



**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**
Phone: (412) 391-5555 Fax: (412) 391-7608
E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 05/30//2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 05/29/2019

CERTIFICATE # 2016-7236

ACCOUNT # 494130DM0010

ALTERNATE KEY # 267338

TAX DEED APPLICATION # 43162

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Condominium Parcel No. 101, of SUNRISE LAKES CONDOMINIUM NO. 178, according to the Declaration of Condominium thereof, as recorded in Official Records Book 10720, Page 442, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 10332 SUNRISE LAKES BOULEVARD #101, SUNRISE FL 33322

OWNER OF RECORD ON CURRENT TAX ROLL:

JEROME JR & DESRINE M JONES

10332 SUNRISE LAKES BLVD #101

SUNRISE, FL 33322-5927 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JEROME JONES, JR. AND DESRINE M. JONES OR: 26518, Page: 348

10332 SUNRISE LAKES BLVD., 101

SUNRISE, FL 33322 (Per Deed)

(Jerome Jones, Jr. a/k/a Jerome R. Jones)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

SARA LEVY

3100 N.29 COURT

HOLLYWOOD, FL 33020 (Tax Deed Applicant)

CITY OF SUNRISE

OFFICE OF THE SPECIAL MAGISTRATE

1607 NW 136 AVENUE, BUILDING B

SUNRISE, FL 33323 (Per Liens)

Instrument: 113265056

Instrument: 115737656

INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH CT MS 5780
PLANTATION, FL 33324 (Per Tax Lien)

Instrument: 113852273

JMR CONSTRUCTION CO. INC.
313 NE 2ND ST, #1105
FT. LAUD, FL 33301 (Per Notice of Commencement)

Instrument: 115422475

SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2
SUNRISE MANAGEMENT
950 SOUTH PINE ISLAND ROAD
SUITE A150
PLANTATION, FL 33324 (Per Sunbiz. Declaration recorded in 10720-442.)

TUCKER & TIGHE, P.A., REGISTERED AGENT
O/B/O SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2
800 E. BROWARD BLVD. STE. 710
FORT LAUDERDALE, FL 33301 (Per Sunbiz)

SUNRISE LAKES PHASE 4 RECREATION ASSOCIATION, INC.
JUDA, ESKEW & ASSOCIATES, P.A.
8211 W. BROWARD BLVD. STE PH-1
PLANTATION, FL 33324 (Per Sunbiz. Declaration recorded in 9136-494.)

FRANK, WEINBERG & BLACK, P.L., REGISTERED AGENT
O/B/O SUNRISE LAKES PHASE 4 RECREATION ASSOCIATION, INC.
7805 SW 6TH COURT
PLANTATION, FL 33324 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 30 DM 0010

CURRENT ASSESSED VALUE: \$26,820

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Trust Agreement

OR: 26518, Page: 365

Affidavit
(Best image available)

OR: 28010, Page: 138

Non-Identity Affidavit

OR: 42265, Page: 1272

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.

Kim Pickett

Title Examiner



Site Address	10332 SUNRISE LAKES BOULEVARD #101, SUNRISE FL 33322	ID #	4941 30 DM 0010
Property Owner	JONES, JEROME JR & DESRINE M	Millage	2112
Mailing Address	10332 SUNRISE LAKES BLVD #101 SUNRISE FL 33322-5927	Use	04
Abbr Legal Description	SUNRISE LAKES 178 CONDO UNIT 101		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$5,500	\$49,540	\$55,040	\$26,820	
2017	\$4,640	\$41,800	\$46,440	\$26,270	\$225.41
2016	\$4,020	\$36,220	\$40,240	\$25,730	\$204.38

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$55,040	\$55,040	\$55,040	\$55,040
Portability	0	0	0	0
Assessed/SOH 98	\$26,820	\$26,820	\$26,820	\$26,820
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	0	0	0	0
Wid/Vet/Dis 2	\$500	\$500	\$500	\$500
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,320	\$1,320	\$1,320	\$1,320

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/21/1997	WD	\$43,500	26518 / 348			
9/1/1993	QCD	\$100	21250 / 773			
3/1/1993	WD	\$50,000				
4/1/1983	WD	\$43,500				
				Adj. Bldg. S.F.		860
				Units/Beds/Baths		1/2/2
				Eff./Act. Year Built: 1984/1983		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
21								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43162

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 SUNRISE ATTN: CITY MANAGER'S OFFICE 10770 W OAKLAND PARK BLVD SUNRISE, FL 33351	CITY OF SUNRISE OFFICE OF THE SPECIAL MAGISTRATE 1607 NW 136 AVENUE, BUILDING B SUNRISE, FL 33323	JMR CONSTRUCTION CO. INC. 313 NE 2ND ST, #1105 FT. LAUD, FL 33301	SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2 SUNRISE MANAGEMENT 950 SOUTH PINE ISLAND ROAD SUITE A150 PLANTATION, FL 33324
TUCKER & TIGHE, P.A., REGISTERED AGENT O/B/O SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2 800 E. BROWARD BLVD. STE 710 FORT LAUDERDALE, FL 33301	INTERNAL REVENUE SERVICE ADVISORY UNIT - STOP 5780 7850 S.W. 6TH COURT PLANTATION, FL 33324	JEROME JONES, JR. a/k/a JEROME R JONES 10332 SUNRISE LAKES BLVD., 101 SUNRISE, FL 33322	DESRINE M. JONES 10332 SUNRISE LAKES BLVD., 101 SUNRISE, FL 33322
DESRINE M. JONES a/k/a DESRENE JONES 1430 SW 7TH TER DEERFIELD BEACH, FL 33441	SUNRISE LAKES PHASE 4 RECREATION ASSOCIATION, INC. JUDA, ESKEW & ASSOCIATES, P.A. 8211 W. BROWARD BLVD. STE PH-1 PLANTATION, FL 33324	FRANK, WEINBERG & BLACK, P.L., REGISTERED AGENT O/B/O SUNRISE LAKES PHASE 4 RECREATION ASSOCIATION, INC. 7805 SW 6TH COURT PLANTATION, FL 33324	

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 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

14
Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 43162

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: 494130-DM-0010
Certificate Number: 7236
Date of Issuance: 05/25/2017
Certificate Holder: SARA LEVY
Description of Property: SUNRISE LAKES 178 CONDO
UNIT 101

INSTR # 115926704
Recorded 07/12/19 at 04:35 PM
Broward County Commission
1 Page(s)
#14

Name in which assessed: JONES, JEROME JR & DESRINE M
Legal Titleholders: JONES, JEROME JR & DESRINE M
10332 SUNRISE LAKES BLVD #101
SUNRISE, FL 33322-5927

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.deedauction.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

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: 15044.05

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Condominium Parcel No. 101, of SUNRISE LAKES CONDOMINIUM NO. 178, according to the Declaration of Condominium thereof, as recorded in Official Records Book 10720, Page 442, of the Public Records of Broward County, Florida.

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Legal Titleholders: JONES, JEROME JR & DESRINE M
10332 SUNRISE LAKES BLVD #101
SUNRISE, FL 33322-5927

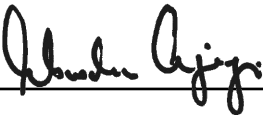
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Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By:  _____

Abiodun Ajayi
Deputy

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Publish: DAILY BUSINESS REVIEW

Issues: 09/12/2019, 09/19/2019, 09/26/2019 & 10/03/2019

Minimum Bid: 15044.05

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

43162

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 7236

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

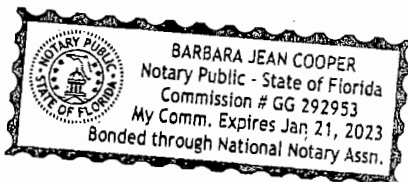
09/12/2019 09/19/2019 09/26/2019 10/03/2019

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
3 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 43162

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Condominium Parcel No. 101, of
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JONES, JEROME JR & DESRINE M
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SUNRISE, FL 33322-5927

All of said property being in the
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Dated this 12th day of September,
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 successful bidder is responsible to pay
any outstanding taxes.

