

# 339 SIXTH AVENUE, SUITE 1400 PITTSBURGH, PA 15222

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: <u>TitleExpress@grantstreet.com</u>

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
<b>Property Owner</b>	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

			<b>Property</b>	Assessment	Value	es			
Year	Land	Building Improveme	<b>I</b>	Just / Market Value		Assessed / SOH Value			Tax
2019	\$7,510	\$67,570		\$75,080	5,080		5,080		
2018	\$7,510	\$67,570		\$75,080		\$68,600			
2017	\$6,930	\$62,370		\$69,300		\$6	2,370		\$1,587.06
	20	019 Exempti	ons and	Taxable Values	s by 1	Faxing Aut	hority		
		Cour	nty	School Bo	oard	Mu	nicipal		Independent
Just Value		\$75,0	080	\$75	,080,	\$	75,080		\$75,080
Portability			0		0	0		0	
Assessed/SOH		\$75,0	980 \$75,0		,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		\$75,0	080	\$75	,080,	\$	75,080		\$75,080
	Sa	les History				L	and Cal	culation	ıs
Date	Type	Price	Book/l	Page or CIN		Price Fa		ctor	Type
8/5/2014	WD-Q	\$60,000	11:	2458644					
5/31/2013	WD-Q-SS	\$50,000	111	1579499					
4/23/2007	QCD-T	\$100	439	946 / 801					
4/14/2004	WD	\$79,000	372	296 / 547					
7/22/1997	QCD	\$100	267	764 / 334	<u> </u>		3ldg. S.F		850
	•	•	н		<u> </u>	Units/E	eds/Bat	hs	1/2/1
						Eff./Ac	t. Year B	uilt: 19	75/1974

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

#### 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 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 HIGHWAY CONSTRUCTION &** 

**ENGINEERING DIVISION; RIGHT OF WAY SECTION** 

ONE N. UNIVERSITY DR., STE 300 B

PLANTATION, FL 33324

**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.

SFAL **Bertha Henry** 

**COUNTY ADMINISTRATOR** 

Finance and Administrative Services Department Records, Taxes, & Treasury Division

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 NAVAS,JUAN F 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.deedauction.net \*Pre-registration is required to bid.

Dated this 14th day of February , 2019 .

Bertha Henry

County Administrator

RECORDS, TAXES, AND TREASURY DIVISION

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

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

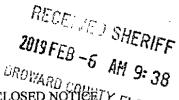
# RETURN OF SERVICE

and the second of the second o	AS, JUAN F.		TD 42209		
PLANTIFICATION		ROWARD DEFENDANT	IR TANK AND TOMB		
TYPE OF WRIT MAVAS, JUAN F.		CE STREET #102 POD, FL 33020	HEARING DATE		
	f	Received	this process on		
14279		*	2/6/2019 Date		
	NUE-DELING TAX SECTION				
115 S. ANDREWS AVENUE,		Served			
FT LAUDERDALE, FL 3330	Y .	☐ Not Served—see	omments		
Julie Aikman. Supv.		2/7/19	1480hs		
OBBA Attorney		/ Date	Time '		
NAVAS, JUAN F.	, in Broward County, Flo	rida, by serving the within named person	a true copy of the writ, with the date		
e of service endorsed thereon by me, and a copy o	f the complaint, petition, or initial pleading, by	the following method:			
INDIVIDUAL SERVICE					
SUBSTITUTE SERVICE:					
	"any person residing therein who is 15 years	of age or older", to wit:			
	, in accordance with F.S. 48.031(1)(a)				
			THE WITH AN AND LAKES		
	to in accordance with F.S. 48.031(2)(a)				
	, 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 obsiness				
CORPORATE SERVICE:					
	, holding the following position of said of	огрогатоп	in the absence of any superior officer		
accordance with F.S. 48.081					
of	, an employee of defendant corporation	in accordance with F.S. 48.081(3)			
То	, as resident agent of said corporation in	accordance with F.S. 48.091			
			4-5 4 5		
partnership, in accordance with F.S. 48.		r to	, designated employee or person in ch		
• •	a true copy to a conspicuous place on the proj	norty described in the complaint or summ	sone Neither the tenant not a nercan		
	ould be found at the defendant's usual place of		ioist resinct the tellul ists a person		
		2 <sup>nd</sup> attempt date/time:			
1 <sup>SL</sup> attempt date/time					
1 <sup>st</sup> attempt date/time:					
*	ng a true copy to a conspicuous place on the pr	• -			
*		operty in accordance with F.S. 48.183  2 <sup>nd</sup> attempt date/time:			
POSTED COMMERCIAL: By attachin		• -			
POSTED COMMERCIAL: By attaching 1st attempt date/time: OTHER RETURNS: See comments		• -			
POSTED COMMERCIAL: By attaching 1st attempt date/time: OTHER RETURNS: See comments		2 <sup>nd</sup> attempt date/time:			
POSTED COMMERCIAL: By attaching 1st attempt date/time: OTHER RETURNS: See comments		2 <sup>nd</sup> attempt date/time:			
POSTED COMMERCIAL: By attaching 1st attempt date/time: OTHER RETURNS: See comments		2 <sup>nd</sup> attempt date/time:			

