



**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:** 05/18/2019

**REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO** 05/16/2019

**CERTIFICATE #** 2015-18062

**ACCOUNT #** 514121AD0100

**ALTERNATE KEY #** 646220

**TAX DEED APPLICATION #** 43041

**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 CU-15 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 interest in the common elements appurtenant thereto.

\*\*Legal description on current deed references "Common Areas" language in error. Report shows correct legal description.

**PROPERTY ADDRESS:** 2199 SW 81 AVENUE #CU-15, MIRAMAR FL 33025

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

VERANO AT MIRAMAR CONDO ASSN INC

% FLORIDA PROPERTY MGMT 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.

C/O FLORIDA PROPERTY MANAGEMENT

5801 NW 151 ST #203

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 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.

**UPDATE REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5141 21 AD 0100

**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

**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



<b>Site Address</b>	2199 SW 81 AVENUE #CU-15, MIRAMAR FL 33025	<b>ID #</b>	5141 21 AD 0100
<b>Property Owner</b>	VERANO AT MIRAMAR CONDO ASSN INC % FLORIDA PROPERTY MGMT 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-15		

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
<b>Just Value</b>	\$6,040	\$6,040	\$6,040	\$6,040
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$6,040	\$6,040	\$6,040	\$6,040
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$6,040	\$6,040	\$6,040	\$6,040

Sales History			
Date	Type	Price	Book/Page or CIN
5/16/2014	QCD-T	\$100	112328169
8/15/2006	WD	\$100	43894 / 829

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

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



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## PROPERTY INFORMATION REPORT

**ORDER DATE:** 01/25/2019

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 01/24/2019

**CERTIFICATE #** 2015-18062

**ACCOUNT #** 514121AD0100

**ALTERNATE KEY #** 646220

**TAX DEED APPLICATION #** 43041

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**PROPERTY ADDRESS:** 2199 SW 81 AVENUE #CU-15, MIRAMAR FL 33025

### OWNER OF RECORD ON CURRENT TAX ROLL:

VERANO AT MIRAMAR CONDO ASSN INC

% FLORIDA PROPERTY MGMT 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

OR: 50830, Page: 1212

ASSOCIATION, INC.

C/O FLORIDA PROPERTY MANAGEMENT

5801 NW 151 ST #203

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 0100

**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: 829

(Deed out of the Developer)

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***Suzette Servas***

Title Examiner



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<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
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<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
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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 #43041**

**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 August 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. C/O FLORIDA  
PROPERTY  
MANAGEMENT  
5600 SW 135 AVE STE 108  
MIAMI, FL 33183-5125

VERANO AT MIRAMAR  
CONDOMINIUM  
ASSOCIATION, INC. C/O FLORIDA  
PROPERTY  
MANAGEMENT  
5801 NW 151 ST #203  
MIAMI LAKES, FL 33014

VERANO AT MIRAMAR  
CONDOMINIUM  
ASSOCIATION, INC. C/O FLORIDA  
PROPERTY  
MANAGEMENT  
2199 SW 81 AVENUE #CU-15  
MIRAMAR, FL 33025

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

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

**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 August 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 43041

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-0100  
Certificate Number: 18062  
Date of Issuance: 05/26/2016  
Certificate Holder: TIEM TRANTRAN AND CERULEAN LLC  
Description of Property: VERANO @ MIRAMAR COMM CONDO  
UNIT CU-15

Name in which assessed: VERANO AT MIRAMAR CONDO ASSN INC  
Legal Titleholders: VERANO AT MIRAMAR CONDO ASSN INC  
% FLORIDA PROPERTY MGMT 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: 2023.96

# Broward County, Florida

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Unit CU-15 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 interest in the common elements appurtenant thereto.  
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By:  \_\_\_\_\_

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Deputy

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Publish: DAILY BUSINESS REVIEW  
Issues: 08/15/2019, 08/22/2019, 08/29/2019 & 09/05/2019  
Minimum Bid: 2023.96

