



**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: 11/19/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 11/18/2018

CERTIFICATE # 2015-7312

ACCOUNT # 494126CK0100

ALTERNATE KEY # 251961

TAX DEED APPLICATION # 42586

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:

UNIT 2412 OF CENTURY GARDENS CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8290, Page 448, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

PROPERTY ADDRESS: 2412 NW 52 AVENUE #2412, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

DILCOOSHA ENTERPRISES INC
8980 NW 8 ST
PEMBROKE PINES, FL 33024

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

DILCOOSHA ENTERPRISES, INC. Instrument: 113509978
8980 NW 8TH STREET
PEMBROKE PINES, FL 33024 (Per Deed and Property Appraiser)

ERIC RAMSAY, REGISTERED AGENT
O/B/O DILCOOSHA ENTERPRISES, INC.
8980 NW 8TH STREET
PEMBROKE, FL 33024 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

SUNSHINE STATE CERTIFICATES VI, LLLP
SUNSHINE STATE CERTIFICATES VI, LLLP/BANKUNITED, TRUSTEE
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FL 33016 (Tax Deed Applicant)

CITY OF LAUDERHILL FINANCE DEPT Instrument: 114740809
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313 (Per Lien)

CENTURY GARDENS CONDOMINIUM
ASSOCIATION, INC.
C/O TDSUNSHINE PROPERTY MANAGEMENT, LLC
1868 N. UNIVERSITY DRIVE, #205
PLANTATION, FL 33322 (Per Lien)

Instrument: 115384690

CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.
PO BOX 122015
FT LAUDERDALE, FL 33312 (Per Sunbiz. Declaration recorded in 8290-448.)

TDSUNSHINE PROPERTY MANAGEMENT, LLC, REGISTERED AGENT
O/B/O CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.
8181 W. BROWARD BLVD. SUITE 380
PLANTATION, FL 33324 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 26 CK 0100

CURRENT ASSESSED VALUE: \$51,600

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:

Certificate of Title	OR: 26576, Page: 127
Warranty Deed	OR: 26719, Page: 581
Deed	OR: 27552, Page: 761
Warranty Deed	OR: 27552, Page: 762
Certificate of Title	OR: 29611, Page: 1146
Warranty Deed	OR: 29779, Page: 28
Warranty Deed	OR: 30204, Page: 1535
Warranty Deed	OR: 47068, Page: 1347
Warranty Deed	OR: 47115, Page: 432

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	2412 NW 52 AVENUE #2412, LAUDERHILL FL 33313	ID #	4941 26 CK 0100
Property Owner	DILCOOSHA ENTERPRISES INC	Millage	1912
Mailing Address	8980 NW 8 ST PEMBROKE PINES FL 33024	Use	04
Abbr Legal Description	CENTURY GARDENS CONDO UNIT 2412		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$5,160	\$46,440	\$51,600	\$51,600	
2017	\$4,870	\$43,810	\$48,680	\$48,680	\$1,619.72
2016	\$4,770	\$42,930	\$47,700	\$22,640	\$1,140.63

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$51,600	\$51,600	\$51,600	\$51,600
Portability	0	0	0	0
Assessed/SOH	\$51,600	\$51,600	\$51,600	\$51,600
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	\$51,600	\$51,600	\$51,600	\$51,600

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/2/2016	QCD-T	\$100	113509978			
4/30/2010	SWD-T	\$100	47115 / 432			
4/28/2010	WD-Q-SS	\$16,000	47068 / 1347			
1/24/2000	WD	\$20,000	30204 / 1535			
				Adj. Bldg. S.F.		1020
				Units/Beds/Baths		1/2/1.5
				Eff./Act. Year Built: 1980/1979		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #42586

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 March 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:

DILCOOSHA ENTERPRISES, INC
2412 NW 52 AVENUE #2412
LAUDERHILL, FL 33313

DILCOOSHA ENTERPRISES, INC.
8980 NW 8TH STREET
PEMBROKE PINES, FL 33024

CENTURY GARDENS CONDOMINIUM
ASSOCIATION, INC. C/O TDSUNSHINE
PROPERTY MANAGEMENT, LLC
1868 N. UNIVERSITY DRIVE, #205
PLANTATION, FL 33322

CITY OF LAUDERHILL FINANCE DEPT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

SUNSHINE STATE CERTIFICATES VI,
LLP, SUNSHINE STATE CERTIFICATES
VI, LLLP/BANKUNITED, TRUSTEE
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FL 33016

CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

CENTURY GARDEN CONDOMINIUM
ASSOCIATION, INC.
PO BOX 122015
FT LAUDERDALE, FL 33312

ERIC RAMSAY, REGISTERED AGENT
O/B/O DILCOOSHA ENTERPRISES,
INC.
8980 NW 8TH STREET
PEMBROKE, FL 33024

TDSUNSHINE PROPERTY
MANAGEMENT, LLC, REGISTERED
AGENT O/B/O CENTURY GARDEN
CONDOMINIUM ASSOCIATION, INC.
8181 W. BROWARD BLVD. SUITE 380
PLANTATION, FL 33324

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 March 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 42586

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: 494126-CK-0100
Certificate Number: 7312
Date of Issuance: 05/26/2016
Certificate Holder: SUNSHINE STATE CERTIFICATES VI, LLLP
Description of Property: CENTURY GARDENS CONDO
UNIT 2412

UNIT 2412 OF CENTURY GARDENS CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8290, Page 448, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Name in which assessed: DILCOOSHA ENTERPRISES INC
Legal Titleholders: DILCOOSHA ENTERPRISES INC
8980 NW 8 ST
PEMBROKE PINES, FL 33024

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 17th day of April, 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 14th day of March, 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: 03/14/2019, 03/21/2019, 03/28/2019 & 04/04/2019
Minimum Bid: 7022.20

Assignment # **7626**

Please Route To Supervisor

Service Sheet #

19-010103

BROWARD COUNTY, FL vs. DILCOOSHA ENTERPRISES INC

TD 42586

~~TAX SALE NOTICE~~

VS.

COUNTY/BROWARD

DEPENDANT

4/17/2019

CASE

TYPE OF WRIT

COURT

HEARING DATE

DILCOOSHA ENTERPRISES INC

2412 NW 52 AVENUE, #2412

SERVE

LAUDERHILL, FL 33313

SERVE ASAP - RETURN TO TAX NOTICE TRAY

Received this process on

3/6/2019

Date

3/2/19 @ 7:00 10 AM

14279

**BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301**

JULIE AIKMAN, SUPV.