Minimum Bid: 15044.05

401-314

9/12-19-26 10/3 19-10/0000423967B

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

RETURN OF SERVICE

Assignment: 16670 SERVE ASAP - RETURN TO TAX NOTICE TRAY Service Sheet # 19-036649
BROWARD COUNTY, FL vs. JEROME JONES JR; ETAL TD 43162
PLAINTIFF VS. COUNTY/BROWARD DEFENDANT
TYPE OF WRIT COURT HEARING DATE
JONES, JEROME JR & OR 10332 SUNRISE LAKES BLVD.. #101
SERVE SUNRISE, FL 33322
DEBRINE M. JONES

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 9/11/19 0630
Date 9/11/19

☒ Served
☐ Not Served - see comments

9-11-19 at 1354
Date Time

On 9884 Attorney JONES, JEROME JR & OR DEBRINE M. JONES in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

☐ **INDIVIDUAL SERVICE**

SUBSTITUTE SERVICE:

- ☐ At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit: _____, in accordance with F.S. 48.031(1)(a)
- ☐ To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)
- ☐ To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

CORPORATE SERVICE:

- ☐ To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081
- ☐ To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)
- ☐ To _____, as resident agent of said corporation in accordance with F.S. 48.091
- ☐ **PARTNERSHIP SERVICE:** To _____, partner, or to _____, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

- ☐ **POSTED RESIDENTIAL:** By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

1st attempt date/time: _____ 2nd attempt date/time: _____

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

1st attempt date/time: _____ 2nd attempt date/time: _____

- ☒ **OTHER RETURNS:** See comments

COMMENTS: Posted 9-11-19 1354 16670

You can now check the status of your writ by visiting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

GREGORY TONY, SHERIFF
BROWARD COUNTY, FLORIDA

BY: [Signature] 16670 D.S.
Lopa

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494130-DM-0010 (TD #43162)

RECEIVED SHERIFF
2019 SEP 10 AM 10:38

WARNING

BROWARD COUNTY, FLORIDA

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\$1,616.29

Or

* Amount due if paid by October 15, 2019\$1,634.05

*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

PLEASE SERVE THIS ADDRESS OR LOCATION

JEROME JONES JR
AND/OR
DESRINE M JONES
10332 SUNRISE LAKES BLVD #101
SUNRISE, FL 33322

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

SUNRISE LAKES PHASE 4 RECREATION ASSOCIATION, INC.

Filing Information

Document Number	750305
FEI/EIN Number	59-2640153
Date Filed	12/20/1979
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	03/27/1995
Event Effective Date	NONE

Principal Address

JUDA, ESKEW & ASSOCIATES, P.A.
8211 W. BROWARD BLVD. STE PH-1
PLANTATION, FL 33324

Changed: 02/11/2015

Mailing Address

JUDA, ESKEW & ASSOCIATES, P.A.
8211 W. BROWARD BLVD. STE PH-1
PLANTATION, FL 33324

Changed: 02/11/2015

Registered Agent Name & Address

FRANK, WEINBERG & BLACK, P.L.
7805 SW 6TH COURT
PLANTATION, FL 33324

Name Changed: 04/08/2009

Address Changed: 04/08/2009

Officer/Director Detail

Name & Address

Title President

Salkin, Steve

2705 NW 104th Ave #205
Sunrise, FL 33322

Title VP

Hankin, Sandra, Dr.
2606 NW 104th Ave. #309
Sunrise, FL 33322

Title T

LEIBOWITZ, STAN
2602 NW 103RD AVE #206
Sunrise, FL 33322

Title S

Mendelow, Robert
10467 Sunrise Lakes Blvd #306
Sunrise, FL 33322

Title Director

Portney, Shelia
10451 SUNRISE LAKES BLVD #209
SUNRISE, FL 33322

Title Director

Checce, Laurence
2602 NW 103rd Ave #110
SUNRISE, FL 33322

Annual Reports

Report Year	Filed Date
2017	03/07/2017
2018	03/21/2018
2019	04/03/2019

Document Images

04/03/2019 -- ANNUAL REPORT	View image in PDF format
03/21/2018 -- ANNUAL REPORT	View image in PDF format
03/07/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
02/11/2015 -- ANNUAL REPORT	View image in PDF format
03/12/2014 -- ANNUAL REPORT	View image in PDF format
04/24/2013 -- ANNUAL REPORT	View image in PDF format
03/28/2012 -- ANNUAL REPORT	View image in PDF format
03/16/2011 -- ANNUAL REPORT	View image in PDF format
03/31/2010 -- ANNUAL REPORT	View image in PDF format
04/08/2009 -- ANNUAL REPORT	View image in PDF format

04/14/2008 -- ANNUAL REPORT	View image in PDF format
02/15/2007 -- ANNUAL REPORT	View image in PDF format
02/27/2006 -- ANNUAL REPORT	View image in PDF format
06/06/2005 -- ANNUAL REPORT	View image in PDF format
03/16/2004 -- ANNUAL REPORT	View image in PDF format
05/01/2003 -- ANNUAL REPORT	View image in PDF format
06/13/2002 -- ANNUAL REPORT	View image in PDF format
04/09/2001 -- ANNUAL REPORT	View image in PDF format
04/27/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
04/16/1998 -- ANNUAL REPORT	View image in PDF format
01/27/1997 -- ANNUAL REPORT	View image in PDF format
01/31/1996 -- ANNUAL REPORT	View image in PDF format
04/11/1995 -- ANNUAL REPORT	View image in PDF format
03/24/1995 -- ANNUAL REPORT	View image in PDF format
03/15/1995 -- ANNUAL REPORT	View image in PDF format



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

Detail by Entity Name

Florida Not For Profit Corporation

SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2

Filing Information

Document Number	757103
FEI/EIN Number	59-2115613
Date Filed	04/01/1981
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/25/2018

Principal Address

SUNRISE MANAGEMENT
950 South Pine Island Road
Suite A150
Plantation, FL 33324

Changed: 06/09/2017

Mailing Address

SUNRISE MANAGEMENT
950 South Pine Island Road
Suite A150
Plantation, FL 33324

Changed: 10/25/2018

Registered Agent Name & Address

TUCKER & TIGHE, P.A.
800 E. BROWARD BLVD. STE. 710
FORT LAUDERDALE, FL 33301

Name Changed: 10/25/2018

Address Changed: 01/21/2014

Officer/Director Detail

Name & Address

Title P

SALKIN STEVE

SALKIN, STEVE
2705 NW 104 Avenue
Apt. 205
SUNRISE, FL 33322

Title Treasurer

Weissbaum, Fred
2726 NW 104th Ave
#101
Sunrise, FL 33322

Annual Reports

Report Year	Filed Date
2017	03/07/2017
2018	10/25/2018
2019	02/11/2019

Document Images

02/11/2019 -- ANNUAL REPORT	View image in PDF format
10/25/2018 -- REINSTATEMENT	View image in PDF format
06/09/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
03/07/2017 -- ANNUAL REPORT	View image in PDF format
03/11/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
01/21/2014 -- Reg. Agent Change	View image in PDF format
02/02/2013 -- ANNUAL REPORT	View image in PDF format
04/29/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
03/01/2010 -- ANNUAL REPORT	View image in PDF format
01/12/2010 -- Reg. Agent Change	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
02/15/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
05/03/2005 -- ANNUAL REPORT	View image in PDF format
03/08/2004 -- ANNUAL REPORT	View image in PDF format
04/21/2003 -- ANNUAL REPORT	View image in PDF format
04/15/2002 -- ANNUAL REPORT	View image in PDF format
03/19/2001 -- ANNUAL REPORT	View image in PDF format
04/05/2000 -- ANNUAL REPORT	View image in PDF format
04/27/1999 -- ANNUAL REPORT	View image in PDF format
04/16/1998 -- ANNUAL REPORT	View image in PDF format
01/29/1998 -- Amendment	View image in PDF format
03/21/1997 -- ANNUAL REPORT	View image in PDF format
01/31/1996 -- ANNUAL REPORT	View image in PDF format
03/02/1995 -- ANNUAL REPORT	View image in PDF format

--

Florida Department of State, Division of Corporations

BLDG 178

AFTER RECORDING - RETURN TO:

PERMIT NUMBER:

19-457

NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: 4441-30 GD 0000

SUBDIVISION _____ BLOCK _____ TRACT _____ LOT _____ BLDG _____ UNIT _____

10332 SUNRISE LAKE BLVD.

2. GENERAL DESCRIPTION OF IMPROVEMENT:

REPLACE SCREEN ENCLOSURES, WATER PROOF BALCONIES, REPLACE 6 SGA

3. OWNER INFORMATION: a. Name SUNRISE LAKES CONDO PHASE 4, INC 2

b. Address 950 S. PINE ISLAND RD, PLANTATION FL 33326 c. Interest in property FE

d. Name and address of fee simple titleholder (if other than Owner)

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER: JMR CONSTRUCTION CO, INC.

