



**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: 10/26/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 10/25/2018

CERTIFICATE # 2015-1127

ACCOUNT # 484125AB0020

ALTERNATE KEY # 52596

TAX DEED APPLICATION # 42428

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:

Apartment No. 102-B of ROYAL PARK GARDENS CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in Official records Book 5951, Page 227, of the Public Records of Broward County, Florida

PROPERTY ADDRESS: 6600 ROYAL PALM BOULEVARD #102B, MARGATE FL 33063

OWNER OF RECORD ON CURRENT TAX ROLL:

MICHAEL GUILIANO

6600 ROYAL PALM BLVD #102

MARGATE, FL 33063

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

MICHAEL GUILIANO

OR: 51093, Page: 1692

5875 NW 72ND COURT

PARKLAND, FL 33067 (Per Deed and Property Appraiser)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS, CORP

C/O IVAN CASTANEDA

780 NW 42 AVE

MIAMI, FL 33126 (Tax Deed Applicant)

BROWARD COUNTY

OR: 46953, Page: 1823

CLERK OF THE CIRCUIT COURT

(Per Order. No address or image provided per county's request.)

INTERNAL REVENUE SERVICES

OR: 49537, Page: 752

COLLECTION ADVISORY GROUP

7850 SW 6TH CT MS 5780

PLANTATION, FL 33324 (Per Tax Lien)

TALIAFERO & VIGLIONE, LLC
4613 N. UNIVERSITY DR. #344
CORAL SPRINGS, FL 33067
(Per Affidavit of Judgment Creditor and re-recorded Assignment of Judgement.
Corrects Assignment of Judgment at 113695744.)

Instrument: 113049278
Instrument: 113698309

TARMAC AMERICA, LLC
455 FAIRWAY DRIVE
DEERFIELD BEACH, FL 33441 (Per Judgment)

Instrument: 113525553

ROYAL PARK GARDENS CONDOMINIUM I
ASSOCIATION, INC.
C/O TRANSCONTINENTAL PROPERTY MANAGEMENT
1323 LYONS ROAD
COCONUT CREEK, FL 33063 (Per Lien)

Instrument: 114366568

ROYAL PARK GARDENS CONDOMINIUM I
ASSOCIATION, INC.
STEVEN S. VALANCY
JENNINGS & VALANCY, P.A.
311 SOUTH EAST 13TH STREET
FORT LAUDERDALE, FL 33316 (Per Lis Pendens)

Instrument: 114468766

ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC.
TRANSCONTINENTAL PROPERTY MANAGEMENT CO.
6720 ROYAL PARK BLVD
MARGATE, FL 33063 (Per Sunbiz. Declaration recorded 5951-227.)

STEVEN S. VALANCY, REGISTERED AGENT
O/B/O ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC.
311 SE 13 STREET
FORT LAUDERDALE, FL 33316 (Per Sunbiz)

ROYAL PARK GARDENS RECREATIONAL CENTER, INC.
6720 ROYAL PALM BLVD
MARGATE, FL 33063
(Per Sunbiz. Declaration recorded in 5951-227. Recreational Association)

STEVEN VALANCY, REGISTERED AGENT
O/B/O ROYAL PARK GARDENS RECREATIONAL CENTER, INC.
311 S.E. 13TH ST
FORT LAUDERDALE, FL 33316 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4841 25 AB 0020

CURRENT ASSESSED VALUE: \$55,800

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: 19375, Page: 618
Corrective Quit Claim Deed (Corrects Quit Claim Deed 19375-618)	OR: 44844, Page: 268
Judgment	OR: 47124, Page: 1008
Death Certificate	OR: 51093, Page: 1687
Affidavit	OR: 51093, Page: 1688
Assignment of Judgment	Instrument: 113695744

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	6600 ROYAL PALM BOULEVARD #102B, MARGATE FL 33063	ID #	4841 25 AB 0020
Property Owner	GUILIANO, MICHAEL	Millage	1212
Mailing Address	5875 NW 72 CT PARKLAND FL 33067-1265	Use	04
Abbr Legal Description	ROYAL PARK GARDENS 1-B 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	\$5,680	\$51,160	\$56,840	\$56,840	
2018	\$5,680	\$51,160	\$56,840	\$54,300	
2017	\$5,580	\$50,220	\$55,800	\$49,370	\$1,095.90

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$56,840	\$56,840	\$56,840	\$56,840
Portability	0	0	0	0
Assessed/SOH	\$56,840	\$56,840	\$56,840	\$56,840
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	\$56,840	\$56,840	\$56,840	\$56,840

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/1/2014	WD-D	\$18,000	112530375			
4/5/2005	DRR	\$100	44844 / 268			
2/1/1992	QCD	\$100	19375 / 618			
11/1/1983	WD	\$41,000				
					Adj. Bldg. S.F.	1100

4/1/1980	WD	\$44,500		Units/Beds/Baths	1/2/2
				Eff./Act. Year Built: 1975/1974	

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Please Note: The City of Margate levies a non-ad valorem fire assessment. The fire assessment, if any, is not included in the tax amounts shown above.

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #42428

**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 MARGATE CITY MANAGER'S OFFICE 5790 MARGATE BLVD MARGATE, FL 33063	BROWARD COUNTY CLERK OF THE CIRCUIT COURT 201 SE 6TH ST FORT LAUDERDALE, FL 33301	ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC. STEVEN S. VALANCY, JENNINGS & VALANCY, P.A. 311 SOUTH EAST 13TH STREET FORT LAUDERDALE, FL 33316	ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC. C/O TRANSCONTINENTAL PROPERTY MANAGEMENT 1323 LYONS ROAD COCONUT CREEK, FL 33063
ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC. C/O TRANSCONTINENTAL PROPERTY MANAGEMENT CO. 6720 ROYAL PARK BLVD MARGATE, FL 33063	STEVEN S. VALANCY, REGISTERED AGENT O/B/O ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC. 311 SE 13 STREET FORT LAUDERDALE, FL 33316	ROYAL PARK GARDENS RECREATIONAL CENTER, INC. 6720 ROYAL PALM BLVD MARGATE, FL 33063	ROYAL PARK GARDENS RECREATIONAL CENTER, INC. C/O TRANSCONTINENTAL PROPERTY MANAGEMENT CO. 1323 LYONS ROAD COCONUT CREEK, FL 33063
STEVEN VALANCY, REGISTERED AGENT O/B/O ROYAL PARK GARDENS RECREATIONAL CENTER, INC. 311 S.E. 13TH ST FORT LAUDERDALE, FL 33316	INTERNAL REVENUE SERVICE ADVISORY UNIT - STOP 5780 7850 S.W. 6TH COURT PLANTATION, FL 33324	TALIAFERO & VIGLIONE, LLC 4613 N. UNIVERSITY DR. #344 CORAL SPRINGS, FL 33067	TARMAC AMERICA, LLC 455 FAIRWAY DRIVE DEERFIELD BEACH, FL 33441
MICHAEL GUILIANO 5875 NW 72ND COURT PARKLAND, FL 33067	MICHAEL GUILIANO 6600 ROYAL PALM BOULEVARD #102B MARGATE, FL 33063		

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 42428

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: 484125-AB-0020
Certificate Number: 1127
Date of Issuance: 05/26/2016
Certificate Holder: OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS, CORP
Description of Property: ROYAL PARK GARDENS 1-B
UNIT 102

Apartment No. 102-B of ROYAL PARK GARDENS CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in Official records Book 5951, Page 227, of the Public Records of Broward County, Florida.

Name in which assessed: GUILIANO, MICHAEL
Legal Titleholders: GUILIANO, MICHAEL
5875 NW 72 CT
PARKLAND, FL 33067-1265

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: 5634.75

Assignment: 14577 SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY Service Sheet # 19-005740
 BROWARD COUNTY, FL vs. GUILIANO, MICHAEL TD 42428
 TAX PLAINTIFF VS. COUNTY/BROWARD DEFENDANT CASE
 TYPE OF WRIT COURT HEARING DATE
 GUILIANO, MICHAEL 6800 ROYAL PALM BLVD., #102-B
 SERVE MARGATE, FL 33163

14270
 BROWARD COUNTY REVENUE-DELINQ TAX SECTION
 115 S. ANDREWS AVENUE, ROOM A-100
 FT LAUDERDALE, FL 33301
 JULIE AIKMAN, SUPV.
 9884 Attorney

Received this process on 2/11/19 2:08 PM
 Date 2/11/19 at 2:08 PM
 Served
 Not Served - see comments
 JA 14577

On GUILIANO, MICHAEL, 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: 2-11-19 2:08 PM N/A - 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: J. Desrienna 14577 D.S.

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484125-AB-0020 (TD #42428)

RECEIVED SHERIFF
2019 FEB -6 AM 9:49
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\$5,567.41

Or

* Amount due if paid by March 19, 2019\$5,634.75

*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

GUILIANO, MICHAEL
6600 ROYAL PALM BLVD #102B
MARGATE, FL 33063

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

Assignment: 6312 SERVE A.S.A.P. - RETURN TO TAX HOUSE TRAY Service Sheet # 19-005741

BROWARD COUNTY, FL vs- GIULIANO, MICHAEL ID 42428
~~PLAINTIFF~~ VS. COUNTY/BROWARD DEFENDANT ~~DEFENDANT~~ CASE
TYPE OF WRIT GIULIANO, MICHAEL COURT HEARING DATE
SERVE 5875 NW 72 COURT
PARKLAND, FL 33067

14270
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE , FL 33301
JULIE AIGMAN, SUPV.
8884 Attorney

Received this process on 2/6/2018
Date
 Served
 Not Served - see comments
2/8/19 at 10:46 am
Date Time

On GIULIANO, MICHAEL, 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

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- To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)
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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: EMCcaHarty SJA D.S.