by visiting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

ORIGINAL

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



WARNING PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE TY, FLORIDA

**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
- \* 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

#### **BROWARD COUNTY SHERIFF'S OFFICE**

P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

### RETURN OF SERVICE

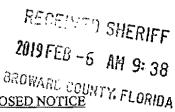
	192 GERMASAR RELIANTO	NICH XXII	CEJRA()	a rive direct to	19-005595
	ROWARD COUNTY, FL vs. NAVAS, JUAN F.				TO 42209
	PLANTIFICATION OF THE PARTY OF	vs. CC	DUNTY/BR	OWARE	British Market Control
N/	TYPEOF WRIT AVAS, JUAN F.	93	S TULIP C	117.	COURT HEARING DATE
	SER	æ Wi	es ion, fi	. 33327	
				······································	Received this process on 2/6/2019
	142/9				Date
	BROWARD COUNTY REVENUE-DELING		אסד		Served
	115 S. ANDREWS AVENUE, ROOM A-100 FT LAUDERDALE, FL 33301	,		السا	derved
	,				Not Served—see comments 220
	JULIE AIKMAN, SUPV. 9884 Attorney	- Lagary will opposite the same same			The Time
NΑ	VAR HIANIE	to Diameras	O		Date 1
	ervice endorsed thereon by me, and a copy of the complaint, pe	, in Broward Lition, or initial ;	County, ruond pleading, by the	i, by serving following	ig the within named person a true copy of the writ, with the dat method:
П	INDIVIDUAL SERVICE			-	
CETOC					
	TITUTE SERVICE:  At the defendant's usual place of abode on "any person residi	ng therein who	is 15 years of a	ge or older	e, to wit:
	, in accorda	ace with F.S. 48.	.031(1)(a)		
П					in accordance with F.S. 48,031(2)(a
					cordance with F.S. 48.031(2)(b), after two or more attempts to
<b></b>	serve the defendant have been made at the place of business	in rum Ec at aic.	octorium 5 tas	H11.23 IH 454	Contained with 150, was 031(2)(0), after two or more intempts to
COF	PORATE SERVICE:				
	To, holding the	following positi	ion of said com	oration	in the absence of any superior office
	accordance with F.S. 48.081	7.5	_		
	To, an employe	æ of defendant o	corporation in a	ccordance v	with F.S. 48.081(3)
	To, as resident	agent of said co	rperation in acc	cordance wi	ith F.S. 48.091
	PARTNERSHIP SERVICE: To		, partner, or to		, designated employee or person in c
	of partnership, in accordance with F.S. 48.061(1)				
	<b>POSTED RESIDENTIAL:</b> By attaching a true copy to a corresiding therein 15 years of age or older could be found at the				I in the complaint or summons. Neither the tenant nor a person irdance with E.S. 48.183
	1 <sup>st</sup> attempt date/time:			2 <sup>nd</sup> attemp	ot date/time:
	POSTED COMMERCIAL: By attaching a true copy to a	conspicuous plac	ce on the prope	rty in accor	rdance with F.S. 48.183
	1 <sup>5t</sup> attempt date/time:			2 <sup>nd</sup> attemp	pt date/time:
	OTHER RETURNS: See comments				
~					
MME	ENTS: POSTED 10487	<b>1</b>			
		**************************************		A' V'''	
		<b>****</b>	· · · · · · · · · · · · · · · · · · ·		

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

ORIGINAL

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



, ţ4.,

# 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

# ORIGINAL DOCUMENT

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. <u>IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY</u>, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; <u>PERSONAL OR</u> 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 935 TULIP CIR WESTON, FL 33327

NOTE: THIS IS <u>NOT</u> THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION
THIS IS THE ADDRESS OF THE OWNER!

10/16/2018



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

ADT # 100

AP1. # 100 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**

<u>04/11/2018 ANNUAL REPORT</u>	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
<u>06/05/2016 REINSTATEMENT</u>	View image in PDF format
<u>05/14/2011 REINSTATEMENT</u>	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
<u>05/13/2007 ANNUAL REPORT</u>	View image in PDF format
10/14/2006 REINSTATEMENT	View image in PDF format
10/11/2005 REINSTATEMENT	View image in PDF format
<u>04/17/2004 ANNUAL REPORT</u>	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
<u>03/13/2000 REINSTATEMENT</u>	View image in PDF format
01/30/1998 ANNUAL REPORT	View image in PDF format
<u>01/27/1997 ANNUAL REPORT</u>	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

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

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

#### **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

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:	
Lew H Cake	Ukun
Print name: LEWIS H. COHEN	JIVKO KAZAKOV
Address: 2016 HARRISON ST.	2530 Pierce Street, Apt 102
HOLLYWOOD, FL 33020	Hollywood, FL 33020
Witness	Grantor
Mays anderson	asel)
Print name ( MARY S. ANDERSON	KRASSIMIRA KAZAKOV
Address: 2016 HARRISON 51	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 22 day of 50 whise wife.

