



**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222**  
**Phone: (412) 391-5555 Fax: (412) 391-7608**  
**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**  
  
**[www.GrantStreet.com](http://www.GrantStreet.com)**

## UPDATE REPORT

**UPDATE ORDER DATE:** 05/17/2019

**REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO** 05/26/2019

**CERTIFICATE #** 2015-18057

**ACCOUNT #** 514121AD0050

**ALTERNATE KEY #** 646215

**TAX DEED APPLICATION #** 43040

**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:**

CU-10, of Verano at Miramar, A Condominium, according to the Declaration of Condominium thereof, as recorded on November 8, 2005 in Official Records Book 40855, Page 1725, of the Public Records of Broward County, Florida along with an undivided share in the common elements appurtenant thereto.

**PROPERTY ADDRESS:** 2199 SW 81 AVENUE #CU-10, MIRAMAR FL 33025

### **OWNER OF RECORD ON CURRENT TAX ROLL:**

VERANO AT MIRAMAR CONDO ASSN INC

5600 SW 135 AVE STE 108

MIAMI, FL 33183-5125 (Matches Property Appraiser records.)

### **APPARENT TITLE HOLDER & ADDRESS OF RECORD:**

VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.

5881 NW 151 STREET, #206

MIAMI LAKES, FL 33014 (Per Deed)

VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.

5600 SW 135 AVENUE SUITE 108

MIAMI, FL 33183 (Per Sunbiz. Declaration recorded in 40855-1725.)

THE HERNANDEZ LEGAL GROUP, REGISTERED AGENT

O/B/O VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.

11420 NORTH KENDALL DRIVE SUITE 108

MIAMI, FL 33176 (Per Sunbiz)

*NOTE: Images and attachments from previous search not included in update.*

### **MORTGAGE HOLDER OF RECORD:**

No new documents found

### **LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:**

No new documents found

**UPDATE REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5141 21 AD 0050

**CURRENT ASSESSED VALUE:** \$6,040

**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:**

No new documents found

\*\*Update search found no new recorded documents. Attached updated Sunbiz and notification for new name and address of Registered Agent for the owner and Condominium Association.

**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.**

**Wendy Carter**

Title Examiner



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

## Detail by Entity Name

Florida Not For Profit Corporation

VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N05000011204
<b>FEI/EIN Number</b>	20-3807763
<b>Date Filed</b>	11/02/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	12/10/2010

### Principal Address

5600 SW 135 AVENUE  
SUITE 108  
MIAMI, FL 33183

Changed: 05/08/2017

### Mailing Address

5600 SW 135 AVENUE  
SUITE 108  
MIAMI, FL 33183

Changed: 05/08/2017

### Registered Agent Name & Address

The Hernandez Legal Group  
11420 North Kendall Drive  
Suite 108  
MIAMI, FL 33176

Name Changed: 04/17/2019

Address Changed: 04/17/2019

### Officer/Director Detail

#### **Name & Address**

Title P

ESCOBAR, CESAR  
5600 SW 135 AVENUE

5600 SW 135 AVENUE  
SUITE 108  
MIAMI, FL 33183

Title VP

MATOS, RICHARD  
5600 SW 135 AVENUE  
SUITE 108  
MIAMI, FL 33183

Title Director

TIRADO, FLORIA  
5600 SW 135 Avenue  
Suite 108  
Miami, FL 33183

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2017	05/08/2017
2018	04/09/2018
2019	04/17/2019

#### **Document Images**

<a href="#">04/17/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/10/2017 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/08/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/23/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/10/2010 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/17/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/29/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/02/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/02/2005 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>



<b>Site Address</b>	<b>2199 SW 81 AVENUE #CU-10, MIRAMAR FL 33025</b>	<b>ID #</b>	5141 21 AD 0050
<b>Property Owner</b>	VERANO AT MIRAMAR CONDO ASSN INC	<b>Millage</b>	2713
<b>Mailing Address</b>	5600 SW 135 AVE STE 108 MIAMI FL 33183-5125	<b>Use</b>	11
<b>Abbr Legal Description</b>	VERANO @ MIRAMAR COMM CONDO UNIT CU-10		