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484125-AB-0020 (TD # 42428)

RECEIVED SHERIFF
2019 FEB -6 AM 9:49
BROWARD COUNTY, FLORIDA

WARNING

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

ORIGINAL DOCUMENT

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- * Amount due if paid by February 28, 2019\$5,567.41
- Or
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

GUILIANO, MICHAEL
5875 NW 72 CT
PARKLAND, FL 33067-1265

**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

ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC.

Filing Information

Document Number	728884
FEI/EIN Number	59-1574727
Date Filed	02/20/1974
State	FL
Status	ACTIVE

Principal Address

TRANSCONTINENTAL PROPERTY MANAGEMENT CO.
6720 ROYAL PALM BLVD
MARGATE, FL 33063

Changed: 03/16/2017

Mailing Address

TRANSCONTINENTAL PROPERTY MANAGEMENT CO.

6720 ROYAL PALM BLVD
MARGATE, FL 33063

Changed: 04/07/2009

Registered Agent Name & Address

VALANCY, STEVEN S
311 SE 13 STREET
FORT LAUDERDALE, FL 33316

Name Changed: 12/22/2014

Address Changed: 12/22/2014

Officer/Director Detail

Name & Address

Title President

GLAZER, MARIE
6570 ROYAL PALM BLVD, 210
MARGATE, FL 33063

Title VP

HOCHDORFFER, DENISE
6570 Royal Palm Blvd # 110
Margate, FL 33063

Title Treasurer

Gerace, Kathy
6550 Royal Palm Blvd. # 310
Margate, FL 33063

Title Secretary

Mage, Christina
6550 Royal Palm Blvd. 214
Margate, FL 33063

Title Other

Ventimiglia, Vito
6600 Royal Palm Blvd. 214
Margate, FL 33063

Title Director

Calder, Mary
6650 Royal Palm Blvd
C114
Margate, FL 33063

Title Director

McInerney, Ruth
6650 Royal Palm Blvd.
314
Margate, FL 33063

Annual Reports

Report Year	Filed Date
2016	04/08/2016
2017	03/16/2017
2018	03/23/2018

Document Images

03/23/2018 -- ANNUAL REPORT	View image in PDF format
03/16/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- ANNUAL REPORT	View image in PDF format
04/08/2015 -- ANNUAL REPORT	View image in PDF format
12/22/2014 -- Reg. Agent Change	View image in PDF format
03/18/2014 -- ANNUAL REPORT	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
03/15/2012 -- ANNUAL REPORT	View image in PDF format
03/15/2011 -- ANNUAL REPORT	View image in PDF format
04/27/2010 -- ANNUAL REPORT	View image in PDF format
04/07/2009 -- ANNUAL REPORT	View image in PDF format
04/09/2008 -- ANNUAL REPORT	View image in PDF format
03/08/2007 -- ANNUAL REPORT	View image in PDF format
04/17/2006 -- ANNUAL REPORT	View image in PDF format
06/15/2005 -- ANNUAL REPORT	View image in PDF format
05/10/2004 -- ANNUAL REPORT	View image in PDF format
05/12/2003 -- ANNUAL REPORT	View image in PDF format
03/13/2002 -- ANNUAL REPORT	View image in PDF format
03/19/2001 -- ANNUAL REPORT	View image in PDF format
03/07/2000 -- ANNUAL REPORT	View image in PDF format

[03/04/1999 -- ANNUAL REPORT](#)

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[02/03/1998 -- ANNUAL REPORT](#)

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[07/28/1997 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/27/1996 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/13/1995 -- ANNUAL REPORT](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations



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

Detail by Entity Name

Florida Not For Profit Corporation

ROYAL PARK GARDENS RECREATIONAL CENTER, INC.

Filing Information

Document Number	728883
FEI/EIN Number	59-1574033
Date Filed	02/20/1974
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/03/1986
Event Effective Date	NONE

Principal Address

TRANSCONTINENTAL PROPERTY MANAGEMENT CO.
1323 LYONS ROAD
COCONUT CREEK, FL 33063

Changed: 02/13/1995

Mailing Address

6720 ROYAL PALM BLVD
MARGATE, FL 33063

Changed: 04/07/2009

Registered Agent Name & Address

Steven, Valancy
311 S.E. 13th St.
Fort Lauderdale, FL 33316

Name Changed: 04/08/2016

Address Changed: 04/08/2016

Officer/Director Detail

Name & Address

Title President

Capobianco, Ronald
6800 ROYAL PALM BLVD 205
MARGATE, FL 33063

Title Treasurer

CONCATO, ROBERT
6700 ROYAL PALM BLVD 101
MARGATE, FL 33063

Title VP

GLAZER, MARIE
6570 ROYAL PALM BLVD 210
MARGATE, FL 33063

Title Secretary

Hochdorffer, Denise
6570 Royal Palm Blvd. 110
Margate, FL 33063

Title Director

Davi, RoseAnn
6850 Royal Palm Blvd 311
Margate, FL 33063

Title Director

Ventimiglia, Vito
6650 Royal Palm Blvd. 215
Margate, FL 33063

Title Director

Varatta, Thomas
6770 Royal Palm Blvd.
112
Margate, FL 33063

Title Director

Cichessi, Gerald
 6800 Royal Palm Blvd. # H108
 F201
 Margate, FL 33063

Title Director

Gaetano, Robert
 6750 Royal Palm Blvd. #208
 Margate, FL 33063

Annual Reports

Report Year	Filed Date
2016	04/08/2016
2017	03/20/2017
2018	03/23/2018

Document Images

03/23/2018 -- ANNUAL REPORT	View image in PDF format
03/20/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- ANNUAL REPORT	View image in PDF format
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03/21/2014 -- ANNUAL REPORT	View image in PDF format
03/21/2013 -- ANNUAL REPORT	View image in PDF format
03/22/2012 -- ANNUAL REPORT	View image in PDF format

03/25/2011 -- ANNUAL REPORT	View image in PDF format
04/27/2010 -- ANNUAL REPORT	View image in PDF format
04/07/2009 -- ANNUAL REPORT	View image in PDF format
04/16/2008 -- ANNUAL REPORT	View image in PDF format
04/04/2007 -- ANNUAL REPORT	View image in PDF format
04/27/2006 -- ANNUAL REPORT	View image in PDF format
05/09/2005 -- ANNUAL REPORT	View image in PDF format
05/10/2004 -- ANNUAL REPORT	View image in PDF format
05/12/2003 -- ANNUAL REPORT	View image in PDF format
03/25/2002 -- ANNUAL REPORT	View image in PDF format
02/13/2001 -- ANNUAL REPORT	View image in PDF format
03/07/2000 -- ANNUAL REPORT	View image in PDF format
03/04/1999 -- ANNUAL REPORT	View image in PDF format
02/03/1998 -- ANNUAL REPORT	View image in PDF format
07/28/1997 -- ANNUAL REPORT	View image in PDF format
03/19/1996 -- ANNUAL REPORT	View image in PDF format
02/13/1995 -- ANNUAL REPORT	View image in PDF format

92158812

Stamps \$ 1.60 Tax \$ 0
Documentary Intangible
RECEIVED in Broward County as required by
law.
by Uaida J. Lawrence
Deputy Clerk

This Quit-Claim Deed, Executed this 12th day of February, A. D. 19 92, by
Alphonse Zafarana, an unmarried widower,

first party, to A & H Zafarana Trust
c/o 6600 Royal Palm Blvd.
Apt. 102
Margate, Florida 33063
Trustee: Alphonse Zafarana

second party:

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

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward State of Florida, to-wit:

Apartment No. 102-B of ROYAL PARK GARDENS CONDOMINIUM 1-B, a Condominium according to the Declaration thereof as recorded in Official Records Book 5951 at Page 227 with all exhibits attached thereto and any amendments thereof as recorded in the Public Records of Broward County, Florida.

N.B. Grantor represents and warrants that he was married to Carmella H. Zafarana, a/k/a Helen C. Zafarana continuously and without interruption from before November 18, 1983 until her death.

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 the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

John C. Kaczmarek
John C. Kaczmarek

Alphonse Zafarana U.S.
Alphonse Zafarana

Lynda Brown
Lynda Brown
STATE OF FLORIDA
COUNTY OF PALM BEACH

..... U.S.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Alphonse Zafarana, an unmarried widower to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of February A. D. 19 92.

John Carter Kaczmarek
John Carter Kaczmarek, Notary Public

OFFICIAL NOTARY SEAL
JOHN CARTER KACZMAREK
NOTARY PUBLIC STATE OF FLORIDA
My Commission Exp. SEPT 12, 1994

92 APR 13 AM 11:37

BK 19375PG0618

9150
2

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT Alphonse Zafarana,
Trustee for the A & H TRUST,
has/~~have~~ been approved by RP Gardens Condo Assn. Phl.
as the Purchaser~~(s)~~ of the following described property in
Broward County, Florida:

Apartment 102B of Phase 1-

a Condominium, according to the declara-
tion thereof, and duly recorded in official
records of the Public Records of Broward
County, Florida.

Such approval has been given pursuant to the provisions of
the Declaration of Condominium of such condominium.