9884

Attorney

Served

Not Served - see comments

3/13/19
Date

0702
Time

On **DILCOOSHA ENTERPRISES INC**, 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: **3/13/19 0702 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 ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA**

BY: *Kelly Cramer* D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494126-CK-0100 (TD #42586)

RECEIVED SHERIFF
2018 MAR -6 AM 9:27
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 March 29, 2019\$5,528.51

Or

* Amount due if paid by April 16, 2019\$5,594.94

*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 April 17, 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

DILCOOSHA ENTERPRISES INC
2412 NW 52 AVENUE #2412
LAUDERHILL, FL 33313

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

Assignment # **16809**

Please Route To Supervisor

Service Sheet #

19-010105

BROWARD COUNTY, FL vs. DILCOOSHA ENTERPRISES INC

TD 42586

TAX SALE NOTICE

VS.

COUNTY/BROWARD

DEFENDANT

4/17/2019

CASE #

TYPE OF WRIT

DILCOOSHA ENTERPRISES INC

COURT

HEARING DATE

SERVE

**8980 NW 8 STREET
PEMBROKE PINES, FL 33024**

SERVE ASAP - RETURN TO TAX NOTICE TRAY

Received this process on

3/6/2019

Date

3/19/19-010

**14279
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301**

JULIE AIKMAN, SUPV.

9884

Attorney

Served

Not Served - see comments

Date

at

Time

3/14/19

11:53

On **DILCOOSHA ENTERPRISES INC**, 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 _____, 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)

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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: *PAST*

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 L. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA**

BY: _____ D.S.

[Signature]
MASS, #16809

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494126-CK-0100 (TD # 42586)

RECEIVED SHERIFF
2018 MAR -6 AM 9:27
BROWARD COUNTY, FLORIDA

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

ORIGINAL DOCUMENT

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

PLEASE SERVE THIS ADDRESS OR LOCATION

DILCOOSHA ENTERPRISES INC
8980 NW 8 ST
PEMBROKE PINES, FL 33024

**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
CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 747645
FEI/EIN Number 59-2045782
Date Filed 06/14/1979
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 06/04/1997

Principal Address

2220-2466 NW 52 Ave
Lauderhill, FL 33313

Changed: 02/29/2016

Mailing Address

PO BOX 122015
Ft Lauderdale, FL 33312

Changed: 02/29/2016

Registered Agent Name & Address

TDSunshine Property Management, LLC
8181 W. Broward Blvd.
SUITE 380
PLANTATION, FL 33324

Name Changed: 02/29/2016

Address Changed: 02/19/2018

Officer/Director Detail

Name & Address

Title PRESIDENT/DIRECTOR

NEWTON, LUCINDY
PO BOX 122015
Ft Lauderdale, FL 33312

Title TREASURER/ DIRECTOR

WILLIAMS, RICHARD
 PO BOX 122015
 Ft Lauderdale, FL 33312

Title Directors

Nathanson, Erick
 PO BOX 122015
 Ft Lauderdale, FL 33312

Title Secretary

Jones, Debbie
 PO BOX 122015
 Ft Lauderdale, FL 33312

Title Director

Armalin, Cynthia
 PO BOX 122015
 Ft Lauderdale, FL 33312

Annual Reports

Report Year	Filed Date
2016	02/29/2016
2017	04/06/2017
2018	02/19/2018

Document Images

02/19/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
02/29/2016 -- ANNUAL REPORT	View image in PDF format
03/23/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
04/04/2013 -- ANNUAL REPORT	View image in PDF format
03/22/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
04/28/2010 -- ANNUAL REPORT	View image in PDF format
04/17/2009 -- ANNUAL REPORT	View image in PDF format
04/23/2008 -- ANNUAL REPORT	View image in PDF format
04/09/2007 -- ANNUAL REPORT	View image in PDF format
02/06/2006 -- ANNUAL REPORT	View image in PDF format
02/09/2005 -- ANNUAL REPORT	View image in PDF format
03/09/2004 -- ANNUAL REPORT	View image in PDF format
02/24/2003 -- ANNUAL REPORT	View image in PDF format
02/18/2002 -- ANNUAL REPORT	View image in PDF format
02/01/2001 -- ANNUAL REPORT	View image in PDF format

03/01/2000 -- ANNUAL REPORT	View image in PDF format
03/04/1999 -- ANNUAL REPORT	View image in PDF format
02/06/1998 -- ANNUAL REPORT	View image in PDF format
06/04/1997 -- REINSTATEMENT	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Profit Corporation
DILCOOSHA ENTERPRISES, INC.

Filing Information

Document Number P16000002695
FEI/EIN Number 82-1333854
Date Filed 01/12/2016
State FL
Status ACTIVE

Principal Address

8980 NW 8TH STREET
PEMBROKE, FL 33024

Mailing Address

8980 NW 8TH STREET
PEMBROKE, FL 33024

Registered Agent Name & Address

RAMSAY, ERIC
8980 NW 8TH STREET
PEMBROKE, FL 33024

Officer/Director Detail

Name & Address

Title D

RAMSAY, ERIC
8980 NW 8TH STREET
PEMBROKE, FL 33024

Annual Reports

Report Year	Filed Date
2017	04/27/2017
2018	04/29/2018

Document Images

04/29/2018 -- ANNUAL REPORT	View image in PDF format
04/27/2017 -- ANNUAL REPORT	View image in PDF format
01/12/2016 -- Domestic Profit	View image in PDF format

The instrument prepared by and filed in
JULY 1999
LAWYERS ADVANTAGE TITLE GROUP, INC.
2411 West Broward Blvd. #110
Parkland, FL 33024

Property Appraiser's Parcel Identification
(Parcel Number) 9126CK0100
Grantee SS [REDACTED]
FORT LAUDERDALE, FL
701 WES. ST. # 303
WESS PLACE
KODSI & EISENSTEIN, P.A.
[Signature]

Recorded Return To

RECORD, BROWARD COUNTY
COUNTY ADMIN.

THIS INDENTURE, made the 10 day of July, A.D. 1999, by Andrew M. Cuomo, Secretary, Department of Housing and Urban Development, of Washington, D.C. herein called the grantor, whose post office address is 1320 South Dixie Highway, Coral Gables, FL 33129-2911, to Pinnacle Investments and Consulting Group, Inc. whose post office address is 2412 NW 52 Avenue, Lauderhill, FL 33319, hereinafter called the Grantee:

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

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

Unit 2412, CENTURY GARDENS, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 8290, Page 448, of the Public Records of Broward County, Florida, and any amendments thereto; together with all appurtenances thereto, including undivided interest in the common elements of said Condominium.