AL)

Notary Public, State of Florida
Print name: LEWIS H. COMEN
Commission No.: CC# 538534
My commission expires: JULY 15,2600

Personally known to me \_\_\_\_\_ or Produced Identification \_\_\_\_ Type of Identification Produced シレ 弘

(SEAL)

Ukan

BK 26764PG 0334

CFN # 103918853, OR BK 37296 Page 547, Page 1 of 2, Recorded 04/22/2004 at 12:22 PM, Broward County Commission, Doc. D \$553.00 Deputy Clerk 1067

04-353

This instrument was prepared by: Colonial Guaranty and Title, Inc. 1790 West 49<sup>th</sup> 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/written.	set grantor's hand and seal the day and year first above
Signed, sealed and delivered in our presence:	Kristi Lich (Seal)
(First Witness)	Grantor: Krassimira P. Kazakov N/K/A
Susan A. DeLuciano	Kristi Lich
	JUKE B. KAZALORI
Printed Name of Witness	Grantor: Jivko G. Kazakov
Marline All Jado	(Seal)
(2 <sup>nd</sup> Witness)	Grantor:
An landon.	
MANIENC BELGADO	(Seal)
Printed Name of Witness	Grantor:
STATE OF Florida COUNTY OF Broward THE FOREGOING INSTRUMENT was acknowle by:	dged before me this <u>i.Y</u> day of <u>April</u> ,2004
Krassimira P. Kazakov N/K/A Kristi Lich and	Jivko G. Kazakov
who is (or are) personally known to me or who has	
	Sysan A. DeLuciano
	NOTARY PUBLIC



MY COMMISSION EXPIRES: Printed, typed or stamped name:

# US-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

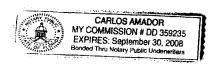
This Quitclaim Deed, made this 23<sup>rd</sup> day of April, 2007, between Clara I. Betancourt, a single woman, whose address is 3610 SW 40 Street, Hollywood, FL 33023, Grantor, and Clara I. Betancourt, a single woman and Martha Cecilia Prada, A single woman, whose address is 2530 Pierce Street #102,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

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.

in withess whereon, the Grantor has heredine set ne/	she hand and sear the day and year first above written.
Signed, sealed and delivered in our presence:	Oliva les Betackart
Witness #/ Signature	Clara I. Betancourt
Carpos france	
Witness #1 Printed Name	
Maria Silua	
Witness #2 Signature	
Lakaa Siiva	
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 w	
identification.	
SEAL	
	Notary Signature
	, ,
	Printed Notary Signature
My Commission Expires:	
•	



12:22 PM, Broward County Commission, Deputy Clerk 1067

CERTIFICATE OF APPROVAL

SIO

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

JOE-RON SOUTH CONDOMINIUM. INC.

TH	IS IS TO CERTIFY THAT CLAVE BETON COUNT
•	has have been approved by Joe-Ron South Condo-
minium,	Inc. , a Florida corporation not for profit, as the
ton out owner / [	of the following described real property in Broward
County,	Florida:
	Condominium Parcel Noof 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.
Suc	ch approval has been given pursuant to the provisions
of Arti	cle 13.1(b)(1) of the Declaration of Condominium of
	TED: This 30 day of 2007, 200
•	JOE-RON SOUTH CONDOMINIUM, INC.
	By: F3 Geolux (Seal)
Attest:	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 GRANTOR THE PRIMARY RESIDENCE IS 3610 SW  $40^{\mathrm{TH}}$  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

ritten.

igned, sealed and delivered in the presence of:

Witness ## Priored Name

Witness #2 Printed Name

Clara I Betancourt

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 Frank's ICENSE as identification and Aid and take an oath.

SEAL

BARBARA KLINE
Notary Public - State of Florida
My Comm. Expires May 21, 2017
Commission # FF 020003
Sonded Through National Matary Assn.