DATED THIS 12th DAY OF Febr., 1992

[Signature]
President

(CORPORATE SEAL)

ATTEST: Jose L. Paper-
Secretary

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

August, 1987

BK 19375PG0619

Prepared by and Return to:

John C. Kaczmarek, Esq.
John C. Kaczmarek, P.A.
370 W. Camino Gardens Blvd.
Suite 200-B
Boca Raton, Florida 33432

Property Appraisers Parcel I.D. #
18125-AB-00200

THIS CORRECTIVE QUIT-CLAIM DEED Executed this 5th day of April, 2005, by **Alphonse Zafarana, an unremarried widower**, of 6600 Royal Palm Boulevard, Apartment 102, Margate, Florida 33063 first party, to **Alphonse Zafarana, Trustee or the successors thereof of the A & H Zafarana Trust No. 1, as Trustees** Under Trust Agreement dated October 13, 1992, and Restatement of Trust this date, of 6600 Royal Palm Boulevard, Apartment 102, Margate, Florida 33063, second party, with full power and authority in all trustees, including the successor trustees, to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described herein per Florida Statute 689.071

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

WITNESSETH: That the said first party, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said second party, receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in Broward County, State of Florida, to-wit:

Apartment No. 102-B of ROYAL PARK GARDENS CONDOMINIUM 1-B, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5951, Page 227, with all exhibits attached thereto and any amendments thereof, of the Public Records of Broward County, Florida.

N.B. Grantor represents and warrants that he was married to Carmella H. Zafarana, a/k/a Helen C. Zafarana continuously and without interruption from before November 18, 1983, until her death.

N.B. This deed is executed to clarify and correct that certain Quit Claim Deed dated February 12, 1992, recorded April 13, 1992, in O.R. Book 19375, Page 618, of the Public Records of Broward County, Florida, correcting the name of the Trust and adding the language of Florida Statute 689.071.

10

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

CASE NUMBER: 09-08056 COCE 50
Judge Peter B. Skolnik

SCOSTA CORP.,
a Florida corporation,

Plaintiff,

v.

GUILIANO MANAGEMENT GROUP, INC.,
d/b/a SOUTH FLORIDA STRUCTURAL
CONTRACTORS, a Florida corporation,
and MICHAEL GUILIANO, an individual,

Defendants.

CFN # 109281860
OR BK 47027 Pages 1593 - 1600
RECORDED 04/21/10 09:50:55
BROWARD COUNTY COMMISSION
DEPUTY CLERK 3370
#10, 8 Pages

CLERK OF COUNTY COURT
BROWARD COUNTY, FLORIDA

10 APR - 8 PM 12:11

COURT CLERK

DEFAULT FINAL JUDGMENT

THIS CAUSE came before the Court upon Plaintiff, SCOSTA CORP.'S, (hereinafter "Plaintiff"), Motion for Default Final Judgment Against Defendant, GUILIANO MANAGEMENT GROUP, INC., d/b/a SOUTH FLORIDA STRUCTURAL CONTRACTORS, and Defendant, MICHAEL GUILIANO, (hereinafter collectively "Defendants"), jointly and severally, and the Court being otherwise duly advised in the premises, it is hereby,

ORDERED AND ADJUDGED as follows:

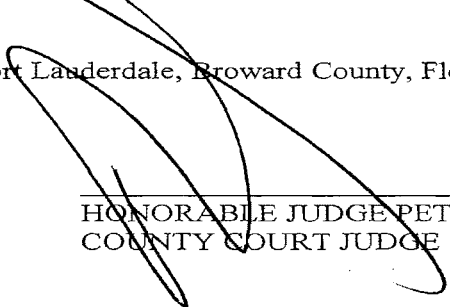
1. This Court has jurisdiction over the parties and subject matter of this cause.
2. This action was heard after entry of Default against Defendants.
3. Plaintiff, SCOSTA CORP., 3670 Commerce Center Drive, Sebring, Florida 33870, shall have and recover jointly and severally from Defendant, GUILIANO MANAGEMENT GROUP, INC., d/b/a SOUTH FLORIDA STRUCTURAL CONTRACTORS, 3840 West Hillsboro Blvd, Suite 217, Deerfield Beach, Florida 33442, and Defendant, MICHAEL GUILIANO, 5875 NW 72nd Court, Parkland, Florida 33067, the principal in the sum of \$5,000.00, plus pre-judgment interest in the amount of \$1,213.15 (calculated from October 26, 2008, to March 2, 2010, at the contract rate), plus attorneys fees in the amount of \$5,792.53, plus costs in the amount of \$606.23, for a total of \$12,611.91, and interest from the date of entry of this judgment at the applicable statutory rate, for all of which let execution issue.

8 Pages

09-8056 (50)

- 4. Defendants shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), attached hereto, including all required attachments, and serve it on Plaintiff's attorney within forty-five (45) days from the date this Default Final Judgment is entered, unless the Default Final Judgment is satisfied or post-judgment discovery is stayed.
- 5. This Court retains Jurisdiction to tax interest, attorney's fees, and costs and enter further Orders, including but not limited to, that are proper to compel Defendants to complete Form 1.977, including all required attachments, and serve it on Plaintiff's attorney.

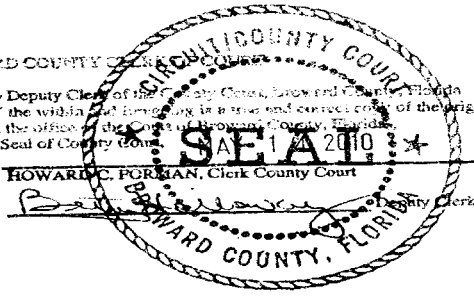
DONE AND ORDERED in Fort Lauderdale, Broward County, Florida, this 4/6/10 day of ~~March, 2010~~



HONORABLE JUDGE PETER SKOLNIK
COUNTY COURT JUDGE

Copies furnished to:
 William Chorba, Esquire, David J. Valdini & Associates, P.A., 5353 North Federal Highway, Suite 303, Fort Lauderdale, Florida 33308
 GUILIANO MANAGEMENT GROUP, INC. d/b/a SOUTH FLORIDA STRUCTURAL CONTRACTORS, via its Registered Agent: Michael J. Guiliano, 3840 West Hillsboro Blvd, Suite 217, Deerfield Beach, Florida 33442
 MICHAEL GUILIANO, 5875 NW 72nd Court, Parkland, Florida 33067

STATE OF FLORIDA
 COUNTY OF BROWARD COUNTY
 I, THE UNDERSIGNED Deputy Clerk of the County Court, Broward County, Florida
 DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original
 as it appears on record in the Office of the Clerk of the County Court, Broward County, Florida.
 WITNESS my hand and Seal of County Court
 Fort Lauderdale, Florida



HOWARD C. FORBMAN, Clerk County Court
Deputy Clerk

30

10194 Department of the Treasury - Internal Revenue Service
Form 668 (Y)(c)
 (Rev. February 2004) **Notice of Federal Tax Lien**

Area: SMALL BUSINESS/SELF EMPLOYED AREA #15 Serial Number 923046713
 Lien Unit Phone: (800) 913-6050 For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer MICHAEL J & SHARON M GUILIANO


Residence 5875 NW 72ND CT
 PARKLAND, FL 33067-2437

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2007	██████████	12/24/2012	01/23/2023	1889549.62

Place of Filing County Courthouse
 Broward County
 Ft. Lauderdale, FL 33301
 Total \$ 1889549.62

This notice was prepared and signed at BALTIMORE, MD, on this, the 14th day of February, 2013.

Signature 
 for JAMES W DELANY Title REVENUE OFFICER 35-79-6860
 (267) 941-5221

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409) Part 1 - Kept By Recording Office Form 668(Y)(c) (Rev. 2-2004) CAT. NO 60025X

Prepared by and return to:

Adele Childs, President
Taliafero & Viglione, LLC
4613 N. University Dr. #344
Coral Springs, FL. 33067

AFFIDAVIT OF JUDGMENT CREDITOR

BEFORE ME personally appeared Adele Childs, who, pursuant to Fla. Stat. § 55.10 (1) states as follows:

1. I make this affidavit from personal knowledge.
2. I am the duly authorized agent of Taliafero & Viglione, LLC, the Assignee of that certain Judgment against Michael Guiliano and Guiliano Management Group, Inc. dated March 30, 2009, Case No. 50 2009 CA 000805 XXXX MB, in the Circuit Court in and for Palm Beach County, Florida ("the Final Judgment").
3. On June 15, 2015, the "Plaintiff/Assignor", assigned Taliafero & Viglione, LLC, the "Assignee" all rights and interest in the judgment against Michael Guiliano and Guiliano Management Group, Inc., the "Defendant/Judgment Debtor." A true and correct copy of the Assignment is attached hereto as Exhibit "A." In accordance therewith, Taliafero & Viglione, LLC is the current Judgment Creditor.
4. This Affidavit is being filed pursuant to §55.10 (1), Florida Statutes, and in furtherance of perfecting a lien on real property owned by the Defendants/Judgment Debtors.
5. This Affidavit is being recorded simultaneously with a certified copy of the Final Judgment.
6. The Judgment Creditor's address is:

Taliafero & Viglione, LLC
4613 N. University Dr. #344
Coral Springs, FL. 33067
Phone:(954) 803-9400

7. The Judgment Debtor's last known principal address is:

5875 NW 72 Court
Parkland, FL 33067

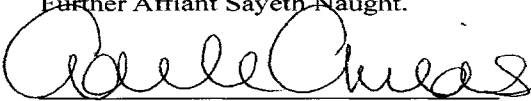
8. Upon information and belief, the judgment Debtor, Michael Guiliano, owns real property in Broward County, Florida at:

5875 NW 72 Court
Parkland, FL 33067

and

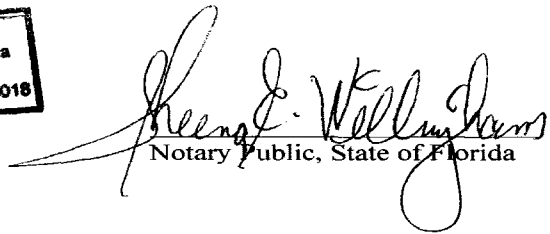
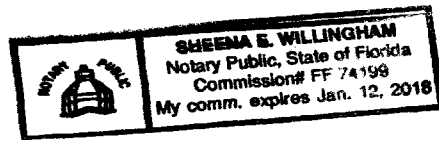
6600 Royal Palm Blvd. #102B
Margate, FL 33063

Further Affiant Sayeth Naught.