313 NE 2ND ST, #1105, FT. LAUD, FL 33301

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT: N/A

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER: N/A

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:

NAME, ADDRESS AND PHONE NUMBER:

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:

NAME, ADDRESS AND PHONE NUMBER:

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): _____, 20____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager

State of Florida
County of Broward

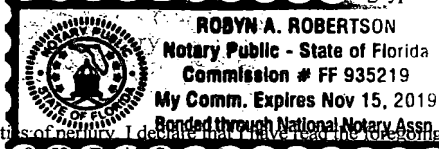
STEVE SARKIN
Print Name and Provide Signatory's Title/Office

The foregoing instrument was acknowledged before me this 10 day of OCT, 2018

By STEVE SARKIN, as PRESIDENT
(name of person) (type of authority, ... e.g. officer, trustee, attorney in fact)

For SUNRISE LAKES CONDO PHASE 4, INC 2
(name of party on behalf of whom instrument was executed)

Personally known or produced the following type of identification:



Robyn A. Robertson
(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

Signature(s) of Owner(s) or Owner(s) Authorized Officer/ Director / Partner/Manager who signed above:

By STEVE SARKIN By _____

1

3

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF SUNRISE, FLORIDA
1607 NW 136 Avenue, Building B
Sunrise, Florida 33323
(954) 572-2347

CASE NO. 18-00003492

CITY OF SUNRISE, FLORIDA)
Petitioner)
)
vs.)
)
SUNRISE LAKES CONDOMINIUM)
PHASE 4, INC.2)
Respondent(s))

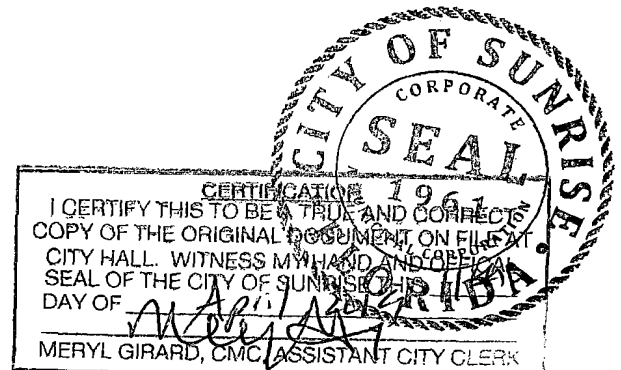
ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

The City of Sunrise Special Magistrate, at a hearing held on **MARCH 18, 2019**, and having received an Affidavit of Non-Compliance concerning a Final Order in the above captioned case, enters the following Findings of Fact:

1. That the City of Sunrise Special Magistrate issued a Final Order on **FEBRUARY 18, 2019** in the above captioned case commanding the respondent to bring the violation(s) specified in said Final Order into compliance on or before **MARCH 14, 2019**, or be subject to a fine in the amount of up to \$1000.00 per day for each day of non-compliance thereafter or a fine of up to \$5,000.00 per day for each day the same violation has been repeated after being brought in compliance prior to the Hearing. A copy of said Final Order is attached hereto as Exhibit "A".
2. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida to wit:

Legal Description: 49.41.30.GA.0000
SUNRISE LAKES #179
COMMON AREA

aka **2786 NW 104 AVE 179 COMM**
(Street address)



Case No. – 18-00003492
Order of Imposition of Fine and Claim of Lien
SUNRISE LAKES CONDOMINIUM PHASE 4, INC.2

IT IS, THEREFORE, THE ORDER OF THE SPECIAL MAGISTRATE THAT:

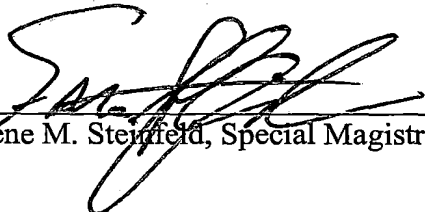
1. A fine in the amount of **\$100.00** is hereby imposed and shall accrue per diem having commenced on **MARCH 19, 2019**, until such time as respondent shall comply with said Final Order and notify the Building Division of the City of Sunrise that there has been compliance.
2. Pursuant to Section 162.09, Florida Statutes, this Order imposing a fine shall be recorded in the Public Records of Broward County and, once recorded, shall constitute a lien against the property upon which the violation exists and upon any real or personal property owned by the Respondent. Upon petition to the circuit court, such Order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes.

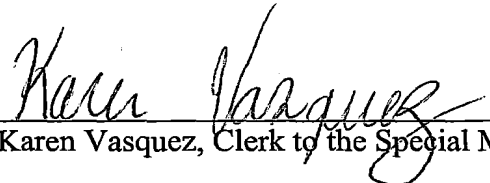
Respondent(s) may appeal a final administrative order of the City of Sunrise Special Magistrate to the Circuit Court. An appeal shall be filed within (30) days of the execution of the Order to be appealed.

DONE AND ORDERED: MARCH 21, 2019.

CITY OF SUNRISE
OFFICE OF THE SPECIAL MAGISTRATE

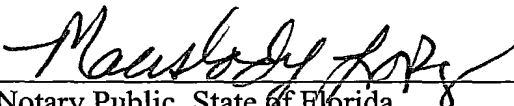
ATTEST:

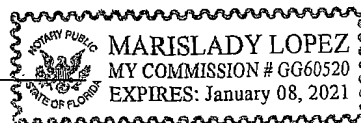

Eugene M. Steinfeld, Special Magistrate


Karen Vasquez, Clerk to the Special Magistrate

STATE OF FLORIDA)
)
COUNTY OF BROWARD) ss:

I hereby certify that on this day before me an officer duly qualified to take acknowledgements, personally appeared Eugene M. Steinfeld and Karen Vasquez, Special Magistrate and Clerk to the Special Magistrate respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State as aforesaid this date: MARCH 21, 2019.


Notary Public, State of Florida
My Commission Expires:



ATTACHMENTS

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF SUNRISE, FLORIDA
1607 NW 136 Avenue, Building B
Sunrise, Florida 33323

CASE NO. 18-00003492

CITY OF SUNRISE, FLORIDA)
Petitioner)
vs.)
SUNRISE LAKES CONDOMINIUM)
PHASE 4, INC. 2)
Respondent(s))

FINAL ORDER

IN RE: 2786 NW 104 AVE 179 COMM

Mailing Address: 950 SOUTH PINE ISLAND RD #A150
PHASE 4, INC. 2
PLANTATION, FL 33324

Legal Description: 49.41.30.GA.0000
SUNRISE LAKES #179
COMMON AREA

The Special Magistrate of the City of Sunrise having heard testimony under oath and argument at a public Violation Hearing, in reference to the above-described property, held on **FEBRUARY 18, 2019**, after due notice to the Respondent, and based upon the evidence, the Special Magistrate of the City of Sunrise, thereupon issued the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER.

FINDINGS OF FACT

The property located at 2786 N.W. 104th Ave. had the wire lath stucco in the soffit area of the 3rd floor catwalk collapse to the floor. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.

CONCLUSIONS OF LAW

THE AFOREMENTIONED FINDINGS OF FACT RESULT IN A VIOLATION OF THE FLORIDA BUILDING CODE AND THE CITY OF SUNRISE CODE OF ORDINANCES, SECTION(S) FBC 116.