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	\$600	\$5,440	\$6,040	\$6,040	
2017	\$570	\$5,130	\$5,700	\$5,700	\$340.10
2016	\$580	\$5,260	\$5,840	\$5,840	\$336.92

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$6,040	\$6,040	\$6,040	\$6,040
Portability	0	0	0	0
Assessed/SOH	\$6,040	\$6,040	\$6,040	\$6,040
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	\$6,040	\$6,040	\$6,040	\$6,040

Sales History			
Date	Type	Price	Book/Page or CIN
9/22/2016	QCD-T	\$100	114078025
4/23/2007	DRR-T	\$100	43949 / 568
8/3/2006	SWD	\$100	43894 / 1302

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		85
Units		1
Eff./Act. Year Built: 2006/1986		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
27			1K			MM		
C			1K					
85			.01			1		



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**[www.GrantStreet.com](http://www.GrantStreet.com)**



## PROPERTY INFORMATION REPORT

**ORDER DATE:** 01/28/2019

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 01/27/2019

**CERTIFICATE #** 2015-18057

**ACCOUNT #** 514121AD0050

**ALTERNATE KEY #** 646215

**TAX DEED APPLICATION #** 43040

**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:

CU-10, of Verano at Miramar, A Condominium, according to the Declaration of Condominium thereof, as recorded on November 8, 2005 in Official Records Book 40855, Page 1725, of the Public Records of Broward County, Florida along with an undivided share in the common elements appurtenant thereto.

**\*\*Legal description on the vesting deed differs from the Property Appraiser. The Property Appraiser shows this property as a commercial unit (COMM) in the legal description whereas the current deed shows this as a storage Unit in error. Report reflects the correct information.**

**PROPERTY ADDRESS:** 2199 SW 81 AVENUE #CU-10, MIRAMAR FL 33025

### OWNER OF RECORD ON CURRENT TAX ROLL:

VERANO AT MIRAMAR CONDO ASSN INC

5600 SW 135 AVE STE 108

MIAMI, FL 33183-5125 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

VERANO AT MIRAMAR CONDOMINIUM

Instrument: 114078025

ASSOCIATION, INC.

5881 NW 151 STREET, #206

MIAMI LAKES, FL 33014 (Per Deed)

VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.

5600 SW 135 AVENUE SUITE 108

MIAMI, FL 33183 (Per Sunbiz. Declaration recorded in 40855-1725.)

LAW OFFICES OF RAMON J. DIEGO, P.A., REGISTERED AGENT

O/B/O VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.

5001 S.W. 74TH COURT SUITE 103

MIAMI, FL 33155 (Per Sunbiz)

### MORTGAGE HOLDER OF RECORD:

None found.

**LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:**

TIEM TRAN

TRAN AND CERULEAN LLC

815 E ST #120761

SAN DIEGO, CA 92101 (Tax Deed Applicant)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5141 21 AD 0050

**CURRENT ASSESSED VALUE:** \$6,040

**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:**

Warranty Deed

OR: 43894, Page: 1302

(Deed out of the Developer)

Corrective Warranty Deed

OR: 43949, Page: 568

(Corrects Deed in 43894-1302)

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**Kim Pickett**

Title Examiner



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

## Detail by Entity Name

Florida Not For Profit Corporation

VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N05000011204
<b>FEI/EIN Number</b>	20-3807763
<b>Date Filed</b>	11/02/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	12/10/2010

### Principal Address

5600 SW 135 AVENUE  
SUITE 108  
MIAMI, FL 33183

Changed: 05/08/2017

### Mailing Address

5600 SW 135 AVENUE  
SUITE 108  
MIAMI, FL 33183

Changed: 05/08/2017

### Registered Agent Name & Address

Law Offices of Ramon J. Diego, P.A.  
5001 S.W. 74th Court  
Suite 103  
MIAMI, FL 33155