Adele Childs as authorized agent
Taliafero & Viglione, LLC.

The foregoing instrument was acknowledged before me this 15th day of June, 2015, by Adele Childs, for Taliafero & Viglione, LLC who is personally known to me or has produced Dr. Jess K. Case as identification and who did take an oath.


Notary Public, State of Florida

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT
IN AND FOR PALM BEACH COUNTY, FLORIDA
CASE NO. 50 2009 CA 000805 XXXX MB (AN)

TARMAC AMERICA, LLC, a Delaware
limited liability Company authorized
to do business in the State of Florida,
Plaintiff,

vs.
GUILIANO MANAGEMENT GROUP, INC.
and MICHAEL GUILIANO,
Defendants.

FILED
09 MAR 30 PM 5:30
SHARON R. BOCK, CLERK
PALM BEACH COUNTY
CIRCUIT COURT

FINAL JUDGMENT

THIS CAUSE came before the Court on March 30, 2009, on the Plaintiff's Motion for Final Judgment against Guiliano Management Group, Inc., including Motion for Attorney's Fees, and Motion for Final Judgment against Michael Guiliano, including Motion for Attorney's Fees, together with Affidavits provided by the Plaintiff. The Court, having heard argument of counsel and being otherwise fully advised, thereupon

ORDERS AND ADJUDGES as follows:

1. That the Plaintiff, TARMAC AMERICA, LLC, whose address is 455 Fairway Drive, Deerfield Beach, Florida 33441, recover from the Defendants, GUILIANO MANAGEMENT GROUP, INC. and MICHAEL GUILIANO, jointly and severally, the sum of Ninety Five Thousand Forty Five Dollars and Forty Nine Cents (\$95,045.49) as principal, costs of Four Hundred Nine Dollars (\$409.00), attorney's fees of One Thousand One Hundred Twenty Dollars (\$1,120.00) and prejudgment interest of Four Thousand One Hundred Seventy One Dollars and Forty Three Cents (\$4,171.43), for the total sum of One Hundred Thousand Seven Hundred Forty Five Dollars and Ninety Two Cents (\$100,745.92) together with the statutory rate of interest of eight percent (8%) per year from and after the date of the judgment for all of which let execution issue.

DONE AND ORDERED at West Palm Beach, Palm Beach County, Florida this 30 day of March, 2009.

[Signature]
JACK S. COX
CIRCUIT COURT JUDGE

Copies furnished to:
William J. Marell, Esquire, 1601 Forum Place, Suite 1101, West Palm Beach, FL 33401
Guiliano Management Group, Inc., c/o A1A Corporate Services, Inc., Registered Agent, 5647 110th Avenue North, Royal Palm Beach, Florida 33411
Michael Guiliano, 5875 N.W. 72nd Court, Parkland, Florida 33067.



20090117634, OR BK 23168 PG 1883, RECORDED 04/09/2009 11:18:42
Sharon R. Bock, CLERK & COMPTROLLER, Palm Beach County, NUM OF PAGES 1

I hereby certify that the foregoing is a true copy
of the record in my office this day, Jun 09, 2015.
Sharon R. Bock, Clerk Circuit Court, Palm Beach County, Florida
BY *[Signature]* Deputy Clerk

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT
IN AND FOR PALM BEACH COUNTY, FLORIDA

CASE NO. 50 2009 CA 000805 XXXX MB AN

TARMAC AMERICA, LLC.

Plaintiff

vs.

GUILIANO MANAGEMENT GROUP, INC.
and MICHAEL GUILIANO

Defendants

ASSIGNMNET OF JUDGMENT

COMES NOW, Tarmac America, LLC. Plaintiff in the within matter and hereby provides the following support of an Assignment of Judgment:

1. THAT judgment was awarded by this court on or about November 26, 2012.
2. THAT Plaintiff Tarmac America, LLC. was awarded against Defendants Guiliano Management Group, Inc. and Michael Guiliano the sum of \$100,745.92.
3. THAT Plaintiff Tarmac America, LLC. has received \$36,719.05 of judgment from Defendants Guiliano Management Group, Inc. and Michael Guiliano.
4. THAT Tarmac America, LLC. 455 Fairway Drive, Deerfield Beach, FL. 33441 is the Judgment Creditor of record.
5. THAT Guiliano Management Group, Inc. and Michael Guiliano, is the Judgment Debtor of record.
6. THAT in exchange for valuable consideration, receipt and sufficiency of which hereby acknowledged, that Tarmac America, LLC. do hereby grant and convey all rights, title and ownership of said judgment to Taliafero & Viglione, LLC., 4613 North University Drive #344, Coral Springs, FL. 33067.

Signed this 15 day of JUNE, 2015.

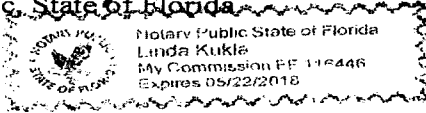
John Pivowar
John Pivowar, CCE CEW
Director of Credit
Tarmac America, LLC.

AFFIDAVIT OF NOTARY PUBLIC

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15 day of JUNE, 2015 by JOHN PIVOWAR for Tarmac America, LLC., who is personally known to me or has produced _____ as identification and who did take an oath.

Linda Kukla
Notary Public, State of Florida


IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT
IN AND FOR PALM BEACH COUNTY, FLORIDA
CASE NO. 50 2009 CA 000805 XXXX MB (AN)

TARMAC AMERICA, LLC, a Delaware
limited liability Company authorized
to do business in the State of Florida,
Plaintiff,

vs.
GUILIANO MANAGEMENT GROUP, INC.
and MICHAEL GUILIANO,
Defendants.

FILED
09 MAR 30 PM 5:50
SHARON R. BOCK, CLERK
PALM BEACH COUNTY
CIRCUIT COURT

FINAL JUDGMENT

THIS CAUSE came before the Court on March 30, 2009, on the Plaintiff's Motion for Final Judgment against Guiliano Management Group, Inc., including Motion for Attorney's Fees, and Motion for Final Judgment against Michael Guiliano, including Motion for Attorney's Fees, together with Affidavits provided by the Plaintiff. The Court, having heard argument of counsel and being otherwise fully advised, thereupon

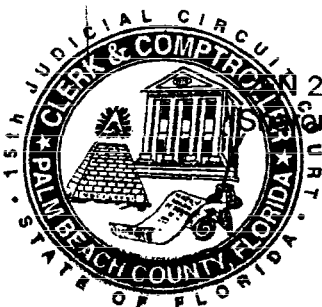
ORDERS AND ADJUDGES as follows:

1. That the Plaintiff, TARMAC AMERICA, LLC, whose address is 455 Fairway Drive, Deerfield Beach, Florida 33441, recover from the Defendants, GUILIANO MANAGEMENT GROUP, INC. and MICHAEL GUILIANO, jointly and severally, the sum of Ninety Five Thousand Forty Five Dollars and Forty Nine Cents (\$95,045.49) as principal, costs of Four Hundred Nine Dollars (\$409.00), attorney's fees of One Thousand One Hundred Twenty Dollars (\$1,120.00) and prejudgment interest of Four Thousand One Hundred Seventy One Dollars and Forty Three Cents (\$4,171.43), for the total sum of One Hundred Thousand Seven Hundred Forty Five Dollars and Ninety Two Cents (\$100,745.92) together with the statutory rate of interest of eight percent (8%) per year from and after the date of the judgment for all of which let execution issue.

DONE AND ORDERED at West Palm Beach, Palm Beach County, Florida this 30 day of March, 2009.

JACK S. COX
CIRCUIT COURT JUDGE

Copies furnished to:
William J. Marell, Esquire, 1601 Forum Place, Suite 1101, West Palm Beach, FL 33401
Guiliano Management Group, Inc., c/o AIA Corporate Services, Inc., Registered Agent, 5647 110th Avenue North, Royal Palm Beach, Florida 33411
Michael Guiliano, 5875 N.W. 72nd Court, Parkland, Florida 33067.



20090117634, OR BK 23168 PG 1883, RECORDED 04/09/2009 11:18:42
Sharon R. Bock, CLERK & COMPTROLLER, Palm Beach County, NUM OF PAGES 1

I hereby certify that the foregoing is a true copy
of the record in my office this day, Jun 09, 2015.
Sharon R. Bock, Clerk Circuit Court, Palm Beach County, Florida
BY Sharon R. Bock Deputy Clerk

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

SCOSTA CORP.

CASE NO. 09-08056 COCE 50

PLAINTIFF,

v.

GUILIANO MANAGEMENT GROUP, INC.,
d/b/a SOUTH FLORIDA STRUCTURAL CONTRACTORS, and
MICHAEL GUILIANO

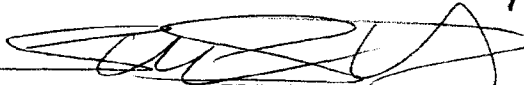
DEFENDANTS.