Exhibit "A"

Case No. 18-00003492
Final Order
SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2

ORDER

Based on the foregoing Findings of Fact and Conclusions of Law, it is the Order of the City of Sunrise Special Magistrate that Respondent shall comply with the Florida Building Code, Broward County Provisions and the City of Sunrise Code of Ordinances, Section(s) FBC 116 on or before **MARCH 14, 2019.**

If Respondent does not comply by the time specified, and notify the Building Division of the City of Sunrise that there has been compliance, the City of Sunrise Special Magistrate shall consider an imposition of a fine of up to \$1,000.00 per day for each day the violation continues to exist beyond the date set for compliance in the Final Order or a fine of up to \$5,000.00 per day for each day the same violation is or has been repeated after being brought in compliance prior to the Hearing.


Upon complying with this Final Order, the Respondent shall notify **JOSE SADIN, the Building Inspector at 954-236-2108,** who shall have the property inspected and notify the Office of the Special Magistrate of the City of Sunrise if compliance has occurred.

Respondent(s) may appeal a final administrative order of the City of Sunrise Special Magistrate to the Circuit Court. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED: FEBRUARY 21, 2019

CITY OF SUNRISE
OFFICE OF THE SPECIAL MAGISTRATE

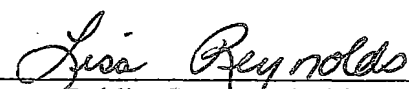
ATTEST:

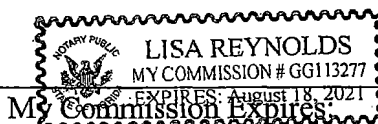

Eugene M. Steinfeld
Special Magistrate


Karen Vasquez
Clerk to the Special Magistrate

STATE OF FLORIDA)
)
COUNTY OF BROWARD) ss:

I hereby certify that on this day, before me an officer duly qualified to take acknowledgements, personally appeared Eugene M. Steinfeld, Special Magistrate and Karen Vasquez, Clerk to the Special Magistrate respectively, of the City of Sunrise, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same. Witness my hand and official seal in the County and State as aforesaid this date: FEBRUARY 21, 2019


Notary Public, State of Florida



W/C TRI-COUNTY for: --

Broward Title Company
10639 W. Atlantic Blvd
Coral Springs, Fl 33071

\$ 304.50
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY
B. JACK OSTERHOLT

COUNTY ADMIN.

Prepared by and Return to:
Kathleen C. Ballman
BROWARD TITLE COMPANY
10639 WEST ATLANTIC BLVD
CORAL SPRINGS, FL 33071

Parcel I.D. No. 9130-DM-0010

Grantee S.S. No.:

Name: JEROME JONES, JR.

Grantee S.S. No.:

Name: DESRINE M. JONES

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this 14th day of May, 1997 BETWEEN PAUL M. BRODSKY and ADINA R. FREEDMAN, Joint Co-Successor Trustees of The Revocable Living Trust of Lewis N. Brodsky and Lillian N. Brodsky dated September 14, 1993 whose post office address is: 33486 376 N.W. 22nd Avenue, Boca Raton, FL of the County of Palm Beach, State of Florida, grantor*, and JEROME JONES, JR. and DESRINE M. JONES, his wife, whose post office address is 10332 Sunrise Lakes Blvd., 101, Sunrise, FL 33322 of the County of Broward, State of FL, grantee*.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs and assigns forever the following described land situate, lying and being in Broward County, Florida, to-wit:

Condominium Parcel No. 101, of SUNRISE LAKES CONDOMINIUM NO. 178, according to the Declaration of Condominium thereof, as recorded in Official Records Book 10720, Page 442, of the Public Records of Broward County, Florida.

Subject to conditions, easements, restrictions and limitations of record, if any, zoning ordinances affecting said property, and taxes for the year 1997 and all subsequent years.

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

**Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

Print/Type witness [Signature]

[Signature]

Print/Type witness [Signature]

[Signature]
PAUL M. BRODSKY, Trustee

[Signature]
ADINA R. FREEDMAN, Trustee

STATE OF Pennsylvania
COUNTY OF Wayne

The foregoing instrument was acknowledged before me this 21 day of May, 1997, by PAUL M. BRODSKY of whom is personally known to me or each of whom has produced photo identification as required by 117.05(5)(b), Florida Statutes (1991), as identification and who did take an oath.

[Signature]
Print/Type Notary Alice Martin
Notary Public - State of Pennsylvania
Comm. No.: 62600

BK26518PG0348

Kathleen C. Ballman

Print/Type Witness Kathleen C. Ballman

Patty Criss

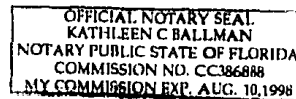
Print/Type Witness Patty Criss

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4th day of May, 1997, by ADINA R. FREEDMAN, of whom is personally known to me and who has produced photo identification as required by 117.05(5)(b), Florida Statutes (1991), as identification and who did take an oath.

Kathleen C. Ballman

Print/Type Notary _____
Notary Public- State of Florida
Comm. No.: _____



BK26518PG0349

SUNRISE LAKES PHASE IV - INC II

ORIGINAL

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY that Jerome and Desrine Jones
has/have been approved by the Board of Directors as the Purchaser
of the following described property in Broward County, Florida
located within the SUNRISE LAKES INC II CONDOMINIUM ASSOCIATION,
INC.

PREVIOUS OWNER: Brodsky

ADDRESS: 10332 Sunrise Lakes Blvd., Sunrise FL BLDG 178 UNIT 101
as set forth in the Declaration of Condominium and Exhibits
annexed thereto and forming part thereof, recorded in
Official Records of the Public Records of Broward County,
Florida, and as amended. The above address includes, but is
not limited to, all appurtenances to the Condominium unit
above described, including the undivided interest in the
common elements of said Condominium.

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

DATED this day of , 19 for
the SUNRISE LAKES INC II CONDOMINIUM ASSOCIATION, INC.

PLEASE PROVIDE MANAGEMENT
WITH A COPY OF THE WARRANTY
DEED UPON CLOSING FAX: 572-9217

By: Murray Kopf

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME personally appeared Murray Kopf known
to me to be the person who executed the foregoing certificate, who
after being duly sworn, says they are a Board Member for SUNRISE
LAKES INC II CONDOMINIUM ASSOCIATION, INC., a corporation not for
profit under the laws of the State of Florida, and that the
statements contained in said certificate are true and correct; and
acknowledges the execution thereof.

SWORN TO AND SUBSCRIBED before me this 14 day of May,
1997.

Barbara A. Janus
NOTARY PUBLIC

My commission expires:

6-5-98

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



BARBARA A. JANUS
COMMISSION # CC 379151
EXPIRES JUN 5, 1998
Bonded Through
ALLIAN INSURANCE SERVICES

BK26518PG0350

NON-IDENTITY AFFIDAVIT

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared **JEROME JONES, JR** who, upon being first sworn according to law, deposes and says:

(1) That this affidavit is given to induce **SEACOAST TITLE & ESCROW, LLC** to insure title to the property legally described as follows:

Condominium Unit No. 101, of Sunrise Lakes Condominium No. 178, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 10720, at Page 442, of the Public Records of Broward County, Florida.

(2) That affiant has examined copies of the following described judgements and/or liens and hereby states that he/she is **not** one and the same as the defendant in the following judgment(s):

MANY JUDGMENTS, ORDERS, TAX LIENS AND BANKRUPTCIES FILED IN THE PUBLIC RECORDS AND AGAINST PERSONS WITH SAME OR SIMILAR NAME TO AFFIANT'S

FURTHER AFFIANT SAYETH NAUGHT

Jerome Jones Jr.
JEROME JONES, JR

Chad VerLusteffen
Printed Witness Name

[Signature]
Witness

P Gomez
Printed Witness Name

The foregoing instrument was acknowledged before me this **13th** day of **June, 2006**, by **JEROME JONES, JR** who is personally known to me or has produced *REAL* as identification and did (did not) take an oath.

