



**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: 07/29/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 07/28/2019

CERTIFICATE # 2016-6972

ACCOUNT # 494128HK0250

ALTERNATE KEY # 259347

TAX DEED APPLICATION # 43500

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. 301 of SUNRISE LAKES CONDOMINIUM APTS. BUILDING NO. 59, according to the Declaration of Condominium thereof, recorded in Official Records Book 5772 at Page 832 of the Public Records of Broward County, Florida, and all amendments thereto, if any.

PROPERTY ADDRESS: 8130 SUNRISE LAKES BOULEVARD #301, SUNRISE FL 33322

OWNER OF RECORD ON CURRENT TAX ROLL:

ROBERT BERNARD CHIPPIN
ROBERT DOUGLAS DYMOND
530 PEDERSON CRES
FREDERICTON, NEW BRUNSWICK E3B 2X2
CANADA (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ROBERT DOUGLAS DYMOND AND OR: 46025, Page: 1561
ROBERT BERNARD CHIPPIN
530 PEDERSON CRESCENT
FREDERICTON, NEW BRUNSWICK CANADA E3B 2Z2 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FLORIDA TAX CERTIFICATE FUND MUNICIPAL TAX LLC
C/O FCAP CUSTODIAN FOR FTCFIMT LLC
PO BOX 775311
CHICAGO, IL 60677 (Tax Deed Applicant)

SUNRISE LAKES CONDOMINIUM APTS., INC. 5 Instrument: 114199678
8133 SUNRISE LAKES BOULEVARD Instrument: 114429716
SUNRISE, FL 33322
(Per Liens. Lien in 114429716 amends Lien in 114199678.)

SUNRISE LAKES CONDOMINIUM APTS., INC. 5
BETH G. LINDIE, ESQ.
ESLER & LINDIE, P.A.
400 SE 6TH STREET
FORT LAUDERDALE, FL 33301 (Per Lis Pendens)

Instrument: 115065724

FANNY MEJIA RESTREPO, REGISTERED AGENT
O/B/O SUNRISE LAKES CONDOMINIUM APTS., INC. 5
8133 SUNRISE LAKES BLVD
SUNRISE, FL 33322 (Per Sunbiz. Declaration recorded in 5772-832.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 28 HK 0250

CURRENT ASSESSED VALUE: \$48,970

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: 17571, Page: 314

Quit Claim Deed

OR: 44812, Page: 194

Death Certificate

OR: 45743, Page: 1705

Corrective Deed

OR: 46025, Page: 1559

(Corrects deed in 48812-194.)

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.

Suzette Servas

Title Examiner



Site Address	8130 SUNRISE LAKES BOULEVARD #301, SUNRISE FL 33322	ID #	4941 28 HK 0250
Property Owner	CHIPPIN,ROBERT BERNARD DYMOND,ROBERT DOUGLAS	Millage	2112
Mailing Address	530 PEDERSON CRES *FREDERICTON NB CA E3B 2X2	Use	04
Abbr Legal Description	SUNRISE LAKES 59 CONDO UNIT 301		

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	\$4,900	\$44,070	\$48,970	\$38,810	
2017	\$3,740	\$33,660	\$37,400	\$35,290	\$952.77
2016	\$3,820	\$34,420	\$38,240	\$32,090	\$922.34

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$48,970	\$48,970	\$48,970	\$48,970
Portability	0	0	0	0
Assessed/SOH	\$38,810	\$48,970	\$38,810	\$38,810
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$38,810	\$48,970	\$38,810	\$38,810

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/10/2009	WD-Q	\$25,500	46025 / 1561			
2/9/2009	DRR-T	\$100	46025 / 1559			
10/4/2007	QCD-T	\$100	44812 / 194			
6/1/1990	WD	\$100	17571 / 314			
6/1/1974	D	\$23,000				
				Adj. Bldg. S.F.		850
				Units/Beds/Baths		1/2/2
				Eff./Act. Year Built: 1975/1974		