BEING the same property acquired by the grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

TOGETHER, with all the tenements, relictments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. And also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as equity, of the Grantor, of, in and to the same, and every part and parcel thereof, with appurtenances

TO HAVE AND TO HOLD, the above granted and described premises with the appurtenances, unto the Grantee(s), and the heirs and assigns of said Grantee(s), to their only proper use and benefit in fee simple forever.

SUBJECT TO ALL covenants, restrictions, reservations, easements conditions and rights appearing of record and to real property taxes for the current and subsequent years and to any state of facts an accurate survey would show.

AND the same Grantor does hereby specially warrant the title to said land against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the said grantor has set his/her hand and seal as Coral Gables Office authorized deed signator, ACTING SUPERVISORY UNDERWRITER, HUD, Coral Gables Office, Coral Gables, Florida, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of 25 F.R. 16106 (10/14/70), as amended, Title 24, Chapter II, Part 200, Subpart D., and 35 F.R. 16106 (10/17/70), as amended by 39 F.R. 7608 (2/27/74).

Signed, sealed and delivered in the presence of:

ANDREW M. CUOMO
Secretary, Department of Housing and Urban Development

[Signature] Nicole Campbell
Signature
Printed Name

JUDITH AYERS
Signature

[Signature] Karen E. Sandlet
Signature
Printed Name

ACTING SUPERVISORY UNDERWRITER
HUD Field Office, 1320 South Dixie Hwy.
Coral Gables, Florida 33146-2911

STATE OF FLORIDA

COUNTY OF DADE

BEFORE ME personally appeared Judith Ayers who is personally well known to me to be the duly appointed Field Office Acting Supervisory Underwriter HUD Field Office, Coral Gables, Florida, and who produced Government ID as identification, and the person who executed the foregoing instrument, by virtue of the above cited authority, and acknowledged before me that he/she executed the same as Acting Supervisory Underwriter for and on behalf of ANDREW M. CUOMO, Secretary, Department of Housing and Urban Development, for the purposes herein expressed, and who did take an oath.

WITNESS my hand and Official Seal of the State and County last aforesaid the 10 day of July, 1999.

W/C TRI-COUNTY [Signature]
ISAAC KODSI, P.A.
701 W. Cypress Creek Rd. Ste 302
Ft. Lauderdale, FL 33309

[Signature] Karen E. Sandlet
Notary Public
My Commission as Notary Public
KAREN E. SANDLET
COMMISSION # 00 560156
EXPIRES JUN 00, 2000
BONDED THRU
ATLANTIC BONDING CO., INC.

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

8K27552PG. 761

Return to:
Dominion Title Services, Inc.
9000 Sheridan Street, Suite 117
Pembroke Pines, FL 33024

INSTR # 100043400
OR BK 30204 PG 1535
RECORDED 01/25/2000 01:11 PM
COMMISSION
BROWARD COUNTY
DOC STAMP-D **140.00**
DEPUTY CLERK 1038

This Instrument Prepared by:
MILDRED C. MARINER, ESQ.
9000 W. SHERIDAN ST., SUITE 117
PEMBROKE PINES, FL 33024

Property Appraisers Parcel Identification (Folio) Numbers:
19126-CK-01000
Grantee SS #: XXXXXXXXXX

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 24th day of January, A.D. 2000 by MARI ROTELLA, A SINGLE PERSON, and BRADFORD L. BRADCOCK, A MARRIED MAN herein called the grantors, whose post office address is **9772 ERICA COURT, BOCA RATON, FL 33496**, to **DARLENE JOHNSON, A SINGLE WOMAN** whose post office address is **5332 NW 18 STREET, APT 10, LAUDERHILL, FL 33313**, hereinafter called the Grantee:

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

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

UNIT 2412 OF CENTURY GARDENS CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8290, AT PAGE 448 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO

THIS PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD OF THE GRANTORS WHO RESIDE AT 9772 ERICA COURT, BOCA RATON, FL 33496

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

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

AND, the grantors hereby covenant with said grantee that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

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

Signed, sealed and delivered in the presence of:

Lorene Jones
Signature: LORENE JONES

Printed Signature: Mildred C. Mariner

Signature: Mildred C. Mariner

Printed Signature: _____

Signature: _____

Printed Signature: _____

Signature: _____

Printed Signature: _____

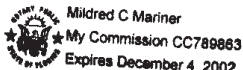
Mari Rotella L.S.
* MARI ROTELLA

Bradford L. Bradcock L.S.
* BRADFORD L. BRADCOCK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 24th day of January, 2000 by MARI ROTELLA and BRADFORD L. BRADCOCK who is/are personally known to me or have produced proper identification as identification.

SEAL



My Commission Expires:

Mildred C. Mariner

Notary Signature

Printed Notary Signature

①

Prepared Record Return To
RODSI & EISENSTEIN, P.A.
ONE CYPRESS PLACE
701 WEST CYPRESS CREEK RD.
SUITE 302
FORT LAUDERDALE, FLORIDA 33309
Gayle Meyer

RECORDED
 01-19-98
 DOCU. STAMP DEED
 REC'D. BROWARD CNTY
 COUNTY ADMIN.

Parcel ID Number: 9126-CK-0100
 Grantee #1 TIN:

Warranty Deed

This Indenture, Made this 5th day of January, 1998 A.D., Between

of the County of **BROWARD** State of **Florida**, grantor, and
EVON CHAMBER, a single man,

whose address is: **2412 N.W. 52ND AVENUE, Lauderhill, Florida 33319**

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

TEN & NO/100 (\$10.00) DOLLARS.
 and other good and valuable consideration to GRANTOR in hand paid by GRANTEE. the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs and assigns forever, the following described land, situate, lying and being in the County of **BROWARD** State of **Florida** to wit:

Unit 2412 of CENTURY GARDEN CONDOMINIUM, according to the Declaration of Condominium, as recorded in Official Records Book 8290 at Page 448 of the Public Records of Broward County, Florida, together with an undivided share in the common elements appurtenant thereto.

a/k/a **2412 N.W. 52nd Avenue, Lauderhill, FL. 33313**

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1998.