Printed Notary Name

# Joe-Ron South Condo Inc.

2530 Plerce ST. # 300



Hollywood, FL. 33020

#### RESIDENCY APPLICATION

	LEGINETIC	AT ANTITURE AND ERV.	14.4			
ASSOCIATION APPLICATS proofs)				Association to	аруновы	· .
APPLICANT NAME:	tabian Timen	MIBBLE IN	MITAL)	Angarita	Meridia Sen	n Intil Myml.
BIRTH:	ocial security	FNUMBEA:		ate of		
PRESENT ADDRESS	2282 000	all Roust D	r. Weston	FL.	33327	
HOW LONG? 4	A FONE NUMB					
LANDLORD OR COMPL	At design the fact that	with the system constraints and the first the contract of the				
meroven Meridan			SALARY	Martin Contraction activities	TONAL)	
SUPERVISOR'S NAME	Owner	PHONE				•
NUMBER OF OCCUPAN	ITS: NAM	ES OF ALL OCCUP	ANTS OTHER T	HAN ABOVE	٠.	
NAMES:			erin and the second	aller observability and all all all a limited as a		
DRIMER'S LIC		vercle make	TAG*	- No. of April 1971 Sec. 18 - 1881 April 1971 - Sec. 1981 April 1971 - Sec. 1981 April 1971 - Sec. 1971 - Sec.	nga ang pampa di antirang Panganah ing Angah Milipa i	
STATE THE THE PROPERTY OF THE	YEAR					
HAS EVICTION EVER BEFELOWY (NO. 19) OF ANY KIND WITHIN TREGARDING ILLEGAL PAST SEVEN YEARS?	HE PAST SEVEN Y DRUGS OR CRIME	TEARS OR A MISDE	MEAMOR PERT	TAINING TO O	PTENSES THE	
DO YOU HAVE PRIST N	O NUMBER	TYPEA WEIGHT	fs. Franciska promost kristori dost komponiska prospera se protesta eta e	a/e-		
DO YOU OWN A WATER.	BEAT NO PROP	FOF FLOTATION BEL	INSURANCE RKQ	)UREDI		
By signing below the applicabler credit Reporting ages prospective tenants) Listed records.credit report remail (axphotocopy or original) (axpree to a fill! Disclosure of given to the applicant This informationon this applica- so my application may be a eviction.	ncy designated by the above,! do hereby a linformation, and en signature.All Adult a of the findings to the application is the Pr thon is time, accurate, denied and/or my lea	e association and all p allevize with my sign uployment information pplicants must comple Association. A copy o operty of JOE: RON's complete And correct se will be held in defa	roviders of Inferrature, the release navellication who we are such that the credit report SOUTH. I aftern to and agree that if why he will And I may be	nation on the of all public resther by polication and will not be that all the links is not subject to		
APPLICANT'S SIGNATU	RE J	7~7	DATE 4	36/13	ngg makerne	

INSTR # 111579500, OR BK 49855 PG 1288, Page 1 of 1, Recorded 06/04/2013 at 02:55 PM, Broward County Commission, Deputy Clerk ERECORD

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.

David Valen

Witness

David Valero

Printed Witness Name

Where Sign of Sign o

STATE OF FLORIDA COUNTY OF BROWARD

Signed, sealed and delivered

in the presence of:

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 as identification and who did (did not) take an oath.

Notary Public

Printed Notary Name

ERNANDA

My Commission Expires:



File No.: 2013-332

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BARBARA KLINE
FIRST ACTION TITLE AGENCY LLC
9050 Pines Boulevard, Suite 425
Permbarks Pines, Florida 32024

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

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

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

Fabian E. Angarita, MGRM

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 for the corporation.

SEAL

Notary 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:	
Melan Luie	This/2015
Witness	FABIAN ANGARITA President of Mendian International Management Services, LLC
Printed Witness Name	
Witness	
Jamie Mahoney Printed Witness Name	-
STATE OF FLORIDA COUNTY OF BROWARD	
FABIAN ANGARITA, PRESIDENT AND OWN SERVICES, LLC, who is/are personally, kno	nowledged before me this 15th day of September, 2011, by NER OF MERIDIAN INTERNATIONAL MANAGEMENT own to me or who has/have produced <u>FL driver's</u>
license as identification and who did	
My Commission Expires:	Notary Public  JOMIC MOLHONEY  Printed Notary Name
my Commission Expires.	Times rotally traine

File No.: CUERVO

Notary Public State of Florida Jamie L Mehoney My Commission DD 952164 Expires 01/13/2014 INSTR # 112458644, OR BK 51001 PG 425, Page 3 of 3