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 #43500

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of December 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	CHIPPIN,ROBERT BERNARD 8130 SUNRISE LAKES BLVD #301 SUNRISE, FL 33322	DYMOND,ROBERT DOUGLAS 8130 SUNRISE LAKES BOULEVARD #301 SUNRISE, FL 33322	CHIPPIN,ROBERT BERNARD 530 PEDERSON CRES FREDERICTON E3B 2X2 CANADA
DYMOND,ROBERT DOUGLAS 530 PEDERSON CRES FREDERICTON, NEW BRUNSWICK E3B 2X2 CANADA	SUNRISE LAKES CONDOMINIUM APTS., INC. 5 8133 SUNRISE LAKES BOULEVARD SUNRISE, FL 33322	SUNRISE LAKES CONDOMINIUM APTS., INC. 5 BETH G. LINDIE, ESQ. ESLER & LINDIE, P.A. 400 SE 6TH STREET FORT LAUDERDALE, FL 33301	FANNY MEJIA RESTREPO, REGISTERED AGENT O/B/O SUNRISE LAKES CONDOMINIUM APTS., INC. 5 8133 SUNRISE LAKES BLVD SUNRISE, FL 33322

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 2nd day of December 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

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Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 43500

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: 494128-HK-0250
Certificate Number: 6972
Date of Issuance: 05/25/2017
Certificate Holder: FLORIDA TAX CERTIFICATE FUND MUNICIPAL TAX LLC
Description of Property: SUNRISE LAKES 59 CONDO
UNIT 301

INSTR # 116102408

Recorded 10/09/19 at 10:39 AM
Broward County Commission
1 Page(s)
#9

Name in which assessed: CHIPPIN, ROBERT BERNARD DYMOND, ROBERT DOUGLAS
Legal Titleholders: CHIPPIN, ROBERT BERNARD
DYMOND, ROBERT DOUGLAS
530 PEDERSON CRES
FREDERICTON, NEW BRUNSWICK E3B 2X2
CANADA

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 15th day of January, 2020. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

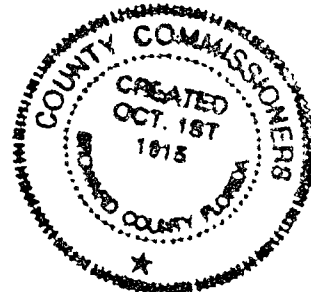
broward.deedauktion.net
*Pre-registration is required to bid.

Dated this 1st day of October, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: _____

Abiodun Ajayi
Deputy



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

Publish: DAILY BUSINESS REVIEW
Issues: 12/12/2019, 12/19/2019, 12/26/2019 & 01/02/2020
Minimum Bid: 5459.29

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 43500

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Property ID: 494128-HK-0250
Certificate Number: 6972
Date of Issuance: 05/25/2017
Certificate Holder: FLORIDA TAX CERTIFICATE FUND MUNICIPAL TAX LLC
Description of Property: SUNRISE LAKES 59 CONDO
UNIT 301
A condominium, according to the declaration of condominium recorded on O R Book 5772, Page 832, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed: CHIPPIN,ROBERT BERNARDDYMOND,ROBERT DOUGLAS
Legal Titleholders: CHIPPIN,ROBERT BERNARD
DYMOND,ROBERT DOUGLAS
530 PEDERSON CRES
FREDERICTON, NEW BRUNSWICK E3B 2X2
CANADA

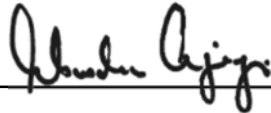
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of January, 2020. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 12th day of December, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By:  _____

Abiodun Ajayi
Deputy

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

Publish: DAILY BUSINESS REVIEW
Issues: 12/12/2019, 12/19/2019, 12/26/2019 & 01/02/2020
Minimum Bid: 5775.29



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

Detail by Entity Name

Florida Not For Profit Corporation
SUNRISE LAKES CONDOMINIUM APTS., INC. 5

Filing Information

Document Number 729230
FEI/EIN Number 59-1570904
Date Filed 04/03/1974
State FL
Status ACTIVE