BR27552PG1762

W/C TRI-COUNTY for --
ISAAC KODSI, P.A.
 701 W Cypress Creek Rd. Ste 302
 Ft. Lauderdale, FL 33309

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

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.
 Signed, sealed and delivered in our presence:

Gayle E. Meyer
 GAYLE E. MEYERSON
 Witness
Mimi T. Vo
 MIMI T. VO
 Witness

Gloria Oates (Seal)
 GLORIA OATES
 P.O. Address 7320 N.W. 44TH COURT, LAUDERHILL, FL 33319

STATE OF Florida
 COUNTY OF BROWARD

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

The foregoing instrument was acknowledged before me this 5th day of January, 1998 by
GLORIA OATES, a single woman,

who is personally known to me or who has produced her Florida driver's license as identification.

This Document Prepared By:

GAYLE E. MEYERSON, PARALEGAL
 RODSI & EISENSTEIN, P.A. OFFICIAL NOTARY SEAL
 701 W. CYPRESS CREEK RD. SUITE 302
 FORT LAUDERDALE, FLORIDA
 COMMISSION NUMBER
 CC349043
 MY COMMISSION EXPIRES
 MAR. 19, 1998

Gayle E. Meyer
 GAYLE E. MEYERSON
 NOTARY PUBLIC
 My Commission Expires: 03/10/98

97-SM2412CHAMB

CLAIM OF LIEN
Attaches to BOTH Property and Name
Certificate of Use - Property Owner

Today's Date: Friday, September 29, 2017

Invoice Date: Friday, July 1, 2016

Invoice Number: 19902

STATE OF FLORIDA,
COUNTY OF BROWARD:

This Space Reserved for County Recorder Use.

BEFORE ME, the undersigned authority, personally appeared Charles Faranda, City Manager of the City of LAUDERHILL, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, who stated that in accordance with City of Lauderhill Code of Ordinances Section 12-50, the CITY OF LAUDERHILL hereby imposes this Lien for delinquent Local Business Taxes, Fees and/or Penalties which are due and owing, including recording costs, in the total principal amount of as of the date this Claim of Lien is executed:

ONE THOUSAND FIVE HUNDRED THIRTY EIGHT DOLLARS AND FIFTY ONE CENTS (\$1,538.51)

for which the City claims a lien pursuant to City Code Section 12-50 AGAINST THE PERSON(S) AND/OR ENTITY HEREIN NAMED AND ALSO UPON THE FOLLOWING REAL PROPERTY WHERE THE VIOLATION OCCURRED located in the City of Lauderhill, Broward County, Florida, which is described as follows:

NAME OF PERSON(S) OR ENTITY: DILCOOSHA ENTERPRISES INC

LEGAL DESCRIPTION: CENTURY GARDENS CONDO UNIT 2412

FOLIO #: 4941 26 CK 0100

PROPERTY ADDRESS WHERE VIOLATION OCCURRED: 2412 NW 52 AVENUE #2412 Lauderhill Florida 33313

MAILING ADDRESS: 8980 NW 8 ST PEMBROKE PINES FL 33024

NOTE: This principal LIEN amount shall bear interest at a rate consistent with statutory legal rate per annum plus incur any applicable late fees or penalties which shall also remain due. In addition, pursuant to Fla. Stat. 205.053 and 166.201, and Code section 12-50, you are responsible for all collection fees, attorneys fees and administration fees necessary for collections efforts for this lien. Affiant further states that the City is owed the amount stated for Local Business Taxes, Fees and/or Penalties which are required to be paid in order to conduct business within the City of Lauderhill. This amount is delinquent and due notice was initially given on or about Friday, July 1, 2016 , prior to the imposition of said lien and if the lien is claimed by one not in privity with the owner that the City served its notice to owner on Friday, July 1, 2016 by: U.S. Mail (method of service).

WITNESSES:

[Signature]
WITNESS #1 - Sign Name Here

[Signature]
CHARLES FARANDA, City Manager
City of Lauderhill
5581 W. Oakland Park Blvd., Lauderhill, FL 33313

Julie M Boukhari
Print Name Here

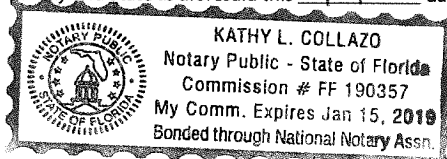
[Signature]
WITNESS #2 - Sign Name Here

Courtne Wright
Print Name Here

STATE OF FLORIDA,
COUNTY OF BROWARD:

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared CHARLES FARANDA, City Manager of Lauderhill, personally known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same. SWORN TO and SUBSCRIBED before me in the County and State as aforesaid this 19 day of October 2017.

[Signature]
NOTARY PUBLIC, State of Florida
Print Name: Kathy Collazo
My Commission Expires:



STATE OF FLORIDA,
COUNTY OF BROWARD:

I DO HEREBY CERTIFY the within is true and correct copy of the original of the City of Lauderhill, Broward County, Florida, WITNESS my hand and Official Seal at Lauderhill, Florida, this 23 day of October 2017

RETURN TO:
City of Lauderhill Finance Dept.
5581 W. Oakland Park Blvd.
Lauderhill, FL 33313

[Signature]
Andrea M. Anderson, City Clerk

Prepared by and return to:
Tucker & Lokeinsky, P.A.
800 E. Broward Blvd., Suite 710
Ft. Lauderdale, Florida 33301
(954) 467-7744

CLAIM OF LIEN

STATE OF FLORIDA :
COUNTY OF BROWARD :

BEFORE ME, the undersigned authority, personally appeared this day MICHELLE MONTEKIO, ESQ, TUCKER & LOKEINSKY, P.A., who, upon being first duly sworn, say: they are the Attorneys for the lienor herein, CENTURY GARDENS CONDOMINIUM ASSOCIATION, INC., whose address is c/o TDSunshine Property Management, LLC 1868 N. University Drive, #205 Plantation, FL 33322, and as provided by the Declaration for CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC. and Fla. Stat. §718.116, the Association asserts and holds a lien on the following described real property:

UNIT NO. 2412 OF CENTURY GARDENS CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8290, PAGE 448, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

said property being owned by **DILCOOSHA ENTERPRISES, INC.**, and further states that the lien is for the following amounts:

Past due maintenance, penalties and/or costs (4/16-10/9/18):	\$7,421.00
Attorneys' fees:	\$ 885.00
Postage costs:	\$ 16.16
Recording costs:	\$ 20.00
TOTAL DUE:	\$8,342.16

plus, if applicable, continuing regular assessments and special assessments, special assessments coming due during the duration of this lien, late charges, administrative collection fees, interest, costs and attorneys' fees until paid in full. Maintenance (\$236) is due on the first of the month.

CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.

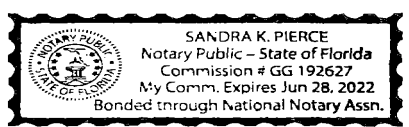
By: *Michelle Montekio*
MICHELLE MONTEKIO, ESQ.
TUCKER & LOKEINSKY, P.A.

STATE OF FLORIDA :
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 9 day of **OCTOBER, 2018** by MICHELLE MONTEKIO, ESQ., TUCKER & LOKEINSKY, P.A., as Agent/Attorney for CENTURY GARDENS CONDOMINIUM ASSOCIATION, INC., a Florida corporation, not-for-profit, on behalf of the corporation, who is personally known to me and did take an oath.

My Commission Expires:

Sandra K. Pierce
NOTARY PUBLIC



Prepared by:
Record and Return to:
DILCOOSHA ENTERPRISES, INC.
8980 NW 8TH STREET
PEMBROKE PINES, FL 33024

Quit Claim DEED

This Quit Claim Deed made on the 2 day of FEBRUARY, 2016
Between FRESH START INTERNATIONAL, INC.
Whose mailing address is: 20401 NW 2 AVE., SUITE 300, MIAMI, FL 33169
Hereinafter called the First Party,

and DILCOOSHA ENTERPRISES, INC.
Whose mailing address is: 8980 NW 8TH STREET, PEMBROKE PINES, FL 33024
Hereinafter called the Second Party,

WITNESSETH, that the First Party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is herby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim and demand with 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:

SEE SCHEDULE A, LEGAL DESCRIPTION ATTACHED.

Subject to covenants, restrictions, easements of record and taxes for the current year.

TAX FOLIO NUMBER: 4941 26 CK 0100

To have and to hold the same together with all and singular the appurtantance thereunto belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity, and claim whatsoever of the first party either in law or equity, to the only proper use, benefit and behoof of the said second party.

IN WITNESS WHEREOF, the First party has caused these presents to be executed in his or her name this 2 day of February, 2016

(Wit.) Vicky Elisee (Grantor) [Signature]

(Wit.) Jerry Rogers (Grantor) _____

State of FLORIDA }
County of BROWARD }

The foregoing instrument is acknowledged before me on this 2 day of February, 2016 by ERIC RAMSAY who is personally known to me or who has/have produced FL D.L. as identification and did take an oath.

Witness my signature and official seal in the aforesaid state and county.

[Signature]
Notary Public

My commission expires _____
(Affix Notary Seal)



**SCHEDULE A
LEGAL DESCRIPTION**

CENTURY GARDENS CONDO UNIT 2412

A/K/A: 2412 NW 52 AVE, UNIT 2412, LAUDERHILL, FL

UNIT 2412 OF CENTURY GARDENS CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8290, PAGE 448, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT HERETO.

This instrument prepared by,
and Record & Return To:
C. MARIE BREVITT-SCHOOP, ESQ.
20401 N.W. 2nd Avenue, Suite 220
Miami, FL 33169

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 30th day of April 2010, by **ANDRE DIXON, A SINGLE MAN**, whose address 925 NW 206th Terrace, Miami, Florida 33169, called the grantor(s) to **FRESH START INTERNATIONAL, INC., A FLORIDA CORPORATION** whose office address is 8980 NW 8TH Street, Pembroke Pines, Florida 33024, hereinafter called the grantee(s): (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remise, releases, conveys and confirms unto the grantee all that certain land situated in **BROWARD, FLORIDA**, to wit:

UNIT 2412 OF CENTURY GARDENS CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8290, Page 448, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

A/K/A 2412 NW 52 Avenue, Lauderhill, Florida 33313

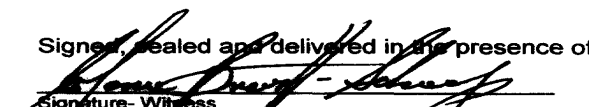
Property Appraiser's Parcel Identification No.: 4941-26-CK-0100

This conveyance is made subject to: conditions, restrictions, limitations, and easements of record, if any.

AND the grantor does hereby specifically warrant the title to said land and will defend same against the lawful claims of all parties whomsoever claiming, by, through, or under Grantor, but none others; that the grantor has good right and lawful authority to sell and convey said land, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

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

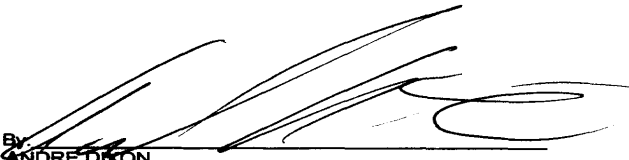
Signed, sealed and delivered in the presence of:


Signature- Witness

C. MARIE BREVITT-SCHOOP
Printed Name


Signature- Witness

LaQuan Dunlap
Printed Name


By: ANDRE DIXON

925 NW 206 Terrace
Miami, Florida 33169

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 30TH day of April 2010
by ANDRE DIXON, A SINGLE MAN who is personally known to me or who has produced
driver license as identification.

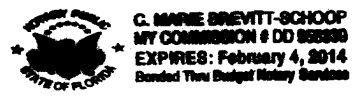


Signature of Notary Public

Print Name of Notary

My Commission Expires:

Notary Seal:



This instrument prepared by,
and Record & Return To:
C. MARIE BREVITT-SCHOOP, ESQ.
20401 N.W. 2nd Avenue, Suite 220
Miami, FL 33169

Folio No: 4941-26-CK-0100

WARRANTY DEED

THIS WARRANTY DEED made this 28th day of April 2010, by **DARLENE JOHNSON, A SINGLE WOMAN**, whose address is 2412 NW 52 Avenue, Lauderhill, Florida 33313, called the grantor(s) to **ANDRE DIXON, A SINGLE MAN**, whose post office address is 20401 NW 2nd Avenue, Suite 300 Miami, Florida 33169, hereinafter called the grantees: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remise, releases, conveys and confirms unto the grantee all that certain land situated in **BROWARD** County, State of Florida, to wit:

UNIT 2412 OF CENTURY GARDENS CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8290, At Page 448, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

A/K/A 2412 NW 52 Avenue, Lauderhill, Florida 33313

Subject to: conditions, restrictions, limitations, and easements of record, if any.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

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:



Signature-Witness

Karen Loria

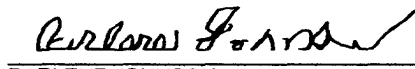
Printed Name



Signature-Witness

DAVID Gutierrez

Printed Name



DARLENE JOHNSON
1816 NW 58 Avenue

Ft. Lauderdale, Fl. 33313

STATE OF FLORIDA
COUNTY OF BROWARD

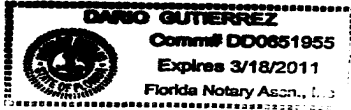
The foregoing instrument was acknowledged before me this 29
day of April 2010, by DARLENE JOHNSON, A SINGLE WOMAN,
personally known to me or has/have produced Driver License as
identification.