Name Changed: 07/10/2017

Address Changed: 07/10/2017

### Officer/Director Detail

#### **Name & Address**

Title P

ESCOBAR, CESAR  
5600 SW 135 AVENUE

5600 SW 135 AVENUE  
SUITE 108  
MIAMI, FL 33183

Title T

MATOS, RICHARD  
5600 SW 135 AVENUE  
SUITE 108  
MIAMI, FL 33183

Annual Reports

Report Year	Filed Date
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Document Images

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<a href="#">04/02/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/28/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">11/02/2005 -- Domestic Non-Profit</a>	View image in PDF format



<b>Site Address</b>	2199 SW 81 AVENUE #CU-10, MIRAMAR FL 33025	<b>ID #</b>	5141 21 AD 0050
<b>Property Owner</b>	VERANO AT MIRAMAR CONDO ASSN INC	<b>Millage</b>	2713
<b>Mailing Address</b>	5600 SW 135 AVE STE 108 MIAMI FL 33183-5125	<b>Use</b>	11
<b>Abbr Legal Description</b>	VERANO @ MIRAMAR COMM CONDO UNIT CU-10		

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2016	\$580	\$5,260	\$5,840	\$5,840	\$336.92

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$6,040	\$6,040	\$6,040	\$6,040
Portability	0	0	0	0
Assessed/SOH	\$6,040	\$6,040	\$6,040	\$6,040
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	\$6,040	\$6,040	\$6,040	\$6,040

Sales History			
Date	Type	Price	Book/Page or CIN
9/22/2016	QCD-T	\$100	114078025
4/23/2007	DRR-T	\$100	43949 / 568
8/3/2006	SWD	\$100	43894 / 1302

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		85
Units		1
Eff./Act. Year Built: 2006/1986		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
27			1K			MM		
C			1K					
85			.01			1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43040

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of September 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 MIRAMAR  
DOUGLAS R GONZALES  
200 E BROWARD BLVD #1900  
FT LAUDERDALE, FL 33301

CITY OF MIRAMAR  
UTILITY BILLING SECTION  
2300 CIVIC CENTER PLACE  
MIRAMAR, FL 33025

VERANO AT MIRAMAR  
CONDOMINIUM  
ASSOCIATION, INC.  
5881 NW 151 STREET, #206  
MIAMI LAKES, FL 33014

VERANO AT MIRAMAR  
CONDOMINIUM  
ASSOCIATION, INC.  
2199 SW 81 AVENUE #CU-10  
MIRAMAR, FL 33025

THE HERNANDEZ LEGAL GROUP,  
REGISTERED AGENT  
O/B/O VERANO AT MIRAMAR  
CONDOMINIUM  
ASSOCIATION, INC.  
11420 NORTH KENDALL DRIVE SUITE  
108  
MIAMI, FL 33176

VERANO AT MIRAMAR  
CONDOMINIUM  
ASSOCIATION, INC.  
5600 SW 135 AVENUE SUITE 108  
MIAMI, FL 33183

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 3rd day of September 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 43040

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: 514121-AD-0050  
Certificate Number: 18057  
Date of Issuance: 05/26/2016  
Certificate Holder: TIEM TRANTRAN AND CERULEAN LLC  
Description of Property: VERANO @ MIRAMAR COMM CONDO  
UNIT CU-10

Name in which assessed: VERANO AT MIRAMAR CONDO ASSN INC  
Legal Titleholders: VERANO AT MIRAMAR CONDO ASSN INC  
5600 SW 135 AVE STE 108  
MIAMI, FL 33183-5125

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 18th day of September, 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:

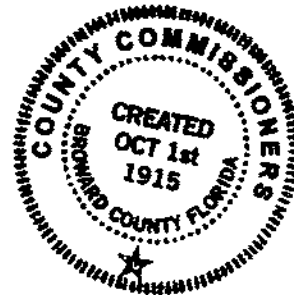
broward.deedauction.net  
*\*Pre-registration is required to bid.*

Dated this 15th day of August, 2019.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

By: Abiodun Ajayi

Abiodun Ajayi  
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: 08/15/2019, 08/22/2019, 08/29/2019 & 09/05/2019  
Minimum Bid: 3086.76

# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 43040

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: 514121-AD-0050  
Certificate Number: 18057  
Date of Issuance: 05/26/2016  
Certificate Holder: TIEM TRAN TRAN AND CERULEAN LLC  
Description of Property: VERANO @ MIRAMAR COMM CONDO  
UNIT CU-10

CU-10, of Verano at Miramar, A Condominium, according to the Declaration of Condominium thereof, as recorded on November 8, 2005 in Official Records Book 40855, Page 1725, of the Public Records of Broward County, Florida along with an undivided share in the common elements appurtenant thereto.