Principal Address

8133 SUNRISE LAKES BLVD
SUNRISE, FL 33322

Changed: 03/07/1985

Mailing Address

8133 SUNRISE LAKES BLVD
SUNRISE, FL 33322

Changed: 03/07/1985

Registered Agent Name & Address

Mejia Restrepo, Fanny
8133 SUNRISE LAKES BLVD
SUNRISE, FL 33322

Name Changed: 02/26/2019

Address Changed: 07/23/2001

Officer/Director Detail

Name & Address

Title President

Mejia Restrepo, Fanny
8133 SUNRISE LAKES BLVD.
SUNRISE, FL 33322

Title VP

Possos. Marco

8133 SUNRISE LAKES BLVD.
SUNRISE, FL 33322

Title VP2

Mantilla, Lilia
8133 SUNRISE LAKES BLVD.
SUNRISE, FL 33322

Title T

Urgelles, Carmen C
8133 SUNRISE LAKES BLVD.
SUNRISE, FL 33322

Title T2

Munoz, Maria
8133 SUNRISE LAKES BLVD.
SUNRISE, FL 33322

Title S

Burgos, Marilyn
8133 SUNRISE LAKES BLVD.
SUNRISE, FL 33322

Annual Reports

Report Year	Filed Date
2018	01/09/2018
2018	09/07/2018
2019	02/26/2019

Document Images

02/26/2019 -- ANNUAL REPORT	View image in PDF format
09/07/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
01/09/2018 -- ANNUAL REPORT	View image in PDF format
04/20/2017 -- ANNUAL REPORT	View image in PDF format
01/20/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
01/21/2014 -- ANNUAL REPORT	View image in PDF format
01/09/2013 -- ANNUAL REPORT	View image in PDF format
01/18/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
12/11/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
02/26/2008 -- ANNUAL REPORT	View image in PDF format
05/15/2007 -- ANNUAL REPORT	View image in PDF format
06/05/2006 -- ANNUAL REPORT	View image in PDF format

[03/21/2005 -- ANNUAL REPORT](#)

[03/12/2004 -- ANNUAL REPORT](#)

[01/24/2003 -- ANNUAL REPORT](#)

[02/08/2002 -- ANNUAL REPORT](#)

[07/23/2001 -- Reg. Agent Change](#)

[02/05/2001 -- ANNUAL REPORT](#)

[04/24/2000 -- ANNUAL REPORT](#)

[02/22/1999 -- ANNUAL REPORT](#)

[03/26/1998 -- ANNUAL REPORT](#)

[02/27/1997 -- ANNUAL REPORT](#)

[03/20/1996 -- ANNUAL REPORT](#)

[03/21/1995 -- ANNUAL REPORT](#)

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90276074

Return to:
Name Kenneth M. Jones, Esq.
Address #201, 1333 S. University Drive
Plantation, Florida 33324

Property Appraiser's
Parcel Identification No. _____

This instrument was prepared by:
Name MOODY AND JONES
Address _____

Glendale Federal Building, Suite 201
1333 S. University Drive
PLANTATION, FLORIDA 33324

Grantee S.S. No. _____

Grantee S.S. No. _____

[Space above this line for recording data.]

WARRANTY DEED (STATUTORY FORM — SECTION 689.02, F.S.)

This Indenture, made this 28th day of June, 1990, **Between**
ALICE OLSHANSKY, a single woman,

of the County of Broward, State of Florida, grantor*, and
ALICE OLSHANSKY, a single woman, and JEROME D. TEITELBAUM and HERBERT TEITELBAUM,
as joint tenants with the rights of survivorship, reserving however unto ALICE**
whose post office address is 8130 Sunrise Lakes Blvd., #301, Sunrise, Florida
of the County of Broward, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/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 said 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. 301 of SUNRISE LAKES CONDOMINIUM APTS. BUILDING NO. 59,
according to the Declaration of Condominium thereof, recorded in Official Records
Book 5772 at Page 832 of the Public Records of Broward County, Florida, and all
amendments thereto, if any.

SUBJECT TO taxes, restrictions, easements, limitations and reservations of
record.

THIS IS A NO CONSIDERATION TRANSFER.

**OLSHANSKY the full use, control and possession of the property during her natural
life.

JEROME D. TEITELBAUM and HERBERT TEITELBAUM are the brothers of ALICE OLSHANSKY,
the Grantor.

ALICE OLSHANSKY hereby certifies that she was married to PHILIP OLSHANSKY at the
time that they took title to the above-described property on June 17, 1974, and
that she and PHILIP OLSHANSKY remained continuously married until PHILIP
OLSHANSKY'S death on _____

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:

Alice Olshansky (Seal)
Alice Olshansky

Rebecca J. Willard (Seal)
Rebecca J. Willard

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA

L. A. HESTER (Seal)
COUNTY ADMINISTRATOR

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

ALICE OLSHANSKY, a single woman,

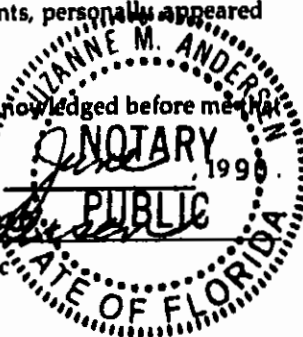
to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that
she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of June, 1990.