[Handwritten Signature]

SIGNATURE OF NOTARY PUBLIC

Expires 3/18/2011 Dario Gutierrez

PRINT, TYPE, OR STAMP NAME AND COMMISSION EXP.



CERTIFICATE OF APPROVAL

ANDRE DIXON HAS BEEN APPROVED BY CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC. as the BUYER of the following described property:

**2412 NW 52 AVE.
SUNRISE, FLORIDA 33313**

Such approval has been given pursuant to the Declaration of Condominium on the 1st day April 2010.

CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.

Signed in the presence of:

[Signature]
Witness

[Signature]
Witness

By: *[Signature]* President
SCREENING COMMITTEE/DIRECTOR

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Prepared By and Return To:
Name: David J. Stern, Esq.
801 South University Drive, Ste. 500
Plantation, FL 33021

INSTR # 99500371
OR BK 29779 PG 0028
RECORDED 08/23/99 02:02 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 73.50
DEPUTY CLERK 1067

Folio Number: 0126-CK-0100
Loan No. [REDACTED]

Special Warranty Deed

THIS INDENTURE, made this 29th day of July, 1999, between **LEHMAN CAPITAL, a Division of LEHMAN BROTHERS HOLDINGS INC.**, whose address is 1665 Palm Beach Lakes Boulevard, West Palm Beach, FL 33401-2122, hereinafter called the **Grantor**, to **MARI ROTELLA, a single person and BRADFORD L. BRADOCK, a single person**, hereinafter called the **Grantee**, whose mailing address is 2412 Nw 52 Ave, Lauderdale, FL 33313

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

WITNESSETH: the Grantor, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Broward County, Florida, viz:

Unit 2412 of **CENTURY GARDENS CONDOMINIUM**, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8290, at Page 448, of the Public Records of Broward County, Florida, together with an undivided share in the common elements appurtenant thereto.

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of Record, if any, all applicable zoning ordinances, and Taxes for the current year and all subsequent years.

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

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②

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its' name, and its' corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

Signed, sealed and delivered in our presence:

LEHMAN CAPITAL, a Division of LEHMAN BROTHERS HOLDINGS INC., BY OCWEN FEDERAL BANK, F.S.B. AS ATTORNEY IN FACT

OCWEN Federal Bank FSB
by: [Signature]
REBECCA A. COTTO
NEP Closing Manager
(Printed Signature)

[Signature]
By: DON L. ST. JOHN
Vice President

[Signature]
JOLENE A. STRATTON
(Printed Signature)

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF Palm Beach

SS:

The foregoing instrument was acknowledged before me this 29 day of July, 1999 by Don L. St. John as Vice President of OCWEN FEDERAL BANK, F.S.B. AS ATTORNEY IN FACT FOR LEHMAN CAPITAL, a Division of LEHMAN BROTHERS HOLDINGS INC., who is personally known to me and who did take an oath.

(SEAL)

Rebecca A Cotto
My Commission CC753603
Expires October 6, 2001

[Signature]
NOTARY PUBLIC (Signature)
Print Name: Rebecca A. Cotto

6.70
31



IN THE CIRCUIT COURT OF THE 17th
JUDICIAL CIRCUIT, IN AND FOR
BROWARD COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 98-16356 CACE (04)

INSTR # 99372096
OR BK 29611 PG 1146
RECORDED 06/30/99 11:00 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1929

LEHMAN CAPITAL, A DIVISION OF LEHMAN
BROTHERS HOLDINGS, INC.
Plaintiff,

vs.

EVON CHAMBER; CENTURY GARDEN
CONDOMINIUM ASSOCIATION, INC.; PINNACLE
INVESTMENTS & CONSULTING GROUP, INC. _____
Defendants.

FILED
CLERK OF DISTRICT COURT
BROWARD COUNTY
FLORIDA
JUN 18 AM 9:24
1999

CERTIFICATE OF TITLE

The undersigned, Robert E. Lockwood, Clerk of the Court, hereby certifies that a certificate of sale has been executed and filed in this action on June 7, 1999 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in BROWARD County, Florida:

UNIT 2412 OF CENTURY GARDEN CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 8290 AT PAGE 448 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

was sold to: LEHMAN CAPITAL, A DIVISION OF LEHMAN BROTHERS HOLDINGS, INC.
c/o Law Offices of Vargas, Zion & Kahane
4000 Hollywood Boulevard
Suite 675-S
Hollywood, Fl 33021
Telephone: (954) 893-8993
Telefacsimile: (954) 893-7707

WITNESS my hand and the seal of the court this 18th day of June, 199 9

Robert E. Lockwood

By *Beetha Pedersen*
As Deputy Clerk

1

20
226.80

97-310093 T#020
06-16-97 04:52PM
\$ 226.80
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY
B. JACK OSTERHOLT
COUNTY ADMIN.

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

CASE NO. CASE 97-1968 (11)
GENERAL JURISDICTION DIVISION

FLEET MORTGAGE CORP. :
 :
 PLAINTIFF, :
 :
 -vs- :
 :
 ZAIDY L. GANTT; DAVID :
 TREVORE; CENTURY GARDEN :
 CONDOMINIUM ASSOCIATION, INC., :
 DISSOLVED; UNKNOWN TENANT(S) :
 :
 _____ DEFENDANT(S). /

CERTIFICATE OF TITLE

THE UNDERSIGNED, ROBERT E. LOCKWOOD, Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on MAY 27, 1997, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in BROWARD County, Florida:

UNIT 2412 OF CENTURY GARDENS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 8290, PAGE 448, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

Property Address: 2412 NORTHWEST 52ND AVENUE, LAUDERHILL, FLORIDA 33319 was sold to FLEET MORTGAGE CORP., 11200 WEST PARKLAND AVENUE MILWAUKEE, WI 53224.

BK26576PG0127

2

WITNESS my hand and seal of this Court on JUNE 9,
19 97.