Name in which assessed: VERANO AT MIRAMAR CONDO ASSN INC  
Legal Titleholders: VERANO AT MIRAMAR CONDO ASSN INC  
5600 SW 135 AVE STE 108  
MIAMI, FL 33183-5125

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 16th day of October, 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 12th day of September, 2019.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

By:  \_\_\_\_\_

Abiodun Ajayi  
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: 09/12/2019, 09/19/2019, 09/26/2019 & 10/03/2019  
Minimum Bid: 3173.91

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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #43040**

**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 October 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 MIRAMAR DOUGLAS R GONZALES 200 E BROWARD BLVD #1900 FT LAUDERDALE, FL 33301	CITY OF MIRAMAR UTILITY BILLING SECTION 2300 CIVIC CENTER PLACE MIRAMAR, FL 33025	VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC. 5881 NW 151 STREET, #206 MIAMI LAKES, FL 33014	VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC. 8017-8039 SW 21 COURT #CU-10 MIRAMAR, FL 33025
THE HERNANDEZ LEGAL GROUP, REGISTERED AGENT O/B/O VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC. 11420 NORTH KENDALL DRIVE SUITE 108 MIAMI, FL 33176	VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC. 5600 SW 135 AVENUE SUITE 108 MIAMI, FL 33183		

**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 October 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

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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: 514121-AD-0050  
Certificate Number: 18057  
Date of Issuance: 05/26/2016  
Certificate Holder: TIEM TRAN TRAN AND CERULEAN LLC  
Description of Property: VERANO @ MIRAMAR COMM CONDO  
UNIT CU-10

CU-10, of Verano at Miramar, A Condominium, according to the Declaration of Condominium thereof, as recorded on November 8, 2005 in Official Records Book 40855, Page 1725, of the Public Records of Broward County, Florida along with an undivided share in the common elements appurtenant thereto.

Name in which assessed: VERANO AT MIRAMAR CONDO ASSN INC  
Legal Titleholders: VERANO AT MIRAMAR CONDO ASSN INC  
5600 SW 135 AVE STE 108  
MIAMI, FL 33183-5125

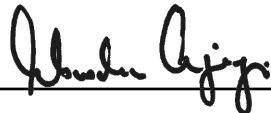
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 13th day of November, 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 10th day of October, 2019.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

By:  \_\_\_\_\_

Abiodun Ajayi  
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: 10/10/2019, 10/17/2019, 10/24/2019 & 10/31/2019  
Minimum Bid: 3911.06

## BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and  
Legal Holidays

Ft. Lauderdale, Broward County, Florida

### STATE OF FLORIDA COUNTY OF BROWARD:

Before the undersigned authority personally appeared GUERLINE WILLIAMS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

43040

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 18057

in the XXXX Court,  
was published in said newspaper in the issues of

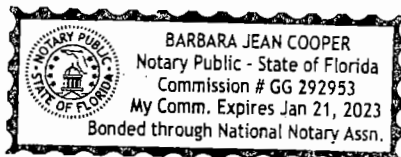
10/31/2019

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this  
31 day of OCTOBER, A.D. 2019

  
(SEAL)

GUERLINE WILLIAMS personally known to me



### Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 43040

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: 514121-AD-0050

Certificate Number: 18057

Date of Issuance: 05/26/2016

Certificate Holder:

TIEM TRAN TRAN AND CERU-  
LEAN LLC

Description of Property:

VERANO @ MIRAMAR COMM  
CONDO UNIT CU-10  
CU-10, of Verano at Miramar, A  
Condominium, according to the  
Declaration of Condominium  
thereof, as recorded on November  
8, 2005 in Official Records  
Book 40855, Page 1725, of the  
Public Records of Broward  
County, Florida along with an  
undivided share in the common  
elements appurtenant thereto.