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. DEC. 5, 1991
BORDERED THRU GENERAL JWS. UND.

Notary Public



1990 JUL 10 AM 4:43

BM 17571 PC0314

This instrument prepared
STEVE E. MOODY, ESQ.
MOODY, JONES & MONTEFUSCO, P.A.
1333 S. University Drive #201
Plantation, Florida 33324
Property Appraisers Parcel
Identification Number _____

QUIT-CLAIM DEED

This Quit-Claim Deed, Executed the dates shown below by ALICE OLSHANSKY, a single woman and HERBERT TEITELBAUM, a single man, whose post office address is 8130 Sunrise Lakes Blvd., #301, Sunrise, Florida 33322, as party of the first part, to HERBERT HORWITZ, a single man, whose post office address is 2931 Sunrise Lakes Drive East, # 202, Sunrise, Florida 33322, as party of the second part, reserving however unto ALICE OLSHANSKY the full use, control, and possession of the property during her natural life;

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

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

Condominium Parcel No. 301 of SUNRISE LAKES CONDOMINIUM
APTS. BUILDING NO. 59, according to the Declaration of Condominium
thereof, recorded in Official Records Book 5772 at Page 832 of the Public
Records of Broward County, Florida, and all amendments thereto, if any.

THIS IS A NO CONSIDERATION TRANSFER AND THE PROPERTY IS UNENCUMBERED.

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

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

Signed, sealed and delivered in the presence of:

Cheryl A. DeJean
Witness Signature
Printed Name Cheryl A. DeJean

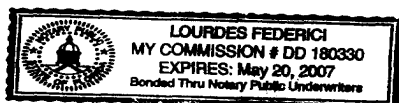
Alice Olshansky
ALICE OLSHANSKY

Loures Federici
Witness Signature
Printed Name LOURDES FEDERICI

STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT was acknowledged before me this 24th day of September, 2003, by ALICE OLSHANSKY, who is personally known to me or who has produced _____ as identification.

My commission expires:



Loures Federici
Notary Public

Witness Signature
Printed Name _____

Herbert Teitelbaum
HERBERT TEITELBAUM

Witness Signature
Printed Name _____

California
STATE OF ~~FLORIDA~~
COUNTY OF Los Angeles

THE FOREGOING INSTRUMENT was acknowledged before me this 4TH day of October 2003, by HERBERT TEITELBAUM, who is ~~personally known to me~~ or who has produced _____ as identification.

My commission expires:

Piratpal K. Haynes
Notary Public



This Instrument prepared by:
Equity Land Title, LLC
Juli Langlois
250 S Australian Avenue, Suite 700
West Palm Beach, FL 33401
09001716WPB

CORRECTIVE DEED

THIS INDENTURE, made this 6th day of February, 2009, between Herbert Teitelbaum, a single man, whose post office address is: 5417 Zelzah Avenue Encino, CA 91316, in the State of California, **PARTY OF THE FIRST PART**, and Herbert Horwitz, a single man whose post office address is: 2931 Sunrise Lakes Drive East #202 Sunrise, FL 33322 **PARTY OF THE SECOND PART**.

WITNESSETH THAT: the said Grantor, for and in consideration of the sum of Ten and No/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, administrators and assigns, as the case may be, forever, the following described land, situate, lying and being in Broward County, Florida:

Condominium Parcel No. 301 of SUNRISE LAKES CONDOMINIUM APTS. BUILDING NO. 59, according to the Declaration of Condominium thereof, recorded in Official Records Book 5772 at Page 832 of the Public Records of Broward County, Florida, and all amendments thereto, if any.

Parcel Identification Number: 19128-HK-02500

This Corrective Deed is being recorded to correct the fact that from that original Deed recorded in O.R. Book 44812 at page 194, of the Public Records of Broward County, Florida, did not reflect 2 witnesses for the Grantor, Herbert Horwitz

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

TO have and to hold, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantee lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, subject to restrictions, reservations and easements of record and taxes for the year of this deed and subsequent years.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Print Name: Lonnie Van Cura

Lonnie Van Cura

Print Name: [Signature]

[Signature]
Herbert Teitelbaum

State of _____)

) SS:

County of _____)

The foregoing instrument was acknowledged before me this _____ day of February, 2009, by Herbert Teitelbaum, who has produced _____ or who is personally known to me.