**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

43041  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 18062

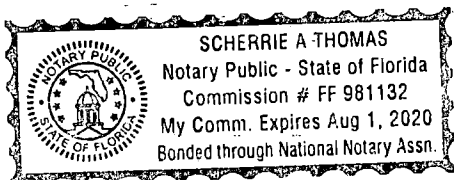
in the XXXX Court,  
was published in said newspaper in the issues of

08/15/2019 08/22/2019 08/29/2019 09/05/2019

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

*[Handwritten Signature]*  
Sworn to and subscribed before me this  
5 day of SEPTEMBER, A.D. 2019  
*[Handwritten Signature]*

(SEAL)  
GUERLINE WILLIAMS personally known to me



**Broward County, Florida  
RECORDS, TAXES & TREASURY  
DIVISION/TAX DEED SECTION  
NOTICE OF APPLICATION FOR  
TAX DEED NUMBER 43041**

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TIEM TRAN TRAN AND CERU-LEAN LLC

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Name in which assessed:

VERANO AT MIRAMAR CONDO ASSN INC

Legal Titleholders:

VERANO AT MIRAMAR CONDO ASSN INC

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\*Pre-registration is required to bid.

SEE ATTACHED



Dated this 15th day of August, 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: 2023.96  
401-314  
8/15-22-29 9/5 19-10/0000416203B



**Miami-Dade Police Department**

**Court Services Section**

**Juan J. Perez**  
*Director / Metropolitan Sheriff*



BROWARD COUNTY TAX COLLECTOR vs. VERANO AT MIRAMAR CONDO ASSN INC  
FLORIDA % PROPERTY MGMT ASSN INC

**Case Number**  
18062

**RETURN OF SERVICE**

TAX NOTICE

8/21/19 10:35 am Served - Other	SERVED	VERANO AT MIRAMAR CONDO ASSN INC FLORIDA % PROPERTY MGMT ASSN INC
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08/14/2019 Came this day into hand of the Sheriff

08/21/2019 10:35 AM - SERVED THE TAX NOTICE TO VERANO AT MIRAMAR CONDO ASSN INC FLORIDA %  
PROPERTY MGMT ASSN INC AT 5600 SW 135 AVE STE 108, MIAMI, FL 33183-5125 MARIA GARCIA  
(SECRETARY)

*Marina J. De Jesus*  
MARINA DEJESUS, CSS1, #4137

**BROWARD COUNTY TAX COLLECTOR  
TAX DEED SECTION  
115 S ANDREWS AVENUE, ROOM A100  
FORT LAUDERDALE, FL 33301**

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 514121-AD-0100 (TD # 43041)

1035

# WARNING

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

MIAMI-DADE POLICE DEPT  
COURT SERVICES BUREAU  
ATTN: TERESA HARRIS,  
OVERTOWN TRANSIT VILLAGE SOUTH  
601 NW 1 COURT, 9TH FLOOR  
MAIMI FL 33136

## ORIGINAL DOCUMENT

### NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. 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 August 30, 2019 .....\$2,002.20

Or

\* Amount due if paid by September 17, 2019 .....\$2,023.96

\*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 September 18, 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  
% FLORIDA PROPERTY MGMT ASSN INC  
5600 SW 135 AVE STE 108  
MIAMI, FL 33183-5125

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

Assignment # 6165 Please Route To Supervisor Service Sheet # 19-031628

**BROWARD COUNTY, FL vs. VERANO AT MIRAMAR CONDO ASSN** TD 43041

**TAX SALE NOTICE** vs. **COUNTY/BROWARD** DEFENDANT 8/18/2019 CASE

PLAINTIFF TYPE OF WRIT **VERANO AT MIRAMAR CONDO ASSN INC** COURT HEARING DATE

SERVE **2199 SW 81 AVENUE (STORES, 1-STORY) #CU-15** MIRAMAR, FL 33025

**C/O FLORIDA PROPERTY MGMT ASSN INC** "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.

Received this process on 8/5/2019  
Date 8/6/19  
1000am 8:26  
 Served  
 Not Served - see comments  
8/6/19 at 3:31pm  
Date Time

9884 Attorney

On **VERANO AT MIRAMAR CONDO ASSN INC / O FLORIDA PROPERTY MGMT ASSN 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

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.

