) (STATE) (ZIP)

HOW LONG? 23yrs PHONE NUMBER: _____ RENT AMOUNT: _____

LANDLORD OR COMPLEX NAME: _____ LANDLORD'S PHONE: _____

EMPLOYER: Carlo Orotologos POSITION: Dentist SALARY: _____ (OPTIONAL)

SUPERVISOR'S NAME: _____ PHONE: _____

NUMBER OF OCCUPANTS: _____ NAMES OF ALL OCCUPANTS OTHER THAN ABOVE: _____

DRIVER'S LIC# _____ VEHICLE MAKE _____ TAG# _____
STATE _____ YEAR _____

HAS EVICTION EVER BEEN FILED AGAINST YOU? NO HAVE YOU BEEN CONVICTED OF A FELONY OF ANY KIND WITHIN THE PAST SEVEN YEARS OR A MISDEMEANOR PERTAINING TO OFFENSES REGARDING ILLEGAL DRUGS OR CRIMES AGAINST PERSONS OR PROPERTY WITHIN THE PAST SEVEN YEARS? NO If Yes to any of the above this application may be declined.

DO YOU HAVE PETS? NO NUMBER _____ TYPE & WEIGHT _____

DO YOU OWN A WATER BED? NO (PROOF OF FLOTATION BED INSURANCE REQUIRED)

By signing below the applicant (I agree to hold harmless BROKER, the tenant verification service or other credit reporting agency designated by the association and all providers of information on the prospective tenants) Listed above, I do hereby authorize with my signature, the release of all public records, credit report, rental information, and employment information verification, whether by fax, photocopy or original signature. All Adult applicants must complete and sign an application and agree to a full disclosure of the findings to the Association. A copy of the credit report will not be given to the applicant. This application is the Property of JOE-RON SOUTH. I affirm that all the information on this application is true, accurate, complete and correct and agree that if this is not so, my application may be denied and/or my lease will be held in default and I may be subject to eviction.

Juan DATE 7/20/14

DATE: February 1st, 2019
PROPERTY ID # 514216-DJ-0020 (TD # 42209)

WARNING

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

NAVAS, JUAN F
935 TULIP CIR
WESTON, FL 33327

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2530 PIERCE STREET #102, HOLLYWOOD, FL 33020-4354 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\$6,380.11
- Or
- * Estimated Amount due if paid by March 19, 2019\$6,458.97

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 # 514216-DJ-0020 (TD # 42209)

WARNING

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

NAVAS, JUAN F
2530 PIERCE ST #102
HOLLYWOOD, FL 33020-4354

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2530 PIERCE STREET #102, HOLLYWOOD, FL 33020-4354 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

DATE: February 1st, 2019
PROPERTY ID # 514216-DJ-0020 (TD # 42209)

WARNING

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

JOE-RON SOUTH CONDOMINIUM, INC.
2530 PIERCE ST BOX 300
HOLLYWOOD, FL 33020

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2530 PIERCE STREET #102, HOLLYWOOD, FL 33020-4354 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

DATE: February 1st, 2019
PROPERTY ID # 514216-DJ-0020 (TD # 42209)

WARNING

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

CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2530 PIERCE STREET #102, HOLLYWOOD, FL 33020-4354 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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- Or
- * Estimated Amount due if paid by March 19, 2019\$6,458.97

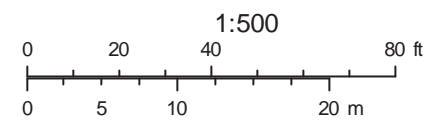
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury



January 7, 2019



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

Street and Apt. N

City, State, ZIP+

TD 42209 MARCH 2019 WARNING
CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

701A 2290 0001 6229 1000 0622 9102

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 at

\$

Sent To

Street and Apt. N

City, State, ZIP+

TD 42209 MARCH 2019 WARNING
NAVAS, JUAN F
2530 PIERCE ST #102
HOLLYWOOD, FL 33020-4354

701A 2290 0001 6629 0522

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

\$

TD 42209 MARCH 2019 WARNING

Sent To

NAVAS, JUAN F

Street and Ap.

935 TULIP CIR

City, State, Zi.

WESTON, FL 33327

6550 6299 1000 0622 9102

7018 2290 0001 629 0546

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 42209 MARCH 2019 WARNING
JOE-RON SOUTH CONDOMINIUM, INC.
 2530 PIERCE ST BOX 300
 HOLLYWOOD, FL 33020

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 42209 MARCH 2019 WARNING
 CITY OF HOLLYWOOD
 TREASURY DIVISION
 2600 HOLLYWOOD BLVD
 HOLLYWOOD, FL 33020



9590 9402 4097 8092 9111 38

2. F 7018 2290 0001 6629 0515

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

M. MERINO

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- 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 42209 MARCH 2019 WARNING
 NAVAS, JUAN F
 935 TULIP CIR
 WESTON, FL 33327



9590 9402 4097 8092 9111 14

2. 7018 2290 0001 6629 0539

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

Agent

Addressee

B. Received by (Printed Name)

Richard Toporek

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

Delivery Restricted Delivery

(over \$500)

Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

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 42209 MARCH 2019 WARNING
JOE-RON SOUTH CONDOMINIUM, INC.
 2530 PIERCE ST BOX 300
 HOLLYWOOD, FL 33020



9590 9402 4097 8092 9115 03

2. 7018 2290 0001 6629 0546

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Handwritten 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 |
- Restricted Delivery (over \$500)