Printed name: _____
My Commission Expires: _____

ACKNOWLEDGMENT

State of California
County of LOS ANGELES

On February 9, 2009, before me, ELLEN MICHAELS, NOTARY PUBLIC
personally appeared Herbert Reitelbaum

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose
name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that
he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by
his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~ or the entity upon behalf of
which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

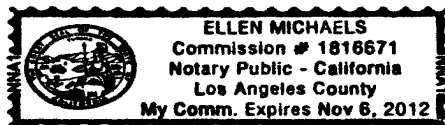
WITNESS my hand and official seal.

Signature Ellen Michaels

Document Name: corrective Deed

Document Date: 2-6-09

Pages: 1



Prepared by and return to:

Juli Langlois

Equity Land Title, LLC

250 S. Australian Avenue, Suite 1010

West Palm Beach, FL 33401

File Number: 09001716WPB

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 6th day of February, 2009, between **Herbert Horowitz** whose post office address is **2931 E Sunrise Lakes Drive East Unit 202, Sunrise, FL 33322**, grantor, and **Robert Douglas Dymond, a single man, as to 50% interest and Robert Bernard Chippin, a single man as to 50% interest, as tenants in common** whose post office address is **530 Pederson Crescent Fredericton New Brunswick Canada E3B 2Z2**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Broward County, Florida**, to-wit:

Condominium Parcel No. 301 of SUNRISE LAKES CONDOMINIUM APTS. BUILDING NO. 59, according to the Declaration of Condominium thereof, recorded in Official Records Book 5772 at Page 832 of the Public Records of Broward County, Florida, and all amendments thereto, if any.

Parcel Identification Number: 19128-HK-02500

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

To Have and to Hold, the same in fee simple forever.

SUBJECT TO: Covenants, easements and restrictions of record; matters of plat; existing zoning and governmental regulations.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

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:

Witness Name: CINDY L. MINER

Herbert Horowitz
Herbert Horowitz

Witness Name: Bonnie WILKER

State of Florida

County of Broward

The foregoing instrument was acknowledged before me this 10 day of February, 2009, by **Herbert Horowitz**, he () is personally known to me or () has produced IFC DL as identification.

Cindy L. Miner
Notary Public
Printed Name: CINDY L. MINER
My Commission Expires: _____

NOTARY PUBLIC-STATE OF FLORIDA
Cindy L. Miner
Commission #DD610101
Expires: OCT. 30, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

CERTIFICATE OF APPROVAL

Pursuant to the provisions of the Declaration of Condominium of
SUNRISE LAKES CONDOMINIUM APTS. INC. #5, BUILDING NO. 59,
The undersigned does hereby certify it's approval to the sale

by: HERBERT HOROWITZ

to: ROBERT DYMOND & ROBERT CHIPPIN

of the following described property, located, situated and being in
Broward County, Florida, to wit:

Condominium Unit 301 of SUNRISE LAKES CONDOMINIUM APTS. INC. #5
BUILDING # 59, according to the declaration of Condominium,
recorded in official Records Book, at Page of the Public Records
of Broward County, Florida as amended.

In witness, whereof, the undersigned Corporation has caused this
Certificate to be signed by it's proper officers and it's Corporate
Seal to be affixed this 30TH day of JANUARY, 2009.

Signed, Sealed and Delivered
in the Presence of:

Maria Simon
Norman Price
(as to all parties)

SUNRISE LAKES CONDOMINIUM APTS. INC. #5

By: Barbara Graver
BARBARA GRAVER

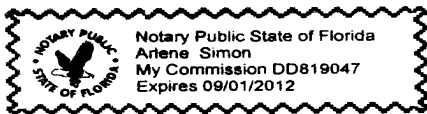
Attest: Norman Price
NORMAN PRICE

SUNRISE LAKES CONDOMINIUM APTS. INC. #5

Barbara Graver
Managing Agent
BARBARA GRAVER

Before me, the undersigned, BARBARA GRAVER and NORMAN PRICE
Of SUNRISE LAKES CONDOMINIUM APTS. INC. #5, who, after first duly
sworn by me, depose and say that they are the persons described
in and who executed the foregoing Certificate for and on behalf
of said Corporation, and that they are fully authorized to do.