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 514121-AD-0100 (TD #43041)

RECEIVED SHERIFF  
2019 AUG -5 AM 8:31  
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 August 30, 2019 .....\$2,002.20

Or

\* Amount due if paid by September 17, 2019 .....\$2,023.96

\*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 September 18, 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  
C/O FLORIDA PROPERTY MGMT ASSN INC  
2199 SW 81 AVENUE #CU-15  
MIRAMAR, FL 33025  
(STORES, 1-STORY)

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



[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>



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

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VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.

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### Principal Address

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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

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<b>Report Year</b>	<b>Filed Date</b>
2017	05/08/2017
2017	07/10/2017
2018	04/09/2018

#### Document Images

<a href="#">04/09/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">11/02/2005 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>

2

PREPARED BY:  
RECORD AND RETURN TO:  
Ramon J. Diego, Esq.  
Law Offices of Ramon J. Diego, P.A.  
66 W. Flagler Street, Suite 1002  
Miami, Florida 33130  
Office (305) 350-3102

(Space above this line reserved for recording office use only)

QUIT CLAIM DEED

This Quit Claim Deed, made this 13 day of February, 2014, between DAPHNIE PIERRE, (hereinafter, "Grantor") whose post office address is 12346 SW 10<sup>th</sup> Street, Pembroke Pines, FL 33025-5760; and, VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC, a nonprofit corporation, (hereinafter, "Grantee") whose mailing address is: c/o Florida Property Management 5801 NW 151 ST, #203, Miami Lakes, FL 33014.

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

Witnesseth that the said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Broward County, Florida to wit:

**Legal Description:** Unit CU-15 of the Common Areas 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 interest in the common elements appurtenant thereto.

**Address:** 2199 SW 81 Avenue, Unit CU-15, Miramar, FL 33025

**Folio:** 5141 21 AD 0100

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written

Daphnie Pierre,

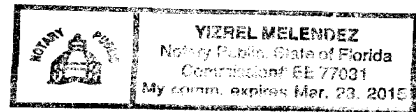
Daphnie  
Daphnie Pierre

Josef Jayara  
Witness Name  
Talim Borges  
Witness Name

STATE OF FLORIDA )  
COUNTY OF Broward )

Sworn to and subscribed before me this 16 day of May, 2014, by Daphnie L Pierre, on behalf of Grantor who  is personally known or  has produced a drivers license as identification.

Notary Public --- State of Florida  
Printed name: Yizel Melendez



1

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 15th 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 **Daphnie Pierre, a single woman**, hereinafter referred to as "GRANTEE", whose post office address is: 2220 S.W. 81st Ave., 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-15, 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.

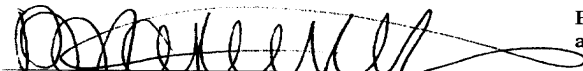
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining. To have and to hold the same in fee simple forever.

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.

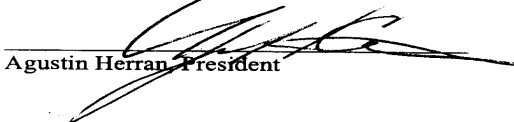
In Witness Whereof, the GRANTOR has caused these presents to execute in its name, by its proper officers thereunto duly authorized, the day and year first above written.

GREC Conversions XVII, Ltd. a Florida limited partnership

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

  
Print Name: **Darlene Martinez**

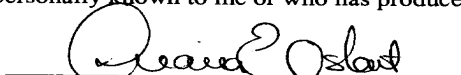
  
Print Name: **Nicholas Handelsman**

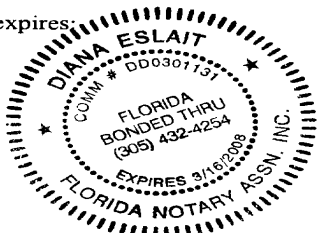
  
Agustin Herran, President

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me on this 15th 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



**DATE: August 1st, 2019**  
**PROPERTY ID # 514121-AD-0100 (TD # 43041)**

# WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2199 SW 81 AVENUE #CU-15, 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 August 30, 2019 .....\$2,002.20
- Or
- \* Estimated Amount due if paid by September 17, 2019 .....\$2,023.96

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 18, 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](http://www.broward.org/recordstaxestreasury)

**DATE: August 1st, 2019**  
**PROPERTY ID # 514121-AD-0100 (TD # 43041)**

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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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2199 SW 81 AVENUE #CU-15, 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.