Name in which assessed:

VERANO AT MIRAMAR CONDO  
ASSN INC

Legal Titleholders:

VERANO AT MIRAMAR CONDO  
ASSN INC  
5600 SW 135 AVE STE 108 MIAMI,  
FL 33183-5125

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 13th  
day of November, 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 10th day of October, 2019.

Bertha Henry

County Administrator

RECORDS, TAXES, AND  
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi

Deputy

This Tax Deed is Subject to All  
Existing Public Purpose Utility and  
Government Easements. The suc-  
cessful bidder is responsible to pay  
any outstanding taxes.

Minimum Bid: 3911.06

401-314

10/31

19-02/0000434247B

# RUSH

RETURN OF SERVICE

Assignment: **8165** Please Route To Supervisor Service Sheet # **19-042915**

**BROWARD COUNTY, FL vs. VERANO AT MIRAMAR CONDO ASSN**

**TD 43040**

**TAX SALE NOTICE**

VS. **COUNTY/BROWARD**

DEFENDANT **11/13/2019** CASE

TYPE OF WRIT

COURT

HEARING DATE

**VERANO AT MIRAMAR CONDO ASSN INC**

**8017-8039 SW 21 COURT, #CU-10**

**(STORAGE UNIT-RESIDENTIAL)**

**MIRAMAR, FL 33025**

**#SERVE ASAP - RETURN TO TAX NOTICE TRAY**

**14279**

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

**JULIE AIKMAN, SUPV.**

**9884**

Attorney

Received this process on

**10/21/2019**

Date

☐ Served

☐ Not Served - see comments

Date

Time

On **VERANO AT MIRAMAR CONDO ASSN (STORAGE UNIT-RESIDENTIAL)** 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

1<sup>st</sup> attempt date/time: \_\_\_\_\_

2<sup>nd</sup> attempt date/time: \_\_\_\_\_

☐ **POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

1<sup>st</sup> attempt date/time: \_\_\_\_\_

2<sup>nd</sup> 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](http://www.sheriff.org) and clicking on the icon "Service Inquiry"

GREGORY TONY, SHERIFF  
BROWARD COUNTY, FLORIDA

BY: W. J. Davis D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 514121-AD-0050 (TD #43040)

RECEIVED SHERIFF

2019 OCT 21 AM 8:47

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 October 31, 2019 .....\$3,865.06  
Or  
\* Amount due if paid by November 12, 2019 .....\$3,911.06

\*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 November 13, 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

VERANO AT MIRAMAR CONDO ASSN INC  
8017-8039 SW 21 COURT #CU-10  
MIRAMAR, FL 33025  
(STORAGE UNIT – RESIDENTIAL)

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

Prepared by and return to:

DENNIS E. WALD, ESQ.  
WALD, CASTILLO & WALD, P.A.  
9990 SW 77<sup>th</sup> Avenue, Suite 220  
Miami, Florida 33156  
305-662-1212

[Space Above This Line For Recording Data]

## QUIT CLAIM DEED

This QUIT CLAIM DEED, executed this 22<sup>nd</sup> day of September, 2016 between *Silvia E. Suarez*, a married woman, and *Stephanie Marie Suarez*, a married woman, whose post office address is 20230 SW 114<sup>th</sup> Place, Miami, Florida 33189, Grantors and the First Party, to **Verano at Miramar Condominium Association, Inc.**, a Florida Corporation, whose post office address is 5881 NW 151 Street, #206, Miami Lakes, FL 33014, Grantee and Second Party

(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 successor and assigns of corporations, trusts and trustees)

Witnesseth, that the First Party, for and in consideration of \$10.00 and other valuable consideration by the Second Party, the receipt of which is acknowledged, does remise, release, and quit-claim to the Second Party forever all the right, title, interest, claim, and demand which the First Party has in and to the following described lot, piece, or parcel of land:

**Legal Description:**

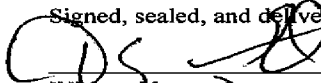
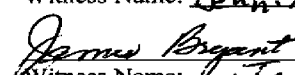
Storage Unit CU-10, of Verano at Miramar, A Condominium, according to the Declaration of Condominium thereof, as recorded on November 8, 2005 in Official Records Book 40855, Page 1725, of the Public Records of Broward County, Florida along with undivided interest in common elements appurtenant thereto.