ASSIGNMENT OF JUDGMENT

COMES NOW, Scosta Corp., Plaintiff in the within matter and hereby provides the following in support of an Assignment of Judgment:

1. THAT judgment was awarded by this Court on or about April 6, 2010.
2. THAT Plaintiff Scosta Corp. was awarded against defendants Guiliano Management Group, Inc., d/b/a South Florida Structural Contractors, and Michael Guiliano the sum of \$12,611.91.
3. THAT Scosta Corp. has received \$0.00 of judgment from defendants Guiliano Management Group, Inc., d/b/a South Florida Structural Contractors, and Michael Guiliano.
4. THAT Scosta Corp. is the Judgment Creditor of record.
5. THAT Guiliano Management Group, Inc., d/b/a South Florida Structural Contractors, and Michael Guiliano is the Judgment Debtor of record.
6. THAT I hereby acknowledge that Scosta Corp. do hereby grant and convey all rights, and title ownership of said judgment to: Taliafero & Viglione, LLC. 4613 N. University Dr. #344, Coral Springs, FL 33067.

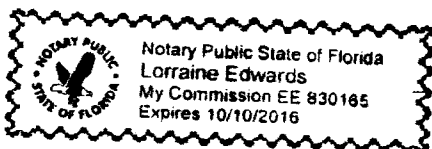
Signed this 2nd day of May, 2016.

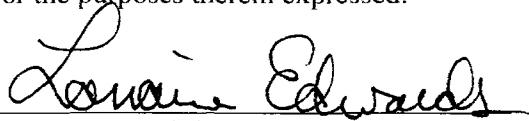
By: 
Authorized Representative of Judgment Creditor

Title: PRESIDENT

State of Florida
County of Highlands

On this 2nd day of May, 2016 personally appeared before me, the undersigned authority, _____, to well known to be the person described in and who executed the foregoing instrument for the purposes therein expressed.




Notary Public, State of Florida

Prepared by and Return to
John C. Kaczmarek, Esq.
John C. Kaczmarek, P.A.
399 Camino Gardens Blvd.
Suite 300
Boca Raton, Florida 33432

AFFIDAVIT REGARDING STATUS OF TRUST

STATE OF MASSACHUSETTS
COUNTY MIDDLESEX

Before me, the undersigned authority, personally appeared James R. Zafarana, Trustee, who after being by me first duly sworn, on oath, deposes and says:

1. That he is above the age of majority and has personal knowledge of the facts set forth herein.
2. That he is the Successor Trustee of the A & H Zafarana Trust No.1 Under Trust Agreement dated October 13, 1992 ("Trust Agreement").
3. That the Trust Agreement has continuously been in effect without interruption since October 13, 1992 and has not been revoked.
4. That the Trust Agreement remains in full force and effect and has not been modified or amended in any manner.
5. That Affiant in capacity as Successor Trustee under the Trust Agreement, presently holds title to the following described real property located in Broward County, Florida, to-wit:

Apartment No. 102-B of ROYAL PARK GARDENS CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, recorded in Official records Book 5951, Page 227, of the Public Records of Broward County, Florida
6. That the purpose of this Affidavit is to establish the authority and power of the Successor Trustee to own and convey real property in the name of the Trust and to induce Michael Guiliana, a single man to purchase the property from Affiant as Successor Trustee under the subject Trust.
7. That the Affiant as Successor Trustee under the Trust Agreement is empowered with the discretionary right to sell assets, including real property, belonging to the Trust, without

approval or consent of any beneficiary of the Trust or any other person.

- 8. That attached hereto are pertinent pages establishing James Zafarana as Successor Trustee with power to sell real property.

FURTHER SAYETH THE AFFIANT NAUGHT.

Janice L. Zafarana

Witness #1

JANICE L. ZAFARANA

Printed Signature

James R. Zafarana

James R. Zafarana

15 Copley Drive
Andover, Massachusetts 01810

Catherine M. Stanton

Witness #2

CATHERINE M. STANTON

Printed Signature

STATE OF MASSACHUSETTS
COUNTY OF Middlesex

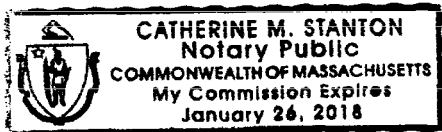
I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared James R. Zafarana, Successor Trustee of the A & H Zafarana Trust No.1, Under trust Agreement dated October 13, 1992 , known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that he is personally known to me or I relied upon the following form of identification of the above-named person: a Drivers License and that an oath was taken.

Witness my hand and official seal in the State and County last aforesaid this 1 day of September, 2014.

My Commission Expires:

Catherine M. Stanton

Notary Public



(Notary Impression or Stamp Seal)



**AMENDMENT AND RESTATEMENT
OF
Declaration of Trust, Trust No. 1
A & H Zafarana Trust Dated October 13, 1992**

Effective this date, October 24, 2013, Trustee and Trustor/Settlor, Alphonse Zafarana, hereby amends the Declaration of Trust, Trust No. 1 A & H Zafarana Trust Dated October 13, 1992, January 31, 1992 and December 16, 2002, as follows:

1. The only successor trustee shall be James Zafarana.


Alphonse Zafarana, hereby ratifies all of the terms and provisions of the Declaration of Trust, Trust No. 1 A & H Zafarana Trust Dated October 13, 1992, January 31, 1992 and December 16, 2002.

IN WITNESS WHEREOF, I have affixed my hand and seal to this instrument as my Amendment to the Declaration of Trust, Trust No. 1 A & H Zafarana Trust Dated October 13, 1992, January 31, 1992 and December 16, 2002 in the presence of the subscribing witnesses whom I have requested to become attesting witnesses on this 24th day of October, 2013.


Alphonse Zafarana, Trustee and Trustor/Settlor

SIGNED, SEALED, PUBLISHED and DECLARED by the said Trustee and Trustor/Settlor, as and for his Amendment to the Declaration of Trust, Trust No. 1 A & H Zafarana Trust Dated October 13, 1992, January 31, 1992 and December 16, 2002, in our presence and in the presence of each of us, and we at the same time, at his request, in her presence and in the presence of each other have signed our names and addresses hereunto as attesting witnesses.


_____ OF Boca Raton, Florida


_____ OF Boca Raton, Florida

3. AUTHORITY, POWER AND RIGHTS OF TRUSTOR(S).

(a) The Trustor(s) reserve(s) unto himself(herself)(themselves) the authority, power and right to amend, modify or revoke the TRUST hereby created. No prior notice to or consent of any Beneficiary or the Trustee(s) shall be required.

(b) The Trustor(s) may at any time appoint, substitute or otherwise change the person(s) designated to act as Trustee(s) or successor Trustee under this TRUST hereby created. No prior notice to or consent of any such Trustee, Successor Trustee or Beneficiary shall be required.

(c) All amendments, notices or other instruments effecting or furthering the purposes of this Declaration of Trust, brought pursuant to this Section, shall be in writing and upon proper form.

4. TRUSTOR(S) EXCLUSIVE RIGHT TO TRUST INCOME.

The Trustor(s) during his(her) lifetime, shall be exclusively entitled to all income accruing from the Trust property. No beneficiary named herein shall have any claim upon such Trust Income or profits.

5. TRUSTOR(S) AUTHORITY TO ENCUMBER TRUST PROPERTY.

The Trustor(s), in his(her)(their) capacity as Trustee(s) shall be empowered with the discretionary authority to mortgage, pledge, hypothecate or otherwise encumber with a lien any or all of the Trust Property. Said lien(liens) may be satisfied, settled or discharged from the income, rents or profits accruing from the Trust Property, or any other non-trust property owed by the Trustor(s), if he(he)(she)(they) so elect.

6. POWERS OF TRUSTEE(S).

(a) The Trustee(s) under this Declaration of Trust has(have) all of the discretionary powers deemed necessary and appropriate to administer this trust, including, but not limited to, The power to buy, sell, trade, deal, encumber, mortgage, pledge, lease or improve the Trust Property whether real or personal in nature including every type and nature of both debt and equity instruments, option contracts and/or limited partnership interest, when such action is deemed to be in the best interest and furtherance of the Trust purposes.

(b) In the event this Declaration of Trust provides for more than one Trustee(Co-Trustee), the exercise of any and all authorities, powers and rights accorded to said Trustees under this Trust shall not be construed as requiring the Trustees to act in unison in order to exercise any Trust Power, but that each such Trustee may severally exercise any of the enumerated Trust Powers.

(c) In the event of a physical or mental incapacity or death of one of the Co-Trustees, the survivor shall continue as the Sole Trustee with full authority to exercise all of the powers accorded to a Trustee under this Trust.

(d) The Trustee(s) shall be fully authorized to pay over or disburse to the Trustor(s), any amounts requested by said Trustor(s) from the income or principal of the Trust, from time to time.

7. AUTHORITY OF SUCCESSOR TRUSTEE TO ADMINISTER THE TRUST.

(a) The Successor Trustee shall, upon either the death of the Trustor, the simultaneous deaths of the Co-Trustors, or the death of the surviving Co-Trustor, assume the active administration of this Trust, and forthwith, transfer all right, title and interest in and to the Trust property unto the Beneficiaries, subject however to the provisions of Paragraph 10 below.

(b) The Successor Trustee shall assume the active administration of this Trust during the lifetime of the Trustor(s) when the Trustor or Trustors is(are) unable to actively and competently exercise any of the authorities, powers or rights so accorded under this Trust by reason of a sustaining Medical or Mental Impairment, as Certified by a competent attending medical authority.