{SEAL}



[Signature]
Notary Public

Chad VerLusteffen
Printed Notary Name

My Commission Expires:

PREPARED BY & RETURN TO:

CHRISTOPHER D. NILES, ESQ.
SEACOAST TITLE & ESCROW, LLC
500 WEST CYPRESS CREEK ROAD
FT. LAUDERDALE, FL 33309

REFERENCE FILE NO. 06-300

Will call #163
Seacoast Title & Escrow
500 W Cypress Creek Rd, Suite 630
Ft. Lauderdale, FL 33309

040
Tm-ent

98-205069 TH002
04-08-98 00:19AM

PREPARED BY & RETURN TO:
MARY WEINBERG, ESQ.
EMERALD TITLE, INC.
1900 E. OAKLAND PARK BLVD.
SUITE 210
FT. LAUDERDALE, FLORIDA 33304
770-471-1111

A F F I D A V I T

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

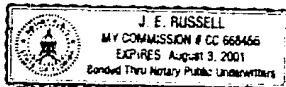
Before me, the undersigned authority, personally appeared JEROME R. JONES and DESRINE M. JONES, (hereinafter referred to as AFFIANT) who, after first being duly sworn, on oath, deposes and says;

1. That AFFIANTS are the owners of the following described property:
Condominium Parcel No. 101, SUNRISE LAKES CONDOMINIUM no. 178, according to the Declaration of Condominium thereof, recorded in Official Records Book 10720, Page 442, of the Public Records of Broward County, Florida.
2. That AFFIANTS were married on AUG 16, 1986, in the City of LAKE HAVILL, and the State of FL, and that they have been continuously married from that date without interruption of separation or divorce up through and including the date hereof.
3. That AFFIANTS make this Affidavit as a material inducement to EMERALD TITLE, INC. to issue a Mortgage Policy of Title Insurance on the above described property.

FURTHER AFFIANT SAYETH NAUGHT.

JEROME R. JONES Desrine M. Jones
JEROME R. JONES DESRINE M. JONES

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF MARCH, 1998 BY JEROME R. JONES AND DESRINE M. JONES, WHO ARE PERSONALLY KNOWN TO ME OR WHO HAVE PRODUCED 6617474 AS IDENTIFICATION AND WHO DID TAKE AN OATH.



MY COMMISSION EXPIRES:

J. E. Russell
NOTARY PUBLIC

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

BR28010PG0138

31

Form 668 (Y)(c) <small>(Rev. February 2004)</small>	11953 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien
---	---

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050	Serial Number 221497616	For Optional Use by Recording Office
--	----------------------------	--------------------------------------

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

Name of Taxpayer DESRENE JONES

Residence 1430 SW 7TH TER
DEERFIELD BCH, FL 33441

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

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2012		03/24/2014	04/23/2024	2017.49
1040	12/31/2013		01/05/2015	02/04/2025	23343.76
1040	12/31/2014		11/23/2015	12/23/2025	21917.05
Place of Filing County Courthouse Broward County Ft. Lauderdale, FL 33301					Total \$ 47278.30

This notice was prepared and signed at BALTIMORE, MD, on this,
the 15th day of July, 2016.

Signature <i>Cheryl Cordery</i> for P.A. BELTON	Title ACS SBSE (800) 829-3903	23-00-0008
--	-------------------------------------	------------

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
CAT. NO 60025X

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF SUNRISE, FLORIDA
1607 NW 136 Avenue, Building B
Sunrise, Florida 33323
(954) 572-2347

CASE NO. 15-00000955

CITY OF SUNRISE, FLORIDA)
Petitioner)
)
vs.)
)
SUNRISE LAKES CONDO PHASE 4 INC 2)
Respondent)

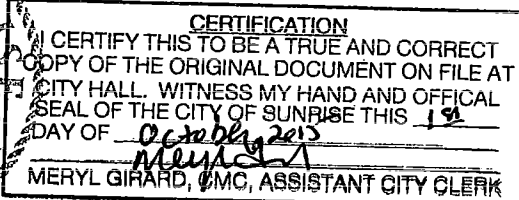
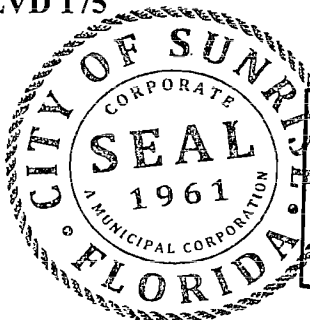
ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

The City of Sunrise Special Magistrate, at a hearing held on **JULY 20, 2015**, and having received an Affidavit of Non-Compliance concerning a Final Order in the above captioned case, enters the following Findings of Fact:

1. That the City of Sunrise Special Magistrate issued a Final Order on **MARCH 16, 2015**, in the above captioned case commanding the respondent to bring the violation(s) specified in said Final Order into compliance on or before **APRIL 16, 2015**, or be subject to a fine in the amount of up to \$1000.00 per day for each day of non-compliance thereafter or a fine of up to \$5,000.00 per day for each day the same violation has been repeated after being brought in compliance prior to the Hearing. A copy of said Final Order is attached hereto as Exhibit "A".
2. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida to wit:

Legal Description: 49.41.30.DH.0000
COMMON AREA FOR
SUNRISE LAKES 175 CONDO

aka **10120 SUNRISE LAKES BLVD 175**
(Street address)



Case No. – 15-00000955
 Order of Imposition of Fine And Claim of Lien
 SUNRISE LAKES CONDO PHASE 4 INC 2

IT IS, THEREFORE, THE ORDER OF THE SPECIAL MAGISTRATE THAT:

1. A fine in the amount of **\$100.00** is hereby imposed and shall accrue per diem having commenced on **SEPTEMBER 17, 2015**, until such time as respondent shall comply with said Final Order and notify the Building Division of the City of Sunrise that there has been compliance.
2. Pursuant to Section 162.09, Florida Statutes, this Order imposing a fine shall be recorded in the Public Records of Broward County and, once recorded, shall constitute a lien against the property upon which the violation exists and upon any real or personal property owned by the Respondent. Upon petition to the circuit court, such Order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes.

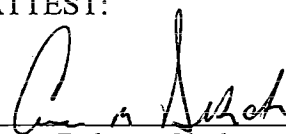
Respondent(s) may appeal a final administrative order of the City of Sunrise Special Magistrate to the Circuit Court. An appeal shall be filed within (30) days of the execution of the Order to be appealed.

DONE AND ORDERED: JULY 20, 2015

CITY OF SUNRISE
 OFFICE OF THE SPECIAL MAGISTRATE

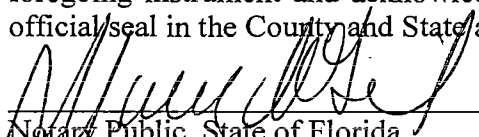

 Eugene M. Steinfeld, Special Magistrate

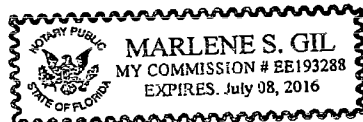
ATTEST:


 Anne Bukata, Clerk to the Special Magistrate

STATE OF FLORIDA)
)
 COUNTY OF BROWARD) ss:

I hereby certify that on this day before me an officer duly qualified to take acknowledgements, personally appeared Eugene M. Steinfeld and Anne Bukata, Special Magistrate and Clerk to the Special Magistrate respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State as aforesaid this date: JULY 23, 2015.


 Notary Public, State of Florida
 My Commission Expires:



ATTACHMENTS

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF SUNRISE, FLORIDA
 1607 NW 136 Avenue, Building B
 Sunrise, Florida 33323

CASE NO. 15-00000955

CITY OF SUNRISE, FLORIDA
 Petitioner

vs.

SUNRISE LAKES CONDO PHASE 4 INC 2
 Respondent

FINAL ORDER

IN RE: 10120 SUNRISE LAKES BLVD 175

Mailing Address: % SUNRISE MANAGEMENT
 8400 N UNIVERSITY DR
 TAMARAC, FL 33321

Legal Description: 49.41.30.DH.0000

The Special Magistrate of the City of Sunrise having heard testimony under oath and argument at a public Violation Hearing, in reference to the above-described property, held on **MARCH 16, 2015**, after due notice to the Respondent, and based upon the evidence, the Special Magistrate of the City of Sunrise, thereupon issued the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER.