Witness my hand and official seal this 30TH day of JANUARY, 2009.
Personally Known or Produced Identification
Type of Identification Produced



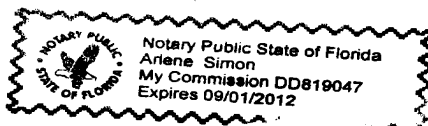
Arlene Simon
Notary Public

Before me, the undersigned, personally appeared BARBARA GRAVER and
NORMAN PRICE respectively, of SUNRISE LAKES CONDOMINIUM APTS. INC. #5 who, after
first duly sworn by me, depose and say that they are the
persons described in and who executed the foregoing authorized to do so.

Witness my hand and official seal this 30TH day of JANUARY, 2009.

Personally Known or Produced Identification
Type of Identification Produced

Arlene Simon
Notary Public



PREPARED BY
AND RETURN TO:

Beth G. Lindie, Esquire
Esler & Lindie, P.A.
400 Southeast 6th Street
Fort Lauderdale, Florida 33301-3405

CLAIM OF LIEN

PLEASE TAKE NOTICE that the undersigned corporation, Sunrise Lakes Condominium Apts., Inc. 5, whose mailing address is Sunrise Lakes Condominium Apts., Inc. 5, 8133 Sunrise Lakes Boulevard, Sunrise, Florida 33322, according to the Declaration Of Condominium, as recorded in the Official Records of Broward County, Florida, does hereby claim a Lien for unpaid assessments against the following described real property in Broward County, Florida:

Condominium Parcel No. 301 of Sunrise Lakes Condominium Apts.
Building No. 59, according to the Declaration Of Condominium thereof,
recorded in Official Records Book 5772 at Page 832 of the Public
Records of Broward County, Florida, and all amendments thereto, if any.

Property Address: 8130 Sunrise Lakes Boulevard
Building 59, Unit 301
Sunrise, Florida 33322

Property Owners: Robert Bernard Chippin And Robert Douglas
Dymond

Said Lien is claimed due to the failure to pay the following:

\$15,260.06	Maintenance due the first of the month in the amounts of \$341.39 per month for June through December, 2013; \$341.02 per month for January through December, 2014; \$351.48 per month for January through December, 2015; \$350.81 per month for January through December, 2016; and, \$350.61 per month for January, 2017
\$ 151.63	Interest at rate of 10% per annum from June 1, 2013 through January 24, 2017
\$ 1,100.00	Late fees at the cost of \$25.00 per month from June, 2013 through January, 2017
\$ 25.00	Bank NSF Charge
\$ 1,443.48	Attorneys' fees and costs
(\$14,918.67)	Less payments in the amounts of \$341.39 on July 9, August 6, September 6, October 9, November 7 and December 13, 2013; \$341.02 on January 7, February 26, March 6, April 9, May 7, June 9, July 8, August 8, September 8, October 7,

Claim Of Lien

Property Owners: Robert Bernard Chippin And Robert Douglas Dymond

Page 2 of 2

November 6 and December 9, 2014; \$351.48 on January 8, February 6, March 6, April 6, May 6, June 10, July 7, August 7, September 9, October 6, November 6 and December 7, 2015; \$350.81 on January 12, February 8, March 7, April 6, May 6, June 6, July 6, August 5, September 6, October 5, November 7 and December 7, 2016; and, \$350.61 on January 11, 2017

\$ 3,061.50 Total Amount Due

This Claim Of Lien shall secure all unpaid assessments, late fees and attorneys' fees and costs, which are due, and any and all interest, costs and attorneys' fees and costs which may accrue, subsequent to the execution of this Claim Of Lien, until paid.

Sunrise Lakes Condominium Apts., Inc. 5

By: _____

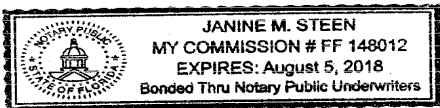
Beth G. Lindie
Beth G. Lindie, Agent

STATE OF FLORIDA }
 }ss.
COUNTY OF BROWARD }

BEFORE ME, the undersigned authority, personally appeared Beth G. Lindie, well known to be the Agent for Sunrise Lakes Condominium Apts., Inc. 5, who is personally known to me, on this date executed the foregoing under authority vested in her by said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Fort Lauderdale in the State and County aforesaid, this 24th day of January, 2017.