8. TERMINATION OF SUCCESSOR TRUSTEE'S AUTHORITY.

The Successor Trustee's authority and power as provided under Paragraph 7(b) may be subsequently terminated by the Trustor(s) without the consent of or prior notice to said Successor Trustee when the Trustor or Trustor(s) is(are) sufficiently recovered from the Medical or Mental impairment as described under Paragraph 7(b) above, and thus, fully and competently capable of actively administering this Trust.

The termination of the Successor Trustee's authority to actively administer this Trust under Paragraph 7(b) shall be effective immediately upon the Successor Trustee's receipt of the Trustor's Notice Terminating all such authorities and powers previously granted by the Trustor(s).

Prepared by and return to:
John C. Kaczmarek, Esq.
John C. Kaczmarek, P.A.
399 Camino Gardens Blvd.
Suite 300
Boca Raton, Florida 33432

Property Appraisers I.D. Number:
4841 25 AB 0020

THIS WARRANTY DEED Made the 1 day of September, 2014 by **James R. Zafarana, a married man, Individually and as Successor Trustee of the A & H Zafarana Trust No.1, Under Trust Agreement dated October 13, 1992**, whose post office address is 15 Copley Drive, Andover, Massachusetts 01810, hereinafter called grantor, to **Michael Guiliano, a single man**, whose post office address is 5875 NW 72nd Court, Parkland, Florida 33067, hereinafter called the grantee:

(Whenever 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 (\$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:

Apartment No. 102-B of ROYAL PARK GARDENS CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, recorded in Official records Book 5951, Page 227, of the Public Records of Broward County, Florida

Subject to easements, restrictions and limitations of record.

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.

N.B. GRANTOR REPRESENTS AND WARRANTS THAT THIS PROPERTY IS NOT HIS HOMESTEAD, THAT HE HAS NEVER RESIDED ON THE PROPERTY, NOR HAS ANY FAMILY MEMBER RESIDED ON THE PROPERTY OR ADJACENT TO THIS PROPERTY, AND GRANTOR RESIDES AT 15 COPLEY DRIVE, ANDOVER, MASSACHUSETTS 01810

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:

James R. Zafarana, a married man, Individually and as Successor Trustee of the A & H Zafarana Trust No.1, Under Trust Agreement dated October 13, 1992

Janice L. Zafarana
Witness #1

James R. Zafarana
James R. Zafarana, Individually and as Successor Trustee

JANICE L. ZAFARANA
Printed Signature

Catherine M Stanton
Witness #2

CATHERINE M. STANTON
Printed Signature

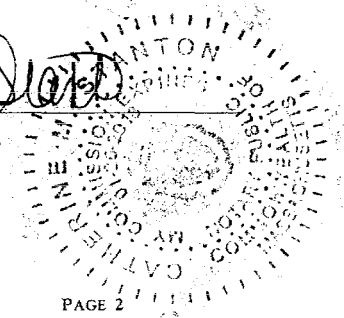
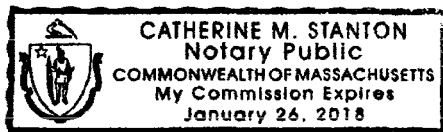
STATE OF MASSACHUSETTS)
COUNTY OF Middlesex)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared James R. Zafarana, a married man, Individually and as Successor Trustee of the A & H Zafarana Trust No.1, Under Trust Agreement dated October 13, 1992, known to me to be the person described in and who executed the foregoing Warranty Decd, who acknowledged before me that he executed the same, that he is personally known to me or I relied upon the following form of identification of the above-named person: Drivers License and that an oath was taken.

Witness my hand and official seal in the State and County last aforesaid this 7 day of September, 2014.

My Commission Expires:

Catherine M Stanton
Notary Public



**ROYAL PARK GARDENS I CONDOMINIUM ASSOCIATION, INC.
A COMMUNITY OF HOUSING FOR OLDER PERSONS
6720 ROYAL PALM BLVD.
MARGATE, FL 33063**

**CERTIFICATE OF APPROVAL
CONSENT TO CONVEYANCE OF DWELLING UNIT**

KNOW ALL MEN BY THESE PRESENT THAT: Royal Park Gardens I Association, Inc., a Florida not-for-profit corporation (hereinafter referred to as the "Association"), does hereby confirm to the transfer and conveyance of the following described dwelling unit to:

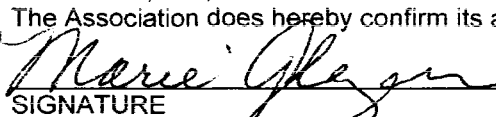
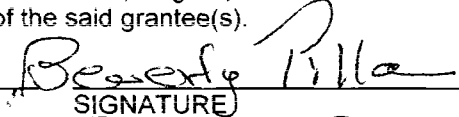
******* MICHAEL GUILIANO *******

Buyer understands he may not lease the unit for one (1) year and that at least one resident must be fifty-five (55) years old or older. One year's maintenance fees (2014 monthly fees) must be submitted as a security deposit.

**Royal Park Gardens Phase I- \$3,326.40
Royal Park Gardens Recreation- \$ 732.00**

**Dwelling Address: 6600 Royal Palm Blvd., Bldg. B # 102,
Margate, Fl 33063**

pursuant to the provisions of that certain Declaration of Condominium for Royal Park Gardens I Condominium Association, Inc., as recorded in Official Records Book 5956, Page 1, of the Public Records of Broward County, Florida. The Association does hereby confirm its approval of the said grantee(s).

	
SIGNATURE	SIGNATURE
<u>MARIE GLAZER</u>	<u>BEVERLY PILLA</u>
PRINT NAME	PRINT NAME
<u>PRES.</u>	<u>V.P.</u>
TITLE	TITLE

STATE OF FLORIDA
COUNTY OF BROWARD

On this, the 20th day of AUGUST, 2014, before me, a notary public, the undersigned personally appeared MARIE GLAZER + BEVERLY PILLA, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.


Notary Public



Prepared by and return to:
Steven S. Valancy, Esq.
Jennings & Valancy, P.A.
311 S.E. 13th Street
Ft. Lauderdale, FL 33316
(954) 463-1600

CLAIM OF LIEN

KNOWN ALL MEN BY THESE PRESENTS, THAT:

Royal Park Gardens Condominium I Association, Inc a Condominium Association (hereinafter referred to as "ASSOCIATION") of Broward County, Florida, whose address is c/o: Transcontinental Property Management 1323 Lyons Road Coconut Creek, FL 33063 claims this lien against the following property:

Apartment No. 102-B of ROYAL PARK GARDENS CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, recorded in Official records Book 5951, Page 227, of the Public Records of Broward County, Florida
a/k/a 6600 Royal Palm Blvd 102B Margate, FL

Parcel ID No.: 4841 25 AB 0020

The following sums are due for assessments:

Assessments due from September 2016 through May 2017 9 @ \$310.92 per month	\$2,798.28
Recreation Center due September 2016 through May 2017 9 @ \$65.00 per month	\$585.00

Plus interest and late fees, if any, from the dates due, less all payments received since the date of the initial delinquency for a total of \$3,383.28. Additionally, this Claim of Lien secures interest, late fees, costs and reasonable attorney fees incurred by the Association pursuant to, and as provided in, the recorded governing documents for the Association. Further this lien secures all assessments coming due, less any payments received since the date of the initial delinquency. **For estoppel information or a payoff figure, please contact Jennings and Valancy, P.A.**

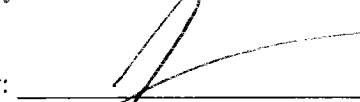
The owner(s) of said parcel: Michael Guiliano

Signed, sealed and delivered
In presence of:



Witness

Royal Park Gardens Condominium I Association, Inc

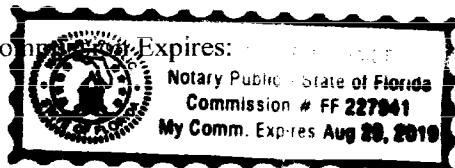
By: 


Steven S. Valancy, Attorney and Authorized
Agent for Association

**STATE OF FLORIDA)
COUNTY OF BROWARD)**

The forgoing instrument was acknowledged before me this 4 day of **May 2017**, by Steven S. Valancy, who is personally known to me and who did take an oath.

My Comm. Expires:





NOTARY PUBLIC/State of Florida at Large

Case Number: COCE-17-009874 Division: 49
Filing # 58141176 E-Filed 06/22/2017 03:58:03 PM

IN THE COUNTY COURT IN AND
FOR BROWARD COUNTY, FLORIDA

ROYAL PARK GARDENS CONDOMINIUM I
ASSOCIATION, INC., a Florida non-profit corporation,

CASE NO.

Plaintiff,

v.

MICHAEL GUILIANO, UNKNOWN SPOUSE OF
MICHAEL GUILIANO, UNKNOWN TENANT #1 and
UNKNOWN TENANT #2, fictitious names representing
unknown tenants in possession, and any and all unknown
parties claiming by, through, under and against the herein
named individual defendants who are now known to be
dead or alive, whether said unknown parties may claim an
interest as spouses, heirs, grantees, or other claimants,

Defendants.