# Joe-Ron South Condo Inc.

2530 Pierce ST. # 300

# Hollywood, FL. 33020 RESIDENCY APPLICATION

ASSOCIATION APPLICATS	OW FEES	(Non-referencesie)(Pa)	SUIT ID COLOUR WAS	Condition of the state of the s
		·		<b>1</b>
proofs)		مسهز		10.105
	-1000	+_	1	16002 -
APPLICANT NAME:		MANDOLE INIT	TAL	(LAST)
	(FHC) ()	1		
j.	SOCIAL SECURIT	V W BADER		TE OF
<i>j j</i>	SOCIAL SELOKIS	, 100000011		
SRIN				
				_ + + + + + + + + + + + + + + + + + + +
, ,			10	
	C 000006	1:12	DODUTA	CS. 157/10/13/
PRESENT ADDRESS :	CVBITCH C	14.61001	arme.	(STATE) (ZP)
PRESENT ADDRESS		Z	serie (S)	(2)
~~	IS PHONE NUMB		RENT AMOUNT	
HOW LONG? 20	THE PASSAGE LANDING	-		
	<u> </u>	LAND	Anne DUNNE	*
LANDLORG OR COME	zexname:			
BIPLOYER CONTO	want doe mann	man Indian	SALADA	
EMPLOYER: QUITE	A CONTROL OF THE COST			· · · · · · · · · · · · · · · · · · ·
	ai.	, , , , , , , , , , , , , , , , , , ,		
SUPERVISOR'S NAME	<i></i>	P470465		
			ATT COURT OTHER	AN ASSOLATE
MARKER OF OCCUPA	mis: Na	MES OF ALL OCCUPA	WIZ CRUEL IN	MA WOOAE
MAMES:				
DITTYER & LICH		VEHICLE MAKE	/AG* _	
	_			
STATE	YEAR			
	_			
HAS EVACTION EVER	BEEN FILED AGAI	nst your $N_{-}$ hav	E YOU BEEN CO	invicted of a
FELONY				
DE ANY KIND WITHIN	THE PAST SEVEN	YEARS OR A MISDEN	MEANOR PERTA	IMING TO OFFENSES
PERCONSTRUCTOR PROPERTY	* ************************************			マペントスが特殊 3位は マモガニ
PAST SEVEN YEARS?	' Af Yes to	any of the above this	application may	7 DG GRGGIFFOCE
DO YOU HAVE PETS?	<u> </u>	TYPE&WEIGHT_		•
DO YOU OWN A WATER	R BEDT A Q IPRO	of of Flotation Bed I	nsurance requ	(RED)
				•
By signing below the appi	iicant(Stapree to hold	karndess BROKER,the i	enant verification	service or
other credit Reporting an prospective tenants) Liste	ench gezikuatea oh tu	te association and all pro	viders of informa	tion on the
records.credit report,rem	id above,! do Reseby	authorize with my signal	ure the release of	all public
TOTAL DEPLOYMENT OF A PROPERTY	us ergovinuuonjunu 6. Leiomoterna All Adeile	museymani injermillien sonlinemie mest semel-i	versjication, waterli	aer dy Ioneina and
fax photocopy or original agree to a fell! Disclosure	of the findings to the	eppendes must complete Accordation A compact	the condit mount wi	nances and Il mat he
green in the apparent. The	is annicedient is the f	ranetto ni 1016.2010 M	17   1 Fd.   //12727222 1 Red	t all the
INTOTALINATION THE ANTHO	とっぱんれっ とく どかいか ぐろんむ たばち	a armeniatha d'unionement e		in in mat
золя аррисанов тау ос	: denied and/or my le	use will be held in defau	it And I may be su	bject to
.eviMinn	<del>-</del>	-	•	-

7/20/14

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

Signed in the presence of:

97-389150 T#001 07-25-97 01:39PM 4 0.70 DOCU. STAMPS-DEED RECVD. BROWARD CNTY B. JACK OSTERHOLT COUNTY ADMIN.

#### **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

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

Lear H Coke	W/hunt
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 Sanderson	asell
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 BOOD OF BROWARD COUNTY, FLORIDA COUNTY ADMINISTRATOR

The foregoing instrument was acknowledged before me this 22dday of 50 Lyl 1997 by JIVKO KAZAKOV and KRASSIMIRA KAZAKOV, joined by his wife.

CC 538534

CC 538534

CC 538534

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

Personally known to me
Produced Identification 
Type of Identification Produced 

\*\*Type of Identification Produced \*\*Type Of Identification P

Ukan

BK 26764PG 0334

(SEAL)

CFN # 103918853, OR BK 37296 Page 547, Page 1 of 2, Recorded 04/22/2004 at 12:22 PM, Broward County Commission, Doc. D \$553.00 Deputy Clerk 1067

04-353

This instrument was prepared by: Colonial Guaranty and Title, Inc. 1790 West 49<sup>th</sup> 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/written.	set grantor's hand and seal the day and year first above
Signed, sealed and delivered in our presence:	Kristi Lich (Seal)
(First Witness)	Grantor: Krassimira P. Kazakov N/K/A
Susan A. DeLuciano	Kristi Lich & Knenuseat
Printed Name of Witness	Grantor: Jivko G. Kazakov
(2nd Witness)	Grantor: (Seal)
MARIENE DELGADO.	(Seal)
Printed Name of Witness	Grantor:
STATE OF Florida COUNTY OF Broward THE FOREGOING INSTRUMENT was acknowled by:	•
Krassimira P. Kazakov N/K/A Kristi Lich and	Jivko G. Kazakov
who is (or are) personally known to me or who has p	oroduced the following identification: d take an oath.  Susan A. DeLuciane
	NOTARY PUBLIC

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

SUSAN A. DELUCIANO
MY COMMISSION # DD 198975
EXPIRES: June 7, 2007
Bonded Thru Notary Public Underwriters

# US-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

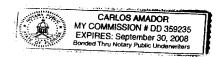
This Quitclaim Deed, made this 23<sup>rd</sup> day of April, 2007, between Clara I. Betancourt, a single woman, whose address is 3610 SW 40 Street, Hollywood, FL 33023, Grantor, and Clara I. Betancourt, a single woman and Martha Cecilia Prada, A single woman, whose address is 2530 Pierce Street #102,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

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:	alva les Betackart
Witness # Signature	Clara I. Betancourt
Witness #1 Printed Name	
Witness #2 Signature Witness #2 Printed Name	
STATE OF FLORIDA COUNTY OF BROWARD	
The foregoing instrument was acknowledged before me the single woman who is personally known to me or who has identification.	
SEAL	Notary Signature
My Commission Expires:	Printed Notary Signature



f

12:22 PM, Broward County Commission, Deputy Clerk 1067

#### CERTIFICATE OF APPROVAL

OF

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

JOE-RON SOUTH CONDOMINIUM. INC.