My Commission Expires:



Janine M. Steen
Notary Public, State Of Florida At Large

Janine M. Steen
Printed Name Of Notary Public

PREPARED BY
AND RETURN TO:

Beth G. Lindie, Esquire
Esler & Lindie, P.A.
400 Southeast 6th Street
Fort Lauderdale, Florida 33301-3405

AMENDED CLAIM OF LIEN

PLEASE TAKE NOTICE that the undersigned corporation, Sunrise Lakes Condominium Apts., Inc. 5, whose mailing address is Sunrise Lakes Condominium Apts., Inc. 5, 8133 Sunrise Lakes Boulevard, Sunrise, Florida 33322, according to the Declaration Of Condominium, as recorded in the Official Records of Broward County, Florida, does hereby amend its Lien for unpaid assessments against the following described real property in Broward County, Florida:

Condominium Parcel No. 301 of Sunrise Lakes Condominium Apts.
Building No. 59, according to the Declaration Of Condominium thereof,
recorded in Official Records Book 5772 at Page 832 of the Public
Records of Broward County, Florida, and all amendments thereto, if any.

Property Address: 8130 Sunrise Lakes Boulevard
Building 59, Unit 301
Sunrise, Florida 33322

Property Owners: Robert Bernard Chippin And Robert Douglas
Dymond

Said Amended Lien is claimed due to the failure to pay the following:

- \$19,116.77 Maintenance due the first of the month in the amounts of \$341.39 per month for June through December, 2013; \$341.02 per month for January through December, 2014; \$351.48 per month for January through December, 2015; \$350.81 per month for January through December, 2016; \$350.61 per month for January through May, 2017; and, \$2,454.27 total accelerated amount of \$350.61 per month for June through December, 2017
- (\$16,321.11) Less payments in the amounts of \$341.39 on July 9, August 6, September 6, October 9, November 7 and December 13, 2013; \$341.02 on January 7, February 26, March 6, April 9, May 7, June 9, July 8, August 8, September 8, October 7, November 6 and December 9, 2014; \$351.48 on January 8, February 6, March 6, April 6, May 6, June 10, July 7, August 7, September 9, October 6, November 6 and December 7, 2015; \$350.81 on January 12, February 8, March 7, April 6, May 6, June 6, July 6, August 5, September 6, October 5, November 7 and December 7, 2016; and, \$350.61 on January 11, February 6, March 6, April 6 and May 5, 2017

Amended Claim Of Lien

Property Owners: Robert Bernard Chippin And Robert Douglas Dymond

Page 2 of 2

\$ 2,795.66 Total Amount Due (Not including Bank Charges, Association expenses for repairs, interest, late fees and/or attorneys' fees and costs)

This Amended Claim Of Lien shall secure all unpaid assessments, late fees and attorneys' fees and costs, which are due, and any and all interest, costs and attorneys' fees and costs which may accrue, subsequent to the execution of this Amended Claim Of Lien, until paid.

Sunrise Lakes Condominium Apts., Inc. 5

By: 
Beth G. Lindie, Agent

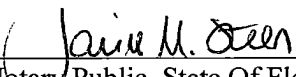
STATE OF FLORIDA }
 }ss.
COUNTY OF BROWARD }

BEFORE ME, the undersigned authority, personally appeared Beth G. Lindie, well known to be the Agent for Sunrise Lakes Condominium Apts., Inc. 5, who is personally known to me, on this date executed the foregoing under authority vested in her by said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Fort Lauderdale in the State and County aforesaid, this 23rd day of May, 2017.

My Commission Expires:




Notary Public, State Of Florida At Large

Janine M. Steen
Printed Name Of Notary Public

Case Number: CACE-18-010586 Division: 08
Filing # 71527142 E-Filed 05/01/2018 04:35:38 PM

SUNRISE LAKES CONDOMINIUM APTS.,
INC. 5, a Florida non-profit corporation,

Plaintiff,

v.

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

CASE NO.:

ROBERT BERNARD CHIPPIN, ROBERT
DOUGLAS DYMOND, UNKNOWN
TENANT NO. 1; UNKNOWN TENANT NO.
2 AND ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION, OR
HAVING OR CLAIMING TO HAVE ANY
RIGHT, TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,

Defendants.