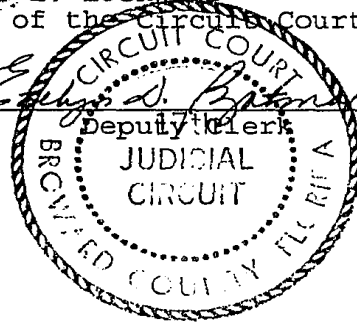
(seal)

ROBERT E. LOCKWOOD
Clerk of the Circuit Court

By: *E. Elizabeth D. B. [Signature]*

Deputy Clerk

THIS DOCUMENT WAS PREPARED BY:
SHAPIRO & FISHMAN - FILE NO.: 97-15760B



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

BK26576PG0128

SENT BY:

4-30-97 ; 9:42 ;

S&F BOCA-

414 359 5580:# 3/ 4

97-370014 T#001
07-16-97 11:08AM

SPECIAL WARRANTY DEED

Play THIS SPECIAL WARRANTY DEED Made this 1 day of May, 19 97 by FLEET MORTGAGE CORP., hereinafter called the grantor, to SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assignors" whose address is 1320 SOUTH DIXIE HIGHWAY CORAL GABLES, FL 33146-2911 "Attention: Single Family Property Disposition Branch.", hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in BROWARD County, Florida, viz:

UNIT 2412 OF CENTURY GARDENS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 8290, PAGE 448, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

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

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

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims or all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

FLEET MORTGAGE GROUP, INC.
11200 WEST PARKLAND AVENUE
MILWAUKEE, WI 53224

↓

BK 26719PG0581

② MB

BY: [Signature]
(VICE-PRESIDENT) ANNETTE BLAZEK

ATTEST: [Signature]
ASSISTANT (SECRETARY) JOANI PRIDE

Signed, sealed and delivered
in the presence of:

[Signature]
WITNESS SUSANNE E GALE

(Corporate Seal)

[Signature]
WITNESS ~~XXXXXXXXXXXX~~ OTIS L. HOLLAND III

PREPARED BY & RETURN TO:
SHAPIRO & FISHMAN
5100 TOWNE CENTER CIRCLE
SUITE 310
BOCA RATON, FLORIDA 33486

DIANA A. SAFPA, ESQUIRE
ATTORNEY AT LAW

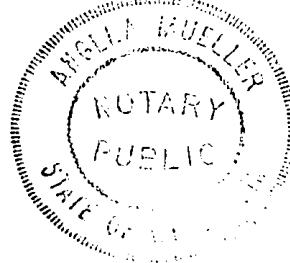
STATE OF WISCONSIN)
COUNTY OF MILWAUKEE)SS.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared ANNETTE BLAZEK and JOANI PRIDE well known to me to be the Vice President and Secretary, respectively of the above named grantor of the foregoing deed, and that they severally acknowledged executed the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of MAY, 1997.

[Signature]
NOTARY PUBLIC
My Commission Expires: 2-6-2000
Commission Number: _____

Mortgagor : ZAILY L. GANTT
Loan Number : [Redacted]
S&F # : 97-15760B



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

BK26719PG0582

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

DATE: March 1st, 2019
PROPERTY ID # 494126-CK-0100 (TD # 42586)

WARNING

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

DILCOOSHA ENTERPRISES, INC
2412 NW 52 AVENUE #2412
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2412 NW 52 AVENUE #2412, LAUDERHILL FL 33313 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 March 29, 2019\$5,528.51
- Or
- * Estimated Amount due if paid by April 16, 2019\$5,594.94

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 17, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

DATE: March 1st, 2019
PROPERTY ID # 494126-CK-0100 (TD # 42586)

WARNING

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

DILCOOSHA ENTERPRISES, INC.
8980 NW 8TH STREET
PEMBROKE PINES, FL 33024

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2412 NW 52 AVENUE #2412, LAUDERHILL FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: March 1st, 2019
PROPERTY ID # 494126-CK-0100 (TD # 42586)

WARNING

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CENTURY GARDENS CONDOMINIUM ASSOCIATION, INC. C/O TDSUNSHINE PROPERTY
MANAGEMENT, LLC
1868 N. UNIVERSITY DRIVE, #205
PLANTATION, FL 33322

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2412 NW 52 AVENUE #2412,
LAUDERHILL FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE
PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY
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THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN
THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

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- Or
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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

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www.broward.org/recordstaxestreasury

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

DATE: March 1st, 2019
PROPERTY ID # 494126-CK-0100 (TD # 42586)

WARNING

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

CITY OF LAUDERHILL FINANCE DEPT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2412 NW 52 AVENUE #2412, LAUDERHILL FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: March 1st, 2019
PROPERTY ID # 494126-CK-0100 (TD # 42586)

WARNING

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

SUNSHINE STATE CERTIFICATES VI, LLLP, SUNSHINE STATE CERTIFICATES VI,
LLLP/BANKUNITED, TRUSTEE
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FL 33016

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2412 NW 52 AVENUE #2412,
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LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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

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

DATE: March 1st, 2019
PROPERTY ID # 494126-CK-0100 (TD # 42586)

WARNING

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

CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2412 NW 52 AVENUE #2412, LAUDERHILL FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: March 1st, 2019
PROPERTY ID # 494126-CK-0100 (TD # 42586)

WARNING

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CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.

PO BOX 122015
FT LAUDERDALE, FL 33312

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

DATE: March 1st, 2019
PROPERTY ID # 494126-CK-0100 (TD # 42586)

WARNING

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

ERIC RAMSAY, REGISTERED AGENT O/B/O DILCOOSHA ENTERPRISES, INC.