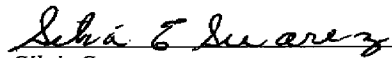
**Parcel Identification Number: 5141 21 AD 0050**

To Have and to Hold the same together with all and singular appurtenances 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 behalf of the second party forever.

In Witness, the First Party has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

  
Witness Name: Dennis E. Wald  
  
Witness Name: James Bryant

 (Seal)  
Silvia Suarez

 (Seal)  
Stephanie Marie Suarez

The State of Florida     }  
County of Miami-Dade   }

The foregoing instrument was acknowledged before me this 22 day of September, 2016 by Silvia Suarez and Stephanie Marie Suarez who are personally known to me.

  
NOTARY PUBLIC

Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



Dennis E. Wald  
Commission # GG023883  
Expires: August 26, 2020  
Bonded thru Aaron Notary



THIS INSTRUMENT PREPARED BY,  
RECORD & RETURN TO:  
Machado & Herran, P.A.  
Jose Luis Machado, Esq.  
8500 S.W. 8th Street, Suite #238  
Miami, Florida 33144

Property Folio Number: 11121-13-00100 and 11121-13-00200 (a portion thereof)

### **CORRECTIVE SPECIAL CONDOMINIUM WARRANTY DEED**

THIS INDENTURE, made this 23rd day of April, 2007, between GREC CONVERSIONS XVII, LTD., a Florida limited partnership, of the County of Miami-Dade in the State of Florida, hereinafter referred to as "GRANTOR", and whose post office address is: 8500 S.W. 8th Street, Suite #228, Miami, Florida 33144, and **Stephanie M. Suarez a single woman and Silvia E. Suarez, a married woman**, hereinafter referred to as "GRANTEE", whose post office address is: 8029 S.W. 21st Ct. Miramar, FL 33025.

That the said GRANTOR, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE, its heirs and assigns forever, the following described land, to wit:

**CU-10, VERANO AT MIRAMAR, A CONDOMINIUM, according to the Declaration of Condominium thereof as recorded on November 8, 2005 in Official Records Book 40855, Page 1725, Public Records of Broward County, Florida, along with an undivided interest in the common elements appurtenant thereto.**

GRANTEE, by acceptance hereof acknowledges that the conveyance is subject in every respect to the aforesaid Declaration and the Exhibits attached hereto, including but not limited to (whether the same are attached to the Declaration or referred to therein), the By-Laws and the Articles of Incorporation of the Association; and GRANTEE further acknowledges reading and examining said Declaration and said Exhibits; and further acknowledges that each and every provision of the foregoing is essential to the successful operation and management of said condominium property in the best interests and for the benefit of all owners therein, GRANTEE and all owners of parcels in the aforescribed Condominium, covenant and agree to abide by each and every provision of said Declaration and all exhibits attached thereto. GRANTEE hereby ratifies, confirms and approves all of the terms and provisions of said Declaration and exhibits attached thereto.

**This CORRECTIVE SPECIAL WARRANTY DEED is being recorded to correct the Grantees names and status to title on that certain Warranty Deed dated August 3, 2006, and recorded April 13, 2007 in Official Records Book 43894, at Page 1302, of the Public Records of Broward County, Florida.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Real Estate Taxes for 2006 and thereafter, which are not yet due and payable.
2. Conditions, restrictions, dedications, reservations, existing zoning ordinances, and easements of record including but not limited to, water, sewer, gas, electric and other utility agreements of record, but shall not reimpose same.
3. Covenants, conditions, restrictions, terms and other provisions of the said Declaration of Condominium and other condominium instruments, including the amendment(s) to same, if any, as well as the master association for the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining. To have and to hold the same in fee simple forever.