FINDINGS OF FACT

The property located at 10120 Sunrise Lakes Blvd. has multiple balconies with spalling concrete creating an unsafe condition. The condition must be repaired and all of the necessary permits must be obtained from the Building Official. Apply for and obtain all required permits from the Building Department (954-572-2354). All required inspections must be scheduled and meet with positive results.

CONCLUSIONS OF LAW

THE AFOREMENTIONED FINDINGS OF FACT RESULT IN A VIOLATION OF THE FLORIDA BUILDING CODE AND THE CITY OF SUNRISE CODE OF ORDINANCES, SECTION(S) FBC 116.1.

Exhibit "A"

Case No. 15-00000955
 Final Order
 SUNRISE LAKES CONDO PHASE 4 INC 2

ORDER

Based on the foregoing Findings of Fact and Conclusions of Law, it is the Order of the City of Sunrise Special Magistrate that Respondent shall comply with the Florida Building Code, Broward County Provisions and the City of Sunrise Code of Ordinances, Section(s) **FBC 116.1** on or before **April 16, 2015**.

If Respondent does not comply by the time specified, and notify the Building Division of the City of Sunrise that there has been compliance, the City of Sunrise Special Magistrate shall consider an imposition of a fine of up to \$1,000.00 per day for each day the violation continues to exist beyond the date set for compliance in the Final Order or a fine of up to \$5,000.00 per day for each day the same violation is or has been repeated after being brought in compliance prior to the Hearing.

Upon complying with this Final Order, the Respondent shall notify **TERRY BURGESS, the Building Inspector at 954-572-2366**, who shall have the property inspected and notify the Office of the Special Magistrate of the City of Sunrise if compliance has occurred.


Respondent(s) may appeal a final administrative order of the City of Sunrise Special Magistrate to the Circuit Court. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED: MARCH 16, 2015

CITY OF SUNRISE
 OFFICE OF THE SPECIAL MAGISTRATE

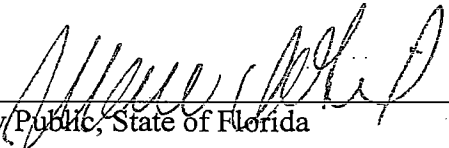

 Eugene M. Steinfeld
 Special Magistrate

ATTEST:


 Anne Bukata
 Clerk to the Special Magistrate

STATE OF FLORIDA)
)
 COUNTY OF BROWARD) ss:

I hereby certify that on this day, before me an officer duly qualified to take acknowledgements, personally appeared Eugene M. Steinfeld, Special Magistrate and Anne Bukata, Clerk to the Special Magistrate respectively, of the City of Sunrise, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same. Witness my hand and official seal in the County and State as aforesaid this date: MARCH 18, 2015.


 Notary Public, State of Florida

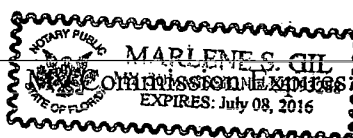


Exhibit "A"

1 K8
PREPARED BY:
ARTHUR G. MEYERSON
8333 W. McNab Road Suite 201
Tamarac, Florida 33321

97-285607 T#007
06-04-97 01:48PM

DOCUMENT COVER PAGE

DOCUMENT TITLE: THE REVOCABLE LIVING TRUST OF LEWIS N. BRODSKY & LILLIAN
(Warranty Deed, Mortgage, Affidavit, etc.) ~~BRODSKY~~

EXECUTED BY: LEWIS N. BRODSKY & LILLIAN N. BRODSKY

TO: PAUL M. BRODSKY AND ADINA R. FREEDMAN

**BRIEF LEGAL
DESCRIPTION:** CONDO PARCEL NO., .101 AUNEIAW LAKES CONDO NO. 178

O. R. BOOK 10720 PAGE 442 BROWARD

RETURN RECORDED DOCUMENT TO:

W/C TRI-COUNTY for: --

Broward Title Company
10639 W. Atlantic Blvd
Coral Springs, Fl 33071

BK26518PG0365

10

THE REVOCABLE LIVING TRUST OF
LEWIS N. BRODSKY AND LILLIAN N. BRODSKY

THIS TRUST AGREEMENT, made this 14th day of September, 1993, by and between LEWIS N. BRODSKY AND LILLIAN N. BRODSKY, husband and wife, presently residing at 10332 Sunrise Lakes Boulevard, in the City of Sunrise, County of Broward, State of Florida (hereinafter called the "Grantors", "Primary Trustees" and "Primary Beneficiaries"), and Grantors' Children, PAUL M. BRODSKY and ADINA R. FREEDMAN, (hereinafter called "Successor Beneficiaries" and "Joint Co-Successor Trustees" to serve simultaneously, or whichever of them shall so survive, shall continue to serve); and any and all Successor Trustees are to serve free of fee and free of bond; and the Successor Trustees so designated, shall serve in the sequence that they have been so designated to serve; and

WHEREAS, the Grantors, desiring to create a Trust for the benefit of the Primary Beneficiaries hereinafter set forth, does hereby assign, transfer, convey and deliver to the Primary Trustees the property described in the Schedule attached hereto and made a part hereof; and

WHEREAS, additional funds, securities, life insurance payable to the Trustees, and other property, may be transferred by the Grantors or any other person, by Will or otherwise, from time to time, to the Trustees as additions to the Trust, and all such further funds, securities, life insurance and other property shall be dealt with by the Trustees pursuant to the terms hereof, provided that all such additions shall be such as are acceptable to the Trustees. A description of such additional funds, securities, life insurance and other property shall be attached hereto by appropriate schedules.

NOW, THEREFORE, IT IS AGREED by and between the parties hereto as follows:

FIRST: The Primary Trustees shall, after paying the necessary expenses of the management and preservation of the

First of Eight Pages

BK26518PG0366

361.51-922

Trust property, pay the entire net income of the Trust in reasonable installments, to or for the Primary Beneficiaries during their entire lifetime, together with such amounts of the Trust principal as either or both the Primary Beneficiaries may withdraw from time to time. The Primary Trustee shall have complete authority and power with respect to administration of the TRUST during his or her lifetime, and shall be able to act independently with respect thereto including, but not limited to, the ability to withdraw funds or sign instruments or otherwise effect the TRUST corpus or income.

If, due to physical or mental incapacity, either of the Primary Trustees are, in the opinion of a duly licensed medical doctor, unable to administer such income or to exercise his or her right to withdraw principal, the remaining Primary Trustee shall, from time to time, distribute to or expend on behalf of the incapable Primary Beneficiary to the "Beneficiary" and/or "Beneficiaries", and those dependent upon him or her, the income and sufficient principal which, together with funds known to the remaining Primary Trustee to be available from other sources for such purposes, will, in the sole discretion of the remaining Primary Trustee, and consistent with the value of the Trust, maintain Incapacitated "Beneficiary" and those dependent upon him or her as nearly as possible in the mode of living to which she or he and they were accustomed prior to his or her becoming incapacitated. If both the Primary Trustees shall become incapacitated, as hereinafter discussed, then the Successor Trustees shall have the same powers as the remaining Primary Trustee has with respect to the administration of the Trust.

If, at any time, either one (1) of the Grantors or Primary Trustees shall die or become incapacitated under the same conditions as set forth above, then, in that event, the remaining Primary Trustee shall administer any Trust or disperse any funds in accordance with this Agreement, in his or her sole discretion.

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SECOND: Upon the death of both of the Grantors (Primary Beneficiaries and Primary Trustees), the Successor Trustees shall hold, administer and dispose of the Trust property as follows:

(A) All the rest, residue and remainder of Grantors' Trust Property, both real and personal, of whatsoever kind and nature, and wheresoever situate, shall go outright and immediately to Successor Beneficiaries, PAUL M. BRODSKY and ADINA R. FREEDMAN, (Grantors' Children), in two (2) equal, fifty percent (50%) shares, per stirpes and not per capita.