NOTICE OF LIS PENDENS

TO DEFENDANTS: **MICHAEL GUILIANO, UNKNOWN SPOUSE OF MICHAEL GUILIANO, UNKNOWN
TENANT #1 and UNKNOWN TENANT #2, AND ALL OTHERS WHOM IT MAY
CONCERN**

YOU ARE NOTIFIED OF THE FOLLOWING:

- (a) The Plaintiff has instituted this action against you seeking to foreclose a lien, with respect to the property described below.
- (b) The Plaintiff in this action is: **ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC.**
- (c) The case number of the action is as shown on the caption.
- (d) The property that is the subject matter of this action is in Broward County, Florida, and is described as follows:

Apartment No. 102-B of ROYAL PARK GARDENS CONDOMINIUM, a
Condominium, according to the Declaration of Condominium thereof, recorded in
Official records Book 5951, Page 227, of the Public Records of Broward County,
Florida

a/k/a 6600 Royal Palm Blvd 102B Margate, FL
Parcel ID No.: 4841 25 AB 0020

Dated: 06-22-17

JENNINGS & VALANCY, P.A.
Attorneys for Plaintiff
311 South East 13th Street
Fort Lauderdale, FL 33316
Telephone: (954) 463-1600
E-Mail: service@myflajaw.com,

By: _____

Steven S. Valancy
Florida Bar No. 715130

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 5/16/2016 4:30:00 PM.****

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

SCOSTA CORP.

CASE NO. 09-08056 COCE 50

INSTR # 113695744
Recorded 05/16/16 01:53 02 PM
Broward County Commission
Deputy Clerk 3265
#1, 1 Pages

PLAINTIFF,

v.

GUILIANO MANAGEMENT GROUP, INC.,
d/b/a SOUTH FLORIDA STRUCTURAL CONTRACTORS, and
MICHAEL GUILIANO

DEFENDANTS.

ASSIGNMENT OF JUDGMENT

COMES NOW, Scosta Corp., Plaintiff in the within matter and hereby provides the following in support of an Assignment of Judgment:

1. THAT judgment was awarded by this Court on or about April 6, 2010.
2. THAT Plaintiff Scosta Corp. was awarded against defendants Guiliano Management Group, Inc., d/b/a South Florida Structural Contractors, and Michael Guiliano the sum of \$12,611.91.
3. THAT Scosta Corp. has received \$0.00 of judgment from defendants Guiliano Management Group, Inc., d/b/a South Florida Structural Contractors, and Michael Guiliano.
4. THAT Scosta Corp. is the Judgment Creditor of record.
5. THAT Guiliano Management Group, Inc., d/b/a South Florida Structural Contractors, and Michael Guiliano is the Judgment Debtor of record.
6. THAT I hereby acknowledge that Scosta Corp. do hereby grant and convey all rights, and title ownership of said judgment to: Taliafero & Viglione, LLC. 4613 N. University Dr. #344, Coral Springs, FL 33067.

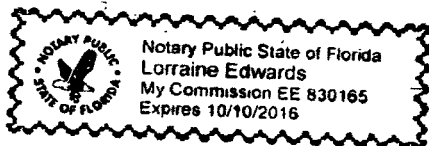
Signed this 2nd day of May, 2016.

By: [Signature]
Authorized Representative of Judgment Creditor

Title: PRESIDENT

State of Florida
County of Highlands

On this 2nd day of May, 2016 personally appeared before me, the undersigned authority, _____, to well known to be the person described in and who executed the foregoing instrument for the purposes therein expressed.



[Signature]
Notary Public, State of Florida

DATE: February 1st, 2019
PROPERTY ID # 484125-AB-0020 (TD # 42428)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6600 ROYAL PALM BLVD #102B, MARGATE, FL 33063 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\$5,567.41
- Or
- * Estimated Amount due if paid by March 19, 2019\$5,634.75

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 # 484125-AB-0020 (TD # 42428)

WARNING

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MICHAEL GUILIANO
6600 ROYAL PALM BOULEVARD #102B
MARGATE, FL 33063

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www.broward.org/recordstaxestreasury

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

DATE: February 1st, 2019
PROPERTY ID # 484125-AB-0020 (TD # 42428)

WARNING

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

CITY OF MARGATE
CITY MANAGER'S OFFICE
5790 MARGATE BLVD
MARGATE, FL 33063

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

DATE: February 1st, 2019
PROPERTY ID # 484125-AB-0020 (TD # 42428)

WARNING

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

BROWARD COUNTY
CLERK OF THE CIRCUIT COURT
201 SE 6TH ST
FORT LAUDERDALE, FL 33301

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

- * Estimated Amount due if paid by February 28, 2019\$5,567.41
- Or
- * Estimated Amount due if paid by March 19, 2019\$5,634.75

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 # 484125-AB-0020 (TD # 42428)

WARNING

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

ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC.
STEVEN S. VALANCY, JENNINGS & VALANCY, P.A.
311 SOUTH EAST 13TH STREET
FORT LAUDERDALE, FL 33316

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ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC.
C/O TRANSCONTINENTAL PROPERTY MANAGEMENT
1323 LYONS ROAD
COCONUT CREEK, FL 33063

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ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC.
C/O TRANSCONTINENTAL PROPERTY MANAGEMENT CO.

6720 ROYAL PARK BLVD
MARGATE, FL 33063

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STEVEN S. VALANCY, REGISTERED AGENT O/B/O
ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC.

311 SE 13 STREET
FORT LAUDERDALE, FL 33316

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ROYAL PARK GARDENS RECREATIONAL CENTER, INC.

6720 ROYAL PALM BLVD
MARGATE, FL 33063

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C/O TRANSCONTINENTAL PROPERTY MANAGEMENT CO.

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INTERNAL REVENUE SERVICE
ADVISORY UNIT - STOP 5780
7850 S.W. 6TH COURT
PLANTATION, FL 33324

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TALIAFERO & VIGLIONE, LLC
4613 N. UNIVERSITY DR. #344
CORAL SPRINGS, FL 33067

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

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TARMAC AMERICA, LLC
455 FAIRWAY DRIVE
DEERFIELD BEACH, FL 33441

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

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MICHAEL GUILIANO
5875 NW 72ND COURT
PARKLAND, FL 33067

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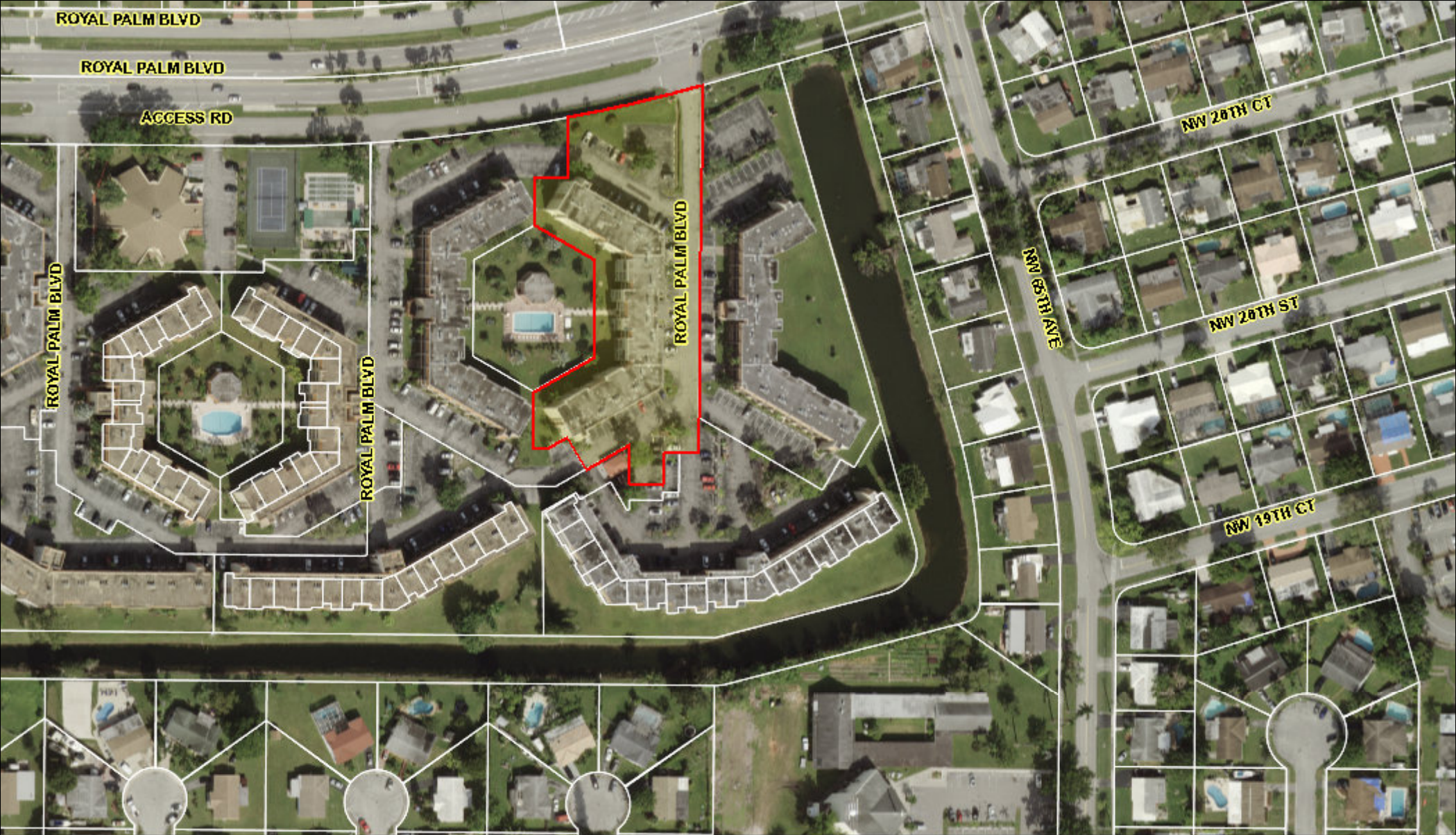
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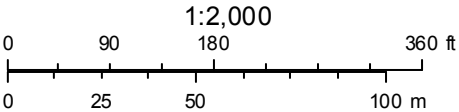
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December 3, 2018



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- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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TD 42428 MARCH 2019 WARNING

INTERNAL REVENUE SERVICE
ADVISORY UNIT - STOP 5780
7850 S.W. 6TH COURT
PLANTATION, FL 33324

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

See Reverse for Instructions

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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
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Postage

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TD 42428 MARCH 2019 WARNING
STEVEN VALANCY, REGISTERED AGENT O/B/O
ROYAL PARK GARDENS RECREATIONAL CENTER, INC.
311 S.E. 13TH ST
FORT LAUDERDALE, FL 33316

7018 2290 0001 6628 8031

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

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

OFFICIAL USE

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

Postmark
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Postage

TD 42428 MARCH 2019 WARNING
ROYAL PARK GARDENS RECREATIONAL CENTER, INC.
C/O TRANSCONTINENTAL PROPERTY MANAGEMENT CO.
1323 LYONS ROAD
COCONUT CREEK, FL 33063

7018 2290 0001 6628 8024

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com.