And the said 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.

In Witness Whereof, the GRANTOR has caused these presents to execute in its name, by its proper officers thereunto duly authorized, the day and year first above written.

GREC Conversions XVII, Ltd. a Florida limited partnership

By: GREC Miramar Management, Inc., a Florida corporation  
and General Partner

Print Name: **Darlene Martinez**

Print Name: **Jacqueline Vila**

Agustin Herran, President

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me on this 23rd day of April, 2007, by Agustin Herran, President of GREC Miramar Management, Inc., a Florida corporation and General Partner of GREC Conversions XVII, Ltd., a Florida limited partnership, (x) who is personally known to me or who has produced \_\_\_\_\_ as identification.



Notary Public, State of Florida

THIS INSTRUMENT PREPARED BY,  
RECORD & RETURN TO:  
Machado & Herran, P.A.  
Jose Luis Machado, Esq.  
8500 S.W. 8th Street, Suite #238  
Miami, Florida 33144

Property Folio Number: 11121-13-00100 and 11121-13-00200 (a portion thereof)

### **SPECIAL CONDOMINIUM WARRANTY DEED**

THIS INDENTURE, made this 3rd day of August, 2006, between GREC CONVERSIONS XVII, LTD., a Florida limited partnership, of the County of Miami-Dade in the State of Florida, hereinafter referred to as "GRANTOR", and whose post office address is: 8500 S.W. 8th Street, Suite #228, Miami, Florida 33144, and **Stephanie Suarez, a married woman**, hereinafter referred to as "GRANTEE", whose post office address is: 8029 S.W. 21st Ct., Miramar, FL 33025.

That the said GRANTOR, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE, its heirs and assigns forever, the following described land, to wit:

**CU-10, VERANO AT MIRAMAR, A CONDOMINIUM, according to the Declaration of Condominium thereof as recorded on November 8, 2005 in Official Records Book 40855, Page 1725, Public Records of Broward County, Florida, along with an undivided interest in the common elements appurtenant thereto.**

GRANTEE, by acceptance hereof acknowledges that the conveyance is subject in every respect to the aforesaid Declaration and the Exhibits attached hereto, including but not limited to (whether the same are attached to the Declaration or referred to therein), the By-Laws and the Articles of Incorporation of the Association; and GRANTEE further acknowledges reading and examining said Declaration and said Exhibits; and further acknowledges that each and every provision of the foregoing is essential to the successful operation and management of said condominium property in the best interests and for the benefit of all owners therein, GRANTEE and all owners of parcels in the aforescribed Condominium, covenant and agree to abide by each and every provision of said Declaration and all exhibits attached thereto. GRANTEE hereby ratifies, confirms and approves all of the terms and provisions of said Declaration and exhibits attached thereto.

**THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:**

1. Real Estate Taxes for 2006 and thereafter, which are not yet due and payable.
2. Conditions, restrictions, dedications, reservations, existing zoning ordinances, and easements of record including but not limited to, water, sewer, gas, electric and other utility agreements of record, but shall not reimpose same.
3. Covenants, conditions, restrictions, terms and other provisions of the said Declaration of Condominium and other condominium instruments, including the amendment(s) to same, if any, as well as the master association for the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining. To have and to hold the same in fee simple forever.

And the said 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.

In Witness Whereof, the GRANTOR has caused these presents to execute in its name, by its proper officers thereunto duly authorized, the day and year first above written.

GREC Conversions XVII, Ltd. a Florida limited partnership

By: GREC Miramar Management, Inc., a Florida corporation  
and General Partner

  
Print Name: **Darlene Martinez**

  
Print Name: **Nicholas Handelsman**

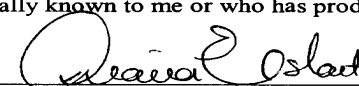
  
Agustin Herran, President

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me on this 3rd day of August, 2006, by Agustin Herran, President of GREC Miramar Management, Inc., a Florida corporation and General Partner of GREC Conversions XVII, Ltd., a Florida limited partnership, (x) who is personally known to me or who has produced FDL as identification.