(B) If, however, at the death of the last surviving Grantor, any individual taking hereunder is under the age of eighteen (18) years, then and in that event, said individual's share shall be held in Trust by Successor Trustees, in accordance with Paragraph Sixth until such time as said individual attains the age of eighteen (18) years, at which time said Trust is to be terminated, and said individual's share is to be remitted outright, completely and immediately, and free of Trust.

THIRD: Notwithstanding anything to the contrary, the Trust created hereunder shall terminate not later than twenty-one (21) years after the death of the last to die, of those beneficiaries who were living on the date on which this instrument shall become irrevocable. At the end of such period all such Trusts shall terminate and the Trustees shall distribute the undistributed income and principal of such Trusts to the current income beneficiaries who are then or would have been entitled to receive the income from said Trust and in the same proportions as they are or would have been entitled to such income, and if the proportions are not specified, in equal shares to such beneficiaries, absolute and free of Trust.

FOURTH: The Primary Trustees first, and after them the Successor Trustees are hereby vested with full and complete title to all of the property embraced within the Trust hereof, both as to principal and income therefrom, subject only to the execution of the Trust hereof; and further, neither the principal nor the

income of the Trust Property shall be liable for the debts of any beneficiary hereof, nor shall the same be subject to seizure by any creditor of any beneficiary under any writ or proceeding at law or in equity, and no beneficiary hereunder shall have any power to sell, assign, transfer, encumber, or in any other manner anticipate or dispose of his or her interest in the Trust Property or the income produced hereby.

FIFTH: During the lifetime of either Primary Beneficiary or until the provisions of Article Fourth hereinabove set forth shall become operative, the Successor Trustees shall not exercise any powers with respect to the sale, retention, investment or reinvestment of the Trust Property except in accordance with Grantors' written instructions, and the Successor Trustees shall have no responsibility or liability to any person who may now or may hereafter claim an interest in the Trust Property for any act done pursuant to such written instructions. The Successor Trustees specifically shall have no duty to inquire into the exercise of any such powers reserved by Grantors with respect to the sale, retention, investment or reinvestment of the Trust Property, the responsibility for the exercise or failure to exercise such powers being Grantors' alone; provided, further, however, that the power herein reserved by Grantors and Primary Trustees with respect to the investment of the Trust Property shall be deemed a personal power exercisable by Grantors and Primary Trustees in their sole, absolute and unrestricted discretion, and in the same manner as if the property subject to such power were held by Grantors outright and free of Trust; and provided, further, that any person or corporation, including transfer agents dealing with the Primary Trustees, or subsequently the Successor Trustees shall be required to inquire as to Grantors' competency or as to such instructions, but may conclusively presume the existence or occurrence of facts supporting any action of the Primary Trustees and Successor Trustees. Grantors specifically authorize Primary Trustees and Successor Trustees to hold and retain any property delivered to them by

Grantors, or subsequently acquired by them pursuant to Grantors' written instructions, notwithstanding any lack of diversification in the investment of such property or any disproportionate investment thereof in common stocks or other equities, and the Primary Trustees and Successor Trustees shall not be liable for any loss or depreciation occasioned by such retention. Primary Trustees and Successor Trustees are further authorized and empowered to retain uninvested any and all cash which Grantors or others may pay over to him and/or her, or either of them, and shall have no liability for any loss of income thereon.

SIXTH: The Grantors hereby grant to the Primary Trustees and Successor Trustees with respect to each Trust created hereunder, the following powers to be exercised in dealing with any and all property, real or personal forming a part of any Trust created hereunder including property held for minors; to retain such property for as long as the Primary Trustees or Successor Trustees may deem advisable, to abandon such property or to sell such property for cash or credit at public or private sale or to grant options, to lease property regardless of the fact that the term of any such lease may extend beyond the term of any Trust created hereunder, to distribute such property in cash or in kind or both and to value such property to the extent permitted by law, to invest in any property regardless of whether authorized by law for investment of Trust funds, to borrow money from any lender (including the Primary Trustees or Successor Trustees), to settle claims, and to do all acts although not specifically listed herein deemed necessary and advisable for the proper management, investment and distribution of such property.

SEVENTH: The Grantors shall have the power at any time during their lifetime, except by one who may be adjudged mentally incompetent by anyone having authority to make said determination, by an instrument in writing delivered to the Successor Trustees, to modify, alter, amend or revoke this Agreement, in whole or in part, and to change the beneficiaries thereof, and to

5710-728

withdraw any part or all of the principal of this Trust Property, and the Successor Trustees, shall be entitled to rely upon such instrument without liability to any beneficiary; provided, however, that the duties and responsibilities of the Successor Trustees hereunder shall not be substantially increased without his or her consent. The powers reserved hereby to the Grantors shall not be exercisable by a guardian or by any other person.

EIGHTH: The Successor Trustees may resign the Trusts hereof effective thirty (30) days after written notice of intention to do so, given personally or by registered mail to the Grantors, or if the Grantors shall not then be living, to the beneficiaries then entitled to the income of said Trust, or to their legal representatives. Any alternate or other Successor Trustees appointed by the Grantors, or by a Court of competent jurisdiction, shall succeed to all of the duties, and to all of the powers, including discretionary powers, herein granted to the Successor Trustees.

NINTH: The Successor Trustees are empowered to incur, and pay from the Trust Property all reasonable expenses in connection with the management, preservation and administration of the Trust hereof, including reasonable compensation for the services of the Successor Trustees and including the fees and charges of such agents, attorneys or accountants as the Successor Trustees may, in the exercise of their discretion, employ in the administration of the Trusts hereunder.

TENTH: In the case of incapacity, of both Grantors, or the surviving Grantor, the Successor Trustees shall render at least annually, a statement of properties in the Trust and of receipts and disbursements during the period covered to the Grantors during his or her lifetime, if there are assets in this Trust other than beneficiary designations under life insurance policies and/or nominal amounts of cash. After the death of both the Primary Trustees, the Successor Trustees shall render such statement of account at least annually to each of the adult and

otherwise legally competent beneficiaries (and to the natural or legal guardian, if any, of each minor or otherwise legally incompetent beneficiary) then receiving or entitled to receive income from any of the Trusts hereunder. The Successor Trustees, at their sole option, may, at any time, secure the written approval of the Grantors or the aforesaid income beneficiaries to any of their accounts so rendered and such approval shall be final, binding and conclusive as to all matters contained in such account upon all persons (whether in being or not) then or thereafter interested in the income and/or principal of the Trust. The Successor Trustees may also, at any time, at their sole option, secure "Approval Of An Account" of their affairs, by a Court of competent jurisdiction. The books of account of the Successor Trustees shall, at all reasonable times, be open to the reasonable inspection of the Grantors and/or the aforesaid income beneficiaries and such other person or persons as they may designate for that purpose.

ELEVENTH: Wherever in this Agreement words, including pronouns, are used in the masculine, they shall be read and construed in the feminine or neuter whenever they would so apply, and wherever in this Agreement the words "Personal Representative" or "Trustee" and other words, including pronouns are used in the singular or plural they shall be read and construed in the plural or singular, respectively, wherever they would so apply. Further, when the word "Trustee" is used, Successor Trustee may be construed in its place if each would carry out the intent of Grantors more accurately.

TWELFTH: This Agreement has been delivered in the State of Florida. The laws of the State of Florida shall govern the validity, interpretation and administration thereof, notwithstanding the residence in another jurisdiction of the Grantors or of any beneficiary hereunder.

IN WITNESS WHEREOF, the said LEWIS N. BRODSKY AND LILLIAN N. BRODSKY as "Grantors", "Primary Trustees" and "Primary
Seventh of Eight Pages

BK26518PG0372

Beneficiaries" have hereunto set their hands and seals, and have caused these presents to be executed and duly witnessed on the day and year first above written.

Natalie Montag
Witness

Lewis N. Brodsky
LEWIS N. BRODSKY

Stacy B. Meyerson
Witness

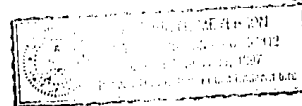
Lillian N. Brodsky
LILLIAN N. BRODSKY

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

BEFORE ME, personally appeared LEWIS N. BRODSKY AND LILLIAN N. BRODSKY, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and they acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 14th day of September 1993.