THIS IS TO CERTIFY THAT Clave Beton Court
has have been approved by Joe-Ron South Condo-
minium, Inc. , a Florida corporation not for profit, as the
of the following described real property in Broward
County, Florida:
Condominium Parcel Noof 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 32 day of 2004 , 200
JOE-RON SOUTH CONDOMINIUM, INC.
By: Is Geolus (Seal)
Attest: Vice-President

INSTR # 111579499, OR BK 49855 PG 1286, Page 1 of 2, Recorded 06/04/2013 at 02:55 PM, Broward County Commission, Doc. D: \$350.00 Deputy Clerk ERECORD

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

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 GRANTOR THE PRIMARY RESIDENCE IS 3610 SW 40<sup>TH</sup> 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 ∳ritten.

in the presence of: tioned.

and Name Witness #1

itness #2 Printed Name

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 from as as identification and id id id not take an oath.

SEAL

n. Expires May 21, 2017 Commission # FF 020003

Printed Notary Name

Slic

# Joe-Ron South Condo Inc.

2530 Plerce ST. # 300

APPROVED

Hollywood, FL. 33020

#### RESIDENCY APPLICATION

ASSOCIATION APPLICATS	ICN PEES	(Mon-referredable)	/Payabl0 to ennoc A	issusiation for	npprovei
APPLICANT HAME:	fabian men	The state of the s	INITIAL	Ingacita.	Meric
BIRTH:	ROCIAL SECURIT			VATE OF	
PRESENT ADDRESS	2282 Qc	on! Roost !	Dr. Weston	FL.	33329
HOW LONG?	AYONE HUM	BEF	MENT AMOUN	n\$1200/12	Net
LANDLORD OR COMPE	EXMANE: MAT	a Namie LA	NOLOROS PHON		
AMPLOYER METI d'A	I Intil Moan	on Preside	SALARY.	COP7	TONA
SUPERVISOR'S NAME	Owner	PHONE			
NUMBER OF OCCUPAN	/IS: NAI	WES OF ALL OCCU	PANTS OTHER T	ian above	*.
NAMES:		no mai P. co designada de companya ano como actual de un como actual de Libergraphonoses.	والمراقبة المراقبة ال	ر المارية	· NOT BETTE BALL
DRIVER'S LIC		VEHICLE MAKE	TAG"	T SULTATE SURFICION OF THE SURFICE	innih iy Mhi Thi 1
STATE	YEAR	····			
HAS EVICTION EVER B FELONY 150 OF ANY KIND WITHIN T REGARDING ILLEGAL PAST SEVEN YEARS? DO YOU HAVE PETS! N	HE PAST SEVEN DRUGS OR CRIM 10 M Ves to	YEARS OR A MISL ES AGAINST PERS any of the above.	DEMEANOR PERTI SONS OR PROPEI his application ma	AINING TO OF CTY WITHIN TO BY DE DECTIONS	tenses Me
DO YOU OWN A WATER				-	
By signing below the application credit Reporting again prospective tenants) Listed records credit report rend fax photocopy or original agree to a fill Disclosure to given to the applicant. This informationor this application way be exiction.	cans Signee to note note designated by the above, I do hereby I information, and exignation and exignation and exignation and the findings to the dipoloation is the Fiden is the securated and/or my leaded and/o	harmiess BROKER, in association and all authorize with my signature with my signaplicants must complete association. A copy of JOE-RUN, seemplete And currents will be held in deste will be held in deste	he tenant verification in providers of inference the release so werification, when an appeal the credit report is \$5017H! Aftern the ct and agree that if fault And I may be so	a service or ation on the I all public ther by lication and vill not be set all the his is not ubject to	
APPLICANT'S SIGNATU	RE VI	7~7	DATE 4	36/13	

INSTR # 111579500, OR BK 49855 PG 1288, Page 1 of 1, Recorded 06/04/2013 at 02:55 PM, Broward County Commission, Deputy Clerk ERECORD

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.

Witness

Witness

Francisco Name

Printed Witness Name

MARTHA CECILIA PRADA

MINISTERIORIO

MINISTERIORIO

MINISTERIORIO

MINISTERIORIO

MARTHA CECILIA PRADA

MARTHA CECILIA PRADA

MINISTERIORIO

MINISTER

STATE OF FLORIDA COUNTY OF BROWARD

Signed, sealed and delivered

in the presence of:

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 as identification and who did (did not) take an oath.

A

MARIA FERNANDA 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.

Signed, sealed and delivered in the presence of:

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.