My commission expires:



  
Notary Public, State of Florida

# RUSH

# RUSH

# RUSH

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

## RETURN OF SERVICE

Assignment: 2185 Please Route To Supervisor Service Sheet # 19-038927

BROWARD COUNTY, FL vs. VERANO AT MIRAMAR CONDO ASSN TD 45040

PLAINTIFF VS. COUNTY/BROWARD DEFENDANT: - CASE

TYPE OF WRIT COURT HEARING DATE

VERANO AT MIRAMAR CONDO ASSN INC 2100 SW 81 AVENUE, #CU-10

(STORES 1-STORY) SERVE MIRAMAR, FL 33025

14270 Received this process on 9/25/19

BROWARD COUNTY REVENUE-DELING TAX SECTION Date 9/24/2019

115 S. ANDREWS AVENUE, ROOM A-100 7:00pm

FT LAUDERDALE, FL 33301 9/25/19 at 11:28am

JULIE AIKMAN, SUPV. 9884 Attorney

VERANO AT MIRAMAR CONDO ASSN INC (STORES 1-STORY)

On 9/25/19 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

1<sup>st</sup> attempt date/time: \_\_\_\_\_

2<sup>nd</sup> attempt date/time: \_\_\_\_\_

☐ **POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

1<sup>st</sup> attempt date/time: \_\_\_\_\_

2<sup>nd</sup> 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](http://www.sheriff.org) and clicking on the icon "Service Inquiry"

GREGORY TONY, SHERIFF  
BROWARD COUNTY, FLORIDA

BY: [Signature] D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 514121-AD-0050 (TD #43040)

RECEIVED SHERIFF

2019 SEP 24 AM 10:16

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 September 30, 2019 .....\$3,476.07

Or

\* Amount due if paid by October 15, 2019 .....\$3,516.91

\*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 October 16, 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

VERANO AT MIRAMAR CONDO ASSN INC  
2199 SW 81 AVENUE #CU-10  
MIRAMAR, FL 33025  
(STORES, 1-STORY)

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

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

**DATE: September 3rd, 2019**

**PROPERTY ID # 514121-AD-0050 (TD # 43040)**

# WARNING

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

VERANO AT MIRAMAR CONDOMINIUM  
ASSOCIATION, INC.  
5600 SW 135 AVENUE SUITE 108  
MIAMI, FL 33183

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2199 SW 81 AVENUE #CU-10, MIRAMAR, FL 33025 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 September 30, 2019 .....\$3,476.07

Or

\* Estimated Amount due if paid by October 15, 2019 .....\$3,516.91

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 16, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.**

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

**DATE: September 3rd, 2019**  
**PROPERTY ID # 514121-AD-0050 (TD # 43040)**

# WARNING

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CITY OF MIRAMAR  
DOUGLAS R GONZALES  
200 E BROWARD BLVD #1900  
FT LAUDERDALE, FL 33301

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

**DATE: September 3rd, 2019**

**PROPERTY ID # 514121-AD-0050 (TD # 43040)**

# WARNING

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CITY OF MIRAMAR  
UTILITY BILLING SECTION  
2300 CIVIC CENTER PLACE  
MIRAMAR, FL 33025

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

**DATE: September 3rd, 2019**  
**PROPERTY ID # 514121-AD-0050 (TD # 43040)**

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VERANO AT MIRAMAR CONDOMINIUM  
ASSOCIATION, INC.  
5881 NW 151 STREET, #206  
MIAMI LAKES, FL 33014

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

**DATE: September 3rd, 2019**  
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VERANO AT MIRAMAR CONDOMINIUM  
ASSOCIATION, INC.  
2199 SW 81 AVENUE #CU-10  
MIRAMAR, FL 33025

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
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THE HERNANDEZ LEGAL GROUP, REGISTERED AGENT  
O/B/O VERANO AT MIRAMAR CONDOMINIUM  
ASSOCIATION, INC.  
11420 NORTH KENDALL DRIVE SUITE 108  
MIAMI, FL 33176

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