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DATE: August 1st, 2019  
PROPERTY ID # 514121-AD-0100 (TD # 43041)

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

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DATE: August 1st, 2019  
PROPERTY ID # 514121-AD-0100 (TD # 43041)

# WARNING

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

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- Or
- \* Estimated Amount due if paid by September 17, 2019 .....\$2,023.96

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 18, 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](http://www.broward.org/recordstaxestreasury)

**DATE: August 1st, 2019**  
**PROPERTY ID # 514121-AD-0100 (TD # 43041)**

# WARNING

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

VERANO AT MIRAMAR CONDOMINIUM  
ASSOCIATION, INC. C/O FLORIDA PROPERTY  
MANAGEMENT  
5600 SW 135 AVE STE 108  
MIAMI, FL 33183-5125

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2199 SW 81 AVENUE #CU-15, 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 August 30, 2019 .....\$2,002.20

Or

\* Estimated Amount due if paid by September 17, 2019 .....\$2,023.96

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 18, 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](http://www.broward.org/recordstaxestreasury)**



**DATE: August 1st, 2019**  
**PROPERTY ID # 514121-AD-0100 (TD # 43041)**

# WARNING

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

VERANO AT MIRAMAR CONDOMINIUM  
ASSOCIATION, INC. C/O FLORIDA PROPERTY  
MANAGEMENT  
5801 NW 151 ST #203  
MIAMI LAKES, FL 33014

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2199 SW 81 AVENUE #CU-15, 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.**

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- Or
- \* Estimated Amount due if paid by September 17, 2019 .....\$2,023.96

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 18, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.**

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**FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT**  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

**DATE: August 1st, 2019**  
**PROPERTY ID # 514121-AD-0100 (TD # 43041)**

# WARNING

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

VERANO AT MIRAMAR CONDOMINIUM  
ASSOCIATION, INC. C/O FLORIDA PROPERTY  
MANAGEMENT  
2199 SW 81 AVENUE #CU-15  
MIRAMAR, FL 33025

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2199 SW 81 AVENUE #CU-15, 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.**

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- Or
- \* Estimated Amount due if paid by September 17, 2019 .....\$2,023.96

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 18, 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/recordstaxestresury](http://www.broward.org/recordstaxestresury)

DATE: August 1st, 2019  
PROPERTY ID # 514121-AD-0100 (TD # 43041)

# 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-15, 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.

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*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 August 30, 2019 .....\$2,002.20

Or

\* Estimated Amount due if paid by September 17, 2019 .....\$2,023.96

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 18, 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/recordstaxestresury](http://www.broward.org/recordstaxestresury)

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

7019 0140 0000 3869 9232

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee  
\$ \_\_\_\_\_

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

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

Postmark  
Here

Postage

TD 43041 SEPTEMBER 2019 WARNING  
THE HERNANDEZ LEGAL GROUP, REGISTERED AGENT  
O/B/O VERANO AT MIRAMAR CONDOMINIUM  
ASSOCIATION, INC.  
11420 NORTH KENDALL DRIVE SUITE 108  
MIAMI, FL 33176

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postmark  
Here

Postage

TD 43041 SEPTEMBER 2019 WARNING  
VERANO AT MIRAMAR CONDOMINIUM  
ASSOCIATION, INC.  
5600 SW 135 AVENUE, SUITE 108  
MIAMI, FL 33183

7019 0140 0000 3869 9225

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postmark  
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TD 43041 SEPTEMBER 2019 WARNING  
VERANO AT MIRAMAR CONDOMINIUM  
ASSOCIATION, INC. C/O FLORIDA PROPERTY  
MANAGEMENT  
2199 SW 81 AVENUE #CU-15  
MIRAMAR, FL 33025