OFFICIAL USE

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

Postmark
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Postage

TD 42428 MARCH 2019 WARNING
ROYAL PARK GARDENS RECREATIONAL CENTER, INC.
6720 ROYAL PALM BLVD
MARGATE, FL 33063

7018 2290 0001 6628 8017

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
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Postage

TD 42428 MARCH 2019 WARNING
STEVEN S. VALANCY, REGISTERED AGENT O/B/O
ROYAL PARK GARDENS CONDOMINIUM I
ASSOCIATION, INC.
311 SE 13 STREET
FORT LAUDERDALE, FL 33316

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

See Reverse for Instructions

7018 2290 0001 6628 8000

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
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Postage

TD 42428 MARCH 2019 WARNING
ROYAL PARK GARDENS CONDOMINIUM I
ASSOCIATION, INC.

C/O TRANSCONTINENTAL PROPERTY MANAGEMENT CO.
6720 ROYAL PARK BLVD
MARGATE, FL 33063

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

See Reverse for Instructions

7018 2290 0001 6628 7997

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

TD 42428 MARCH 2019 WARNING
ROYAL PARK GARDENS CONDOMINIUM I
ASSOCIATION, INC.
C/O TRANSCONTINENTAL PROPERTY MANAGEMENT
1323 LYONS ROAD
COCONUT CREEK, FL 33063

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

See Reverse for Instructions

7018 2290 0001 6628 7980

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
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TD 42428 MARCH 2019 WARNING
ROYAL PARK GARDENS CONDOMINIUM I
ASSOCIATION, INC.
STEVEN S. VALANCY, JENNINGS & VALANCY, P.A.
311 SOUTH EAST 13TH STREET
FORT LAUDERDALE, FL 33316

7016 2290 0001 6628 7973

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

TD 42428 MARCH 2019 WARNING
BROWARD COUNTY
CLERK OF THE CIRCUIT COURT
201 SE 6TH ST
FORT LAUDERDALE, FL 33301

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

See Reverse for Instructions

7018 2290 0001 6628 7966

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

TD 42428 MARCH 2019 WARNING
CITY OF MARGATE
CITY MANAGER'S OFFICE
5790 MARGATE BLVD
MARGATE, FL 33063

7018 2290 0001 6628 7959

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

TD 42428 MARCH 2019 WARNING
MICHAEL GUILIANO
6600 ROYAL PALM BOULEVARD #102B
MARGATE, FL 33063

7018 2290 0001 6628 7942

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

TD 42428 MARCH 2019 WARNING
MICHAEL GUILIANO
5875 NW 72ND COURT
PARKLAND, FL 33067

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

See Reverse for Instructions

7018 2290 0001 6628 7935

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

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

OFFICIAL USE

7016 2290 0001 6628 7928

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

Postmark
Here

TD 42428 MARCH 2019 WARNING
TARMAC AMERICA, LLC
455 FAIRWAY DRIVE
DEERFIELD BEACH, FL 33441

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

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

OFFICIAL USE

7018 2290 0001 6628 7911

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

TD 42428 MARCH 2019 WARNING
TALIAFERO & VIGLIONE, LLC
4613 N. UNIVERSITY DR. #344
CORAL SPRINGS, FL 33067

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

See Reverse for Instructions

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 42428 MARCH 2019 WARNING
 ROYAL PARK GARDENS CONDOMINIUM I
 ASSOCIATION, INC.
 C/O TRANSCONTINENTAL PROPERTY MANAGEMENT
 1323 LYONS ROAD
 COCONUT CREEK, FL 33063



9590 9402 4397 8248 8415 07

2. Article Number (Transfer from service label)

7018 2290 0001 6628 7980

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

LANA BELARDO

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®
- 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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 42428 MARCH 2019 WARNING
 ROYAL PARK GARDENS RECREATIONAL CENTER, INC.
 C/O TRANSCONTINENTAL PROPERTY MANAGEMENT
 CO.
 1323 LYONS ROAD
 COCONUT CREEK, FL 33063



9590 9402 4397 8248 8414 60

2. Article Number (Transit)

7018 2290 0001 6628 8024

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]
ANA BELARDO

- 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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- 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 42428 MARCH 2019 WARNING
 TARMAC AMERICA, LLC
 455 FAIRWAY DRIVE
 DEERFIELD BEACH, FL 33441



9590 9402 4654 8323 8700 59

COMPLETE

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

[Handwritten Signature] *[Handwritten Date: 2-6]*

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

7018 2290 0001 6628 7928

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, front if space permits.

1. Article addressed to:
TD 42428 MARCH 2019 WARNING
 MICHAEL GUILIANO
 5875 NW 72ND COURT
 PARKLAND, FL 33067



9590 9402 4654 8323 8700 42

2. Article Number (Transfer from label)
7018 2290 0001 6628 7935

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Handwritten Signature]* Agent Addressee

B. Received by (Printed Name) *Michelle Cummins* C. Date of Delivery *2-6-19*

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

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

TD 42428 MARCH 2019 WARNING
 BROWARD COUNTY
 CLERK OF THE CIRCUIT COURT
 201 SE 6TH ST
 FORT LAUDERDALE, FL 33301



9590 9402 4654 8323 8700 11

7018 2290 0001 6628 7966

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

[Handwritten Name: J Rodriguez]

C. Date of Delivery

[Handwritten Date: 2-7-19]

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

3. Service Type

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

(over 500)

SENDER: COMPLETE THIS SECTION

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

1 Article Addressed to:

TD 42428 MARCH 2019 WARNING
 ROYAL PARK GARDENS CONDOMINIUM I
 ASSOCIATION, INC.
 C/O TRANSCONTINENTAL PROPERTY MANAGEMENT
 CO.
 6720 ROYAL PARK BLVD



9590 9402 4397 8248 8414 91

2.

7018 2290 0001 6628 7997

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Mickin*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/8/19

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
- 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 42428 MARCH 2019 WARNING
 ROYAL PARK GARDENS RECREATIONAL CENTER, INC.
 6720 ROYAL PALM BLVD
 MARGATE, FL 33063



9590 9402 4397 8248 8414 77

7018 2290 0001 6628 8017

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Rubin Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery
 2/8/19

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 4242 MARCH 2019 WARNING
 CITY OF MARGATE
 CITY MANAGER'S OFFICE
 5790 MARGATE BLVD
 MARGATE, FL 33063



9590 9402 4397 8248 8401 73

2. Article Number (Transfer from service label)

7018 2290 0001 6628 8505

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Rafaela...*

- 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

- 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

Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 42428 MARCH 2019 WARNING
 CITY OF MARGATE
 CITY MANAGER'S OFFICE
 5790 MARGATE BLVD
 MARGATE, FL 33063



9590 9402 4654 8323 8700 28

2.

7018 2290 0001 6628 7959

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 42428 MARCH 2019 WARNING
 ROYAL PARK GARDENS CONDOMINIUM I
 ASSOCIATION, INC.
 STEVEN S. VALANCY, JENNINGS & VALANCY, P.A.
 311 SOUTH EAST 13TH STREET
 FORT LAUDERDALE, FL 33316



9590 9402 4397 8248 8415 14

7018 2290 0001 6628 7973

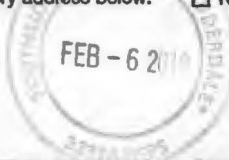
PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) 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
- | | |
|------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail™ | |
| <input type="checkbox"/> Insured Mail Restricted Delivery | |

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

TD 42428 MARCH 2019 WARNING
 STEVEN VALANCY, REGISTERED AGENT O/B/O
 ROYAL PARK GARDENS RECREATIONAL CENTER, INC.
 311 S.E. 13TH ST
 FORT LAUDERDALE, FL 33316



9590 9402 4397 8248 8414 53

2

7018 2290 0001 6628 8031

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

2-6-19

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



3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 42428 MARCH 2019 WARNING
 STEVEN S. VALANCY, REGISTERED AGENT O/B/O
 ROYAL PARK GARDENS CONDOMINIUM I
 ASSOCIATION, INC.
 311 SE 13 STREET
 FORT LAUDERDALE, FL 33316



9590 9402 4397 8248 8414 84

7018 2290 0001 6628 8000

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

2-6-19

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



3. Service Type

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

(over 350)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

TD 42428 MARCH 2019 WARNING
 INTERNAL REVENUE SERVICE
 ADVISORY UNIT - STOP 5780
 7850 S.W. 6TH COURT
 PLANTATION, FL 33324



9590 9402 4397 8248 8414 46

2. Article Number (Transfer from carrier label)

7018 2290 0001 6628 8048

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/14/19

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

3. Service Type

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

Domestic Return Receipt