8980 NW 8TH STREET
PEMBROKE, FL 33024

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2412 NW 52 AVENUE #2412, LAUDERHILL FL 33313 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 March 29, 2019\$5,528.51
- Or
- * Estimated Amount due if paid by April 16, 2019\$5,594.94

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 17, 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: March 1st, 2019
PROPERTY ID # 494126-CK-0100 (TD # 42586)

WARNING

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

TDSUNSHINE PROPERTY MANAGEMENT, LLC, REGISTERED AGENT O/B/O CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.
8181 W. BROWARD BLVD. SUITE 380
PLANTATION, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2412 NW 52 AVENUE #2412, LAUDERHILL FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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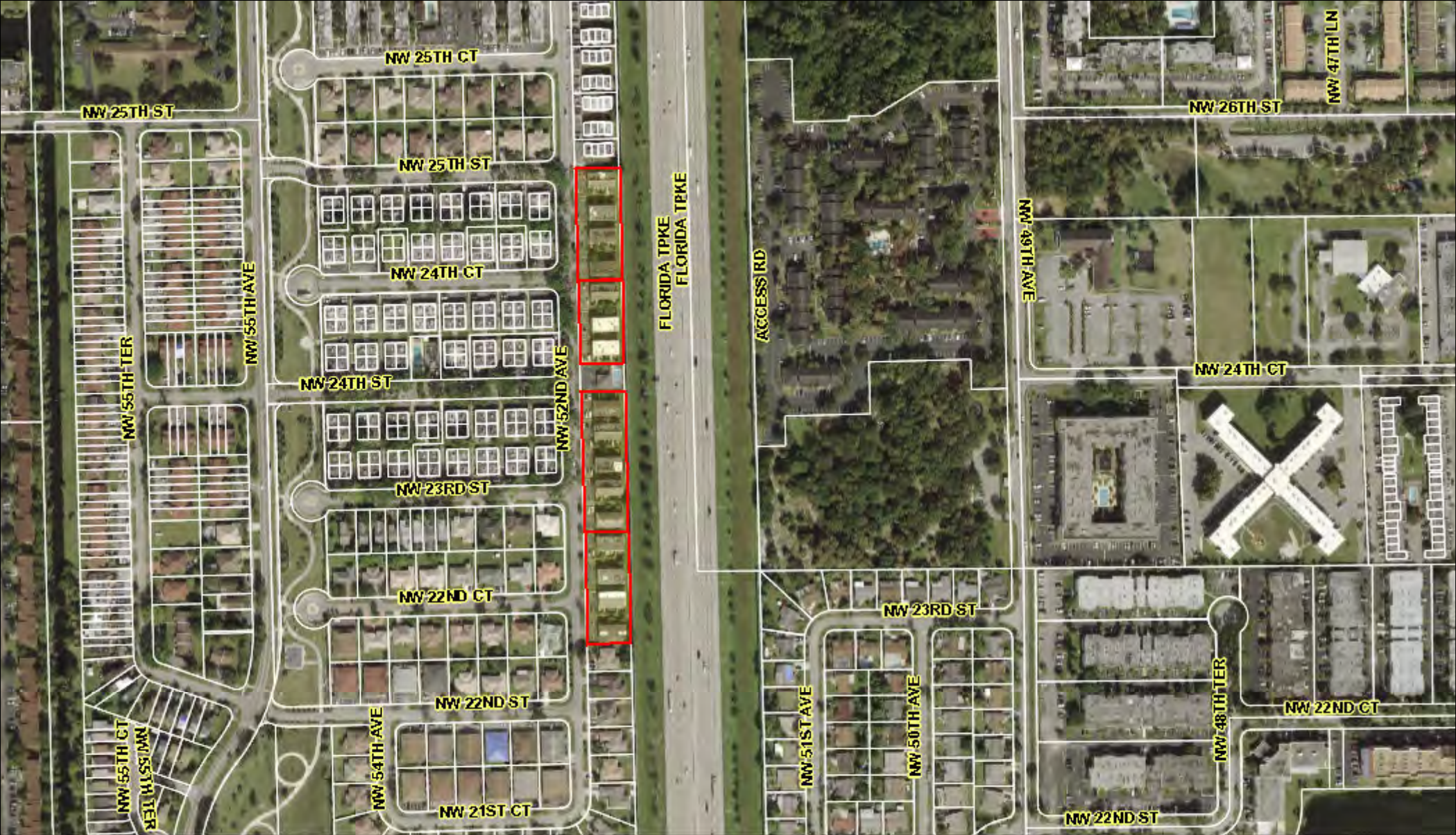
MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

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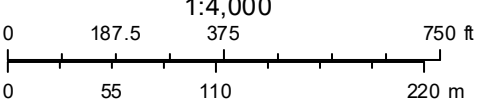
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury



January 14, 2019



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>												
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>TD 42 APRIL 2019 WARNING DILCOSSHA ENTERPRISES, INC. 3980 NW 8TH STREET PEMBROKE PINES, FL 33024</p> </div>	<p>B. Received by (Printed Name) C. Date of Delivery</p> <p><i>ERIC HANSON</i></p>												
<p>2. Article Number (Transfer from service label)</p> <p>7018 2290 0001 3407 1825</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table>	<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"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												

SENDER: COMPLETE THIS SECTION

- Complete 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 42586 APRIL 2019 WARNING
 CITY OF LAUDERHILL FINANCE DEPT
 5581 W. OAKLAND PARK BLVD.
 LAUDERHILL, FL 33313



9402 3236 7196 3205 87

2. Article Number (Transfer from service label)

7018 2290 0001 3407 1849

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

Bonelli

C. Date of Delivery

3/1/19

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

- Yes
- No

3. Service Type

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



Finance and Administrative Services Department
RECORDS, TAXES AND TREASURY DIVISION
Tax Deed Section
115 S. Andrews Avenue, Room A100, Fort Lauderdale, Florida 33301-1895

QUALIFIED MAIL



7018 2290 0001 3407 1818

U.S. POSTAGE & PHILATELIES
ZIP 33172
0000355754 MAR 06 2019

ANK

TD 42586 APRIL 2019 WARNING
DILCOOSHA ENTERPRISES, INC
2412 NW 52 AVENUE #2412
LAUDERHILL,

NIXIE 331 FE 1 0003/12/19

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK
33301-1895

BC: 33301189599 *0506-05163-06-41



Finance and Administrative Services Department
RECORDS, TAXES AND TREASURY DIVISION
 Tax Deed Section
 115 S. Andrews Avenue, Room A100, Fort Lauderdale, Florida 33301-1895



7018 2290 0001 3407 1832



**Building Code Services
 Division**

MAR 25 2019

Broward County, FL

FWD

TD 42586 APRIL 2019 WARNING
 CENTURY GARDENS CONDOMINIUM ASSOCIATION,
 INC. C/O TDSUNSHINE PROPERTY MANAGEMENT
 1868 N. UNIVERSITY DRIVE, #205
 PLANTATION, FL 33322

33324203380 FWD
 333242033

331 NFE 1 418C0003/20/19
 NOTIFY SENDER OF NEW ADDRESS
 : TDSUNSHINE PROPERTY
 8181 W BROWARD BLVD STE 380
 PLANTATION FL 33324-2033

BC: 33324203380 *0506-05165-06-41