City, State, ZIP+4™

PS Form 3800, April 2015 PSN 7530-02-000-0047

See Reverse for Instructions

7019 0140 0000 3869 9218

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

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Postage

TD 43041 SEPTEMBER 2019 WARNING  
VERANO AT MIRAMAR CONDOMINIUM  
ASSOCIATION, INC. C/O FLORIDA PROPERTY  
MANAGEMENT  
5801 NW 151 ST #203  
MIAMI LAKES, FL 33014

7019 0140 0000 3869 9201

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postmark  
Here

TD 43041 SEPTEMBER 2019 WARNING  
VERANO AT MIRAMAR CONDOMINIUM  
ASSOCIATION, INC. C/O FLORIDA PROPERTY  
MANAGEMENT  
5600 SW 135 AVE STE 108  
MIAMI, FL 33183-5125

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

See Reverse for Instructions

7019 0140 0000 3869 9195



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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

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7

TD 43041 SEPTEMBER 2019 WARNING  
CITY OF MIRAMAR  
UTILITY BILLING SECTION  
2300 CIVIC CENTER PLACE  
MIRAMAR, FL 33025

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

See Reverse for Instructions

7019 0140 0000 3869 9288

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postmark  
Here

TD 43041 SEPTEMBER 2019 WARNING  
CITY OF MIRAMAR  
DOUGLAS R GONZALES  
200 E BROWARD BLVD #1900  
FT LAUDERDALE, FL 33301

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

See Reverse for Instructions

7019 0140 0000 3869 9171

**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 43041 SEPTEMBER 2019 WARNING  
 CITY OF MIRAMAR  
 DOUGLAS R GONZALES  
 200 E BROWARD BLVD #1900  
 FT LAUDERDALE, FL 33301



9590 9402 4473 8248 0090 12

7019 0140 0000 3869 9171

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
 X *Maria A*

B. Received by (Printed Name) *MARIA A* C. Date of Delivery *8/12/19*

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

3. Service Type

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

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

**1. Article Addressed to:**

TD 43041 SEPTEMBER 2019 WARNING  
 VERANO AT MIRAMAR CONDOMINIUM  
 ASSOCIATION, INC.  
 5600 SW 135 AVENUE, SUITE 108  
 MIAMI, FL 33183



9590 9402 4473 8248 0088 79

7019 0140 0000 3869 9225

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

X

- Agent
- Addressee

**B. Received by (Printed Name)**

**C. Date of Delivery**

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

**3. Service Type**

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

(over 3500)

**SENDER: COMPLETE THIS SECTION**

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

TD 43041 SEPTEMBER 2019 WARNING  
 VERANO AT MIRAMAR CONDOMINIUM  
 ASSOCIATION, INC. C/O FLORIDA PROPERTY  
 MANAGEMENT  
 5600 SW 135 AVE STE 108  
 MIAMI, FL 33183-5125



9590 9402 4473 8248 0089 09

2. Article Number (Transfer from service label)

7019 0140 0000 3869 9195

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail  
 Mail Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

TD 43041 SEPTEMBER 2019 WARNING  
 THE HERNANDEZ LEGAL GROUP, REGISTERED AGENT  
 O/B/O VERANO AT MIRAMAR CONDOMINIUM  
 ASSOCIATION, INC.  
 11420 NORTH KENDALL DRIVE SUITE 108  
 MIAMI, FL 33176



9590 9402 4473 8248 0088 62

7019 0140 0000 3869 9232

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Handwritten Signature]*  
 B. Received by (Printed Name)  
*Frank Hernandez*

- Agent
- Addressee

C. Date of Delivery

*8-13-19*

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

3. Service Type

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

(over 35oz)

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

TD 43041 SEPTEMBER 2019 WARNING  
 CITY OF MIRAMAR  
 UTILITY BILLING SECTION  
 2300 CIVIC CENTER PLACE  
 MIRAMAR, FL 33025



9590 9402 4473 8248 0089 16

2. Article Number (Transfer)  
 7019 0140 0000 3869 9188

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

08/22/19 Domestic Return Receipt