MERIDIAN INTERNATIONAL MANAGEMENT SERVICES, LLC, a Florida/Limited Liability Company Witness #1/Signature Fabian E. Angarita, MGRM Witness #1 Printed Name Witness #2 Signature )/bara 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 for druce (case) as identification.

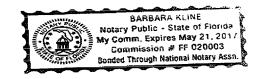
7 doues 11cest corporation. He/She is personally known to me or has produced as identification.

SEAL

Notary 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 Medician International Management Services, LLC
Barbara Kline Printed Witness Name Witness  Jamie Mahoney Printed Witness Name	
STATE OF FLORIDA COUNTY OF BROWARD	
	dged before me this 15th day of September, 2011, by OF MERIDIAN INTERNATIONAL MANAGEMENT to me or who has/have produced <u>FL driver's</u> id not) take ar Oath
	Notary Public  Tomie Mochone V
My Commission Expires:	Printed Notary Name



File No.: CUERVO

INSTR # 112458644, OR BK 51001 PG 425, Page 3 of 3

# Joe-Ron South Condo Inc.

2530 Pierce ST. # 300

Hollywood, FL. 33020

# RESIDENCY APPLICATION

ASSOCIATION APPLICATS proofs)	ON FEES	(MOV-Americans)(1_5	Jugoto cu donie	1
APPLICANT NAME:	Twan	Ŧ.		<u>Javas</u> -
Wastronia invent.	(FIRST)	(AMDDLE IN		(LRS1)
<u> </u>	SOCIAL SECURIT	Y NUMBER:		ATE OF
SIRTH:				
, ,		. 21	12- 1	Colombia
PRESENT ADDRESS :	CaBRERG	14-00/04. 1941	RING)	Colombia  (STATE)  (27)
HOW LONG? 230	INS PHONE NUM		PENT AMOUN	77
LANDLORG OR COMP	Į.		DLORD'S PHON	-
	hand also Maner	NON Death 31		OFTICHAL
EMPLOYER: OF WE	BOLLO LOCALOSIA	· · · · · · · · · · · · · · · · · · ·		•
SUPERVISOR'S NAME		PHYOME		
NUMBER OF OCCUPA	ats: na	mes of all occup	PANTS OTHER T	HAN ABOVE
MAMES:				·····
DAGAEKA FICH		VEHICLE MAKE	TAG*	
STATE	YEAR	_		
HAS EVICTION EVER FELONY DEANY KIND WITHIN	THE DACT CENEL	I VEARS OR A MISDI	THEANOR PERT	AINING TO OFFICKSES
REGARDING ILLEGA PAST SEVEN YEARS?	NO MY Yes &	any of the above th	ONS OR PROPE is application m	RIY WITHIN THE By de decimac
DO YOU HAVE PETS!	O NUMBER	TYPE&WEIGHT	<u></u>	
DO YOU OWN A WATER	EEDI ALO IPRO	of of Flotation Bei	INSURANCE REQ	UIRED)
By signing below, the appiother credit Reporting appropriate tenants; List records, credit report, rem fat, photocopy or original apprex to a fell! Disclosure given to the applicant. This information on this application, application may be eviction.	ency designated by to id above,? do kereby of information, and e I signature All Adult of the findings to the is application to the	he association and all s authorite with my sign mployment informatio applicants must compl e Association. A copy o Proport of GE-BIN	providers of informature, the release of westfaction, who ele and sign on appear to the credit report to the credi	ution on the  pt all public  ather by  plicution and  will not be  but all the
			,	

2.78 - DATE 7/20/14

# 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. <u>IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN</u> THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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

AMOUNTS SHOWN BELOW ARE <u>ESTIMATED</u> AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE <u>PRIOR TO</u> 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 <u>March 20, 2019</u> 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

# 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.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. <u>IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN</u> THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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

AMOUNTS SHOWN BELOW ARE <u>ESTIMATED</u> AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE <u>PRIOR TO</u> 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 <u>March 20, 2019</u> 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

# 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.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. <u>IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN</u> THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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

AMOUNTS SHOWN BELOW ARE <u>ESTIMATED</u> AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE <u>PRIOR TO</u> 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 <u>March 20, 2019</u> 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

# 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.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. <u>IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY</u>, PLEASE DISREGARD THIS NOTICE.

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

AMOUNTS SHOWN BELOW ARE <u>ESTIMATED</u> AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE <u>PRIOR TO</u> 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 <u>March 20, 2019</u> UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

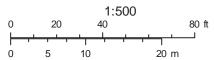
TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

Property Id: 514216DJ0020

\*\*Please see map disclaimer



January 7, 2019



and the second s	U.S. Postal Service™ CERTIFIED MAIL® RECEIPT			
ករ	Domestic Mail Only			
575	For delivery information, visit our website at www.usps.com®.			
_	OFFICIAL USE	1		
	Certified Mail Fee			
P 9 9	\$ Extra Services & Fees (check box, acid fee as appropriate)			
1000	Return Receipt (Inardcopy) \$   Postmark     Certified Mail Restricted Delivery \$   Here     Adult Signature Required \$			
ļ	Adult Signature Restricted Delivery \$			
2	Postage			
디디	Total Postage ai TD 42209 MARCH 2019 WARNING	17.60		
2	Sent To CITY OF HOLLYWOOD TREASURY DIVISION			
7018	2600 HOLLYWOOD BLVD			
-	City, State, 21P+4 HOLLYWOOD, FL 33020			
a constant	PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	Visitin.		