Stacy B. Meyerson
NOTARY PUBLIC, State of Florida
My Commission Expires



BK26518PG0373

THE REVOCABLE LIVING TRUST OF
LEWIS N. BRODSKY AND LILLIAN N. BRODSKY
SCHEDULE OF TRUST ASSETS

(A) REAL ESTATE:

CONDOMINIUM PARCEL NO. 101 OF SUNRISE LAKES CONDOMINIUM NO. 178, according to the Declaration of Condominium thereof, as recorded in Official Records Book 10720, Page 442 of the Public Records of Broward County, Florida.

(B) BANK ACCOUNTS:

AMTRUST - Account Number: [REDACTED]

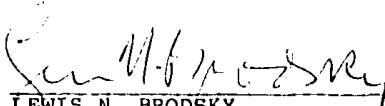
WORLD SAVINGS - Account Numbers: [REDACTED] and [REDACTED]

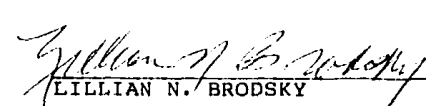
CALIFORNIA FEDERAL - Account Number: [REDACTED]

(C) UNDIFFERENTIATED FURNITURE AND/OR FURNISHINGS

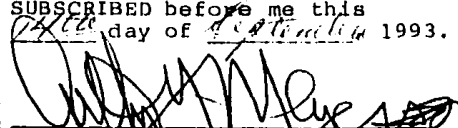
(D) 1992 OLDSMOBILE AUTOMOBILE AND/OR ANY OTHER SUCCESSOR AND/OR REPLACEMENT AUTOMOBILE

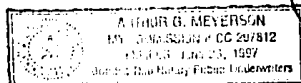
(E) UNDIFFERENTIATED MAN'S AND WOMAN'S JEWELRY


LEWIS N. BRODSKY


LILLIAN N. BRODSKY

SUBSCRIBED before me this
24th day of October 1993.


NOTARY PUBLIC, State of Florida
My Commission Expires:



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

BK26518P60374

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

DATE: September 3rd, 2019

PROPERTY ID # 494130-DM-0010 (TD # 43162)

WARNING

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

FRANK, WEINBERG & BLACK, P.L., REGISTERED AGENT
O/B/O SUNRISE LAKES PHASE 4 RECREATION
ASSOCIATION, INC.
7805 SW 6TH COURT
PLANTATION, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 10332 SUNRISE LAKES BLVD #101, SUNRISE, FL 33322 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\$1,616.29
Or
- * Estimated Amount due if paid by October 15, 2019\$1,634.05

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.

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

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

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

DATE: September 3rd, 2019

PROPERTY ID # 494130-DM-0010 (TD # 43162)

WARNING

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

CITY OF SUNRISE
ATTN: CITY MANAGER'S OFFICE
10770 W OAKLAND PARK BLVD
SUNRISE, FL 33351

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 10332 SUNRISE LAKES BLVD #101, SUNRISE, FL 33322 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: September 3rd, 2019

PROPERTY ID # 494130-DM-0010 (TD # 43162)

WARNING

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

CITY OF SUNRISE
OFFICE OF THE SPECIAL MAGISTRATE
1607 NW 136 AVENUE, BUILDING B
SUNRISE, FL 33323

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 10332 SUNRISE LAKES BLVD #101, SUNRISE, FL 33322 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: September 3rd, 2019

PROPERTY ID # 494130-DM-0010 (TD # 43162)

WARNING

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

JMR CONSTRUCTION CO. INC.
313 NE 2ND ST, #1105
FT. LAUD, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 10332 SUNRISE LAKES BLVD #101, SUNRISE, FL 33322 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\$1,616.29

Or

* Estimated Amount due if paid by October 15, 2019\$1,634.05

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.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: September 3rd, 2019

PROPERTY ID # 494130-DM-0010 (TD # 43162)

WARNING

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

SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2
SUNRISE MANAGEMENT
950 SOUTH PINE ISLAND ROAD SUITE A150
PLANTATION, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 10332 SUNRISE LAKES BLVD #101, SUNRISE, FL 33322 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: September 3rd, 2019

PROPERTY ID # 494130-DM-0010 (TD # 43162)

WARNING

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TUCKER & TIGHE, P.A., REGISTERED AGENT
O/B/O SUNRISE LAKES CONDOMINIUM
PHASE 4, INC. 2
800 E. BROWARD BLVD. STE 710
FORT 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 # 494130-DM-0010 (TD # 43162)

WARNING

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

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

DATE: September 3rd, 2019

PROPERTY ID # 494130-DM-0010 (TD # 43162)

WARNING

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JEROME JONES, JR.
a/k/a JEROME R JONES
10332 SUNRISE LAKES BLVD., 101
SUNRISE, FL 33322

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

DATE: September 3rd, 2019

PROPERTY ID # 494130-DM-0010 (TD # 43162)

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DESRINE M. JONES
10332 SUNRISE LAKES BLVD., 101
SUNRISE, FL 33322

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
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DESRINE M. JONES
a/k/a DESRENE JONES
1430 SW 7TH TER
DEERFIELD BEACH, FL 33441

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

DATE: September 3rd, 2019

PROPERTY ID # 494130-DM-0010 (TD # 43162)

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SUNRISE LAKES PHASE 4 RECREATION ASSOCIATION,
INC. JUDA, ESKEW & ASSOCIATES, P.A.
8211 W. BROWARD BLVD. STE PH-1
PLANTATION, FL 33324

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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 43162 OCTOBER 2019 WARNING
TUCKER & TIGHE, P.A., REGISTERED AGENT
O/B/O SUNRISE LAKES CONDOMINIUM
PHASE 4, INC. 2
800 E. BROWARD BLVD. STE 710
FORT LAUDERDALE, FL 33301



9590 9402 4473 8248 0088 00

2. Article Number (Transfer from service label)

7019 0140 0000 3869 9294

COMPL ETE 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

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 43162 OCTOBER 2019 WARNING
INTERNAL REVENUE SERVICE
ADVISORY UNIT - STOP 5780
7850 S.W. 6TH COURT
PLANTATION, FL 33324



9590 9402 4473 8248 0087 94

2. Article Number (Transfer from service label)

7019 0140 0000 3869 9300

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)

L STROU

C. Date of Delivery

9-6-19

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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1 Article Addressed to:

TD 43162 OCTOBER 2019 WARNING
CITY OF SUNRISE
ATTN: CITY MANAGER'S OFFICE
W OAKLAND PARK BLVD
SUNRISE, FL 33351



9590 9402 4473 8248 0088 48

2. Article Number (Transfer from service label)

7019 0140 0000 3869 9256

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)

Denise Schultz

C. Date of Delivery

9-6-19

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

☐ Yes
☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

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all Restricted Delivery

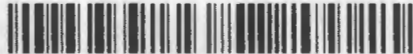
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

TD 43162 OCTOBER 2019 WARNING
FRANK, WEINBERG & BLACK, P.L., REGISTERED AGENT
O/B/O SUNRISE LAKES PHASE 4 RECREATION
ASSOCIATION, INC.
7805 SW 6TH COURT
PLANTATION, FL 33324



9590 9402 4473 8248 0088 55

2. Article Number (Transfer from certificate)

7019 0140 0000 3869 9249

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Melissa De La Rosa

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☐ Delivery Restricted Delivery☐ Restricted Delivery

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

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TD 43162 OCTOBER 2019 WARNING
SUNRISE LAKES PHASE 4 RECREATION ASSOCIATION,
INC. JUDA, ESKEW & ASSOCIATES, P.A.
8211 W. BROWARD BLVD. STE PH-1
PLANTATION, FL 33324



9590 9402 4473 8248 0087 56

Article Number (Transfer from service label)

7019 0140 0000 3869 9348

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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If YES, enter delivery address below: ☐ No

3. Service Type

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- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
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- ☐ Signature Confirmation Restricted Delivery