ט	U.S. Postal Service <sup>™</sup> CERTIFIED MAIL® RECEIPT  Domestic Mail Only			
052	For delivery information, visit our website at www.usps.com.			
	OFFICIAL	. 085		
TU:	Certifled Mail Fee			
99 1000 0	\$ Extra Services & Fees (check box, add fee as appropriate)    Return Receipt (hardcopy)	Postmark Here		
7018 2290	\$ Total Postage al \$ TD 42209 MARCH  \$Sent To NAVAS,J  Street and Apt. A  Comparison of the comparison	UAN F CE ST #102		
	City, State, ZiP4- PS Form 3800, April 2015 PSN 7530-02-000-9047	See Reverse for Instructions		

39	U.S. Postal Service <sup>™</sup> CERTIFIED MAIL <sup>®</sup> RECEIPT Domestic Mail Only			
15	For delivery information, visit our website at www.usps.com.			
	OFFICIAL	.USE		
L L	Certified Mail Fee			
1 0001 66	\$ Extra Services & Fees (check box, add fee as appropriate)  Return Receipt (hardcopy)  Return Receipt (electronic)  Certified Mail Restricted Delivery  Adult Signature Required  Postage	Postmark Here		
2290	\$ Total Postage			
_	Sent To 42209 MARCH 20	_		
19	14/4/0,00/	1		
707	Street and Ap: 935 TULIP WESTON, FI			
-	City, State, Zi			
į	PS Form 3800, April 2015 PSN 7530-02-000-9047	See Reverse for Instructions		

0546	U.S. Postal Service <sup>™</sup> CERTIFIED MAIL <sup>®</sup> RE Domestic Mail Only	CEIPT		
2	For delivery information, visit our website at www.usps.com*.			
-	OFFICIAL	LUSE		
Certified Mail Fee  Extra Services & Fees (check box, add fee as appropriate)				
0001	Return Receipt (hardcopy)  Return Receipt (electronic)  Certified Mall Restricted Delivery  Adult Signature Required  Return Receipt (electronic)  Postmark  Here			
290	Postage \$ Total Postage and	1		
TD 42209 MARCH 2019 WARM				
7018	Sent To  JOE-RON SOUTH CONDOMINIUM, 2530 PIERCE ST BOX 300			
70	Street and Apt. No., HOLLYWO	OOD, FL 33020		
40.00	City, State, ZIP44® PS Form 3800, April 2015 PSN 7530-02-000-9047	See Reverse for Instructions		

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 42209 MARCH 2019 WARNING CITY OF HOLLYWOOD TREASURY DIVISION 2600 HOLLYWOOD BLVD HOLLYWOOD, FL 33020	A. Signature  X
9590 9402 4097 8092 9111 38 2. / 7018 2290 0001 6629	3. Service Type  ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Signature Confirmation ☐ Signature Confirmation ☐ Signature Confirmation ☐ Restricted Delivery ☐ Collect Solo)

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

Domestic Return Receipt

-					
-	SENDER: COMPLETE T	THIS SECTION		CCF PLETE THIS SECTION ON	DELIVERY
「大学の大学の大学の大学の大学の大学の大学の大学の大学の大学の大学の大学の大学の大	NAVAS 935 TU	dress on the reverse he card to you. back of the mailpiece,		B. Received by (Printed Name)  D. Is delivery address different fro  If YES, enter delivery address	Agent  Addressee  C. Date of Delivery  Authorities 12 Yes  below:  No
Allowant in the second section of the second		7 8092 9111 14		3. Service Type  Adult Signature  Adult Signature Restricted Delivery  Certified Mail®  Certified Mail®  Certified Mail Restricted Delivery  Collect on Delivery	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™
Selection of the last	2. 7018 229	0 0001 6629	05	Restricted Delivery (over \$500)	☐ Signature Confirmation Restricted Delivery
Î	DO = 0011 11 001	~			

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature  X Agent  Addressee  B. Received by (Printed Name)  C. Date of Delivery	
Article Addressed to:	D. Is delivery address different from item /1? ☐ Yes If YES, enter delivery address below: ☐ No	
TD 42209 MARCH 2019 WARNING JOE-RON SOUTH CONDOMINIUM, INC. 2530 PIERCE ST BOX 300 HOLLYWOOD, FL 33020	The state of the s	
9590 9402 4097 8092 9115 03	3. Service Type ☐ Priority Mail Express®☐ Adult Signature ☐ Registered Mail™ ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Celtified Mail Restricted Delivery ☐ Return Receipt for Merchandise	
2. 7018 2290 0001 6629 05	Restricted Delivery Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053	(over \$500)  Domestic Return Receipt	