NOTICE OF LIS PENDENS

TO: Defendants, ROBERT BERNARD CHIPPIN, ROBERT DOUGLAS DYMOND,
UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2 AND ALL UNKNOWN
PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, AND ALL OTHERS
WHOM IT MAY CONCERN:

YOU ARE NOTIFIED OF THE FOLLOWING:

- (a) The Plaintiff has instituted this action against you seeking to foreclosure
an assessment lien with respect to the property described below.
- (b) The Plaintiff in this action is SUNRISE LAKES CONDOMINIUM
APTS., INC. 5.
- (c) The case number of this action is as shown in the caption.

Sunrise Lakes Condominium Apts., Inc. 5 vs. Robert Bernard Chippin, Robert Douglas Dymond, et al
Broward County Circuit Court
Notice of Lis Pendens
Page 2 of 2

(d) The property that is subject matter of this action is in Broward County, Florida and is described as follows:

Condominium Parcel No. 301 of Sunrise Lakes Condominium Apts. Building No. 59, according to the Declaration Of Condominium thereof, recorded in Official Records Book 5772 at Page 832 of the Public Records of Broward County, Florida, and all amendments thereto, if any.

The property is more commonly known as 8130 Sunrise Lakes Boulevard, Building 59, Unit 301, Sunrise, FL 33322.

ESLER & LINDIE, P.A.
400 SE 6th Street
Fort Lauderdale, FL 33301
Tel: (954) 764-5400
Fax: (954) 764-5408
Eservice to: eservice@eslerandlindie.com

Dated this May 1, 2018.

BY: Beth Lindie
BETH G. LINDIE, ESQ.
Florida Bar No. 0014915
blindie@eslerandlindie.com

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

DATE: December 2nd, 2019
PROPERTY ID # 494128-HK-0250 (TD # 43500)

WARNING

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

CHIPPIN, ROBERT BERNARD
530 PEDERSON CRES
FREDERICTON, NEW BRUNSWICK E3B 2X2
CANADA

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 8130 SUNRISE LAKES BOULEVARD #301, 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 December 31, 2019\$5,703.22
Or
* Estimated Amount due if paid by January 14, 2020\$5,775.29

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 15, 2020 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: December 2nd, 2019
PROPERTY ID # 494128-HK-0250 (TD # 43500)

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DYMOND, ROBERT DOUGLAS
530 PEDERSON CRES
FREDERICTON, NEW BRUNSWICK E3B 2X2
CANADA

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 8130 SUNRISE LAKES BOULEVARD #301, 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: December 2nd, 2019
PROPERTY ID # 494128-HK-0250 (TD # 43500)

WARNING

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

CHIPPIN, ROBERT BERNARD
8130 SUNRISE LAKES BLVD #301
SUNRISE, FL 33322

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 8130 SUNRISE LAKES BOULEVARD #301, 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: December 2nd, 2019
PROPERTY ID # 494128-HK-0250 (TD # 43500)

WARNING

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DYMOND, ROBERT DOUGLAS
8130 SUNRISE LAKES BOULEVARD #301
SUNRISE, FL 33322

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SUNRISE LAKES CONDOMINIUM APTS., INC. 5
8133 SUNRISE LAKES BOULEVARD
SUNRISE, FL 33322

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

DATE: December 2nd, 2019

PROPERTY ID # 494128-HK-0250 (TD # 43500)

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

SUNRISE LAKES CONDOMINIUM APTS., INC. 5 BETH G. LINDIE, ESQ. ESLER & LINDIE,
P.A.
400 SE 6TH STREET
FORT LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 8130 SUNRISE LAKES BOULEVARD #301, 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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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 December 31, 2019\$5,703.22

Or

* Estimated Amount due if paid by January 14, 2020\$5,775.29

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 15, 2020 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: December 2nd, 2019

PROPERTY ID # 494128-HK-0250 (TD # 43500)

WARNING

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

FANNY MEJIA RESTREPO, REGISTERED AGENT O/B/O SUNRISE LAKES CONDOMINIUM
APTS., INC. 5
8133 SUNRISE LAKES BLVD
SUNRISE, FL 33322

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 8130 SUNRISE LAKES BOULEVARD #301, 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 December 31, 2019\$5,703.22

Or

* Estimated Amount due if paid by January 14, 2020\$5,775.29

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 15, 2020 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: December 2nd, 2019
PROPERTY ID # 494128-HK-0250 (TD # 43500)

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 8130 SUNRISE LAKES BOULEVARD #301, 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 December 31, 2019\$5,703.22
Or
- * Estimated Amount due if paid by January 14, 2020\$5,775.29

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 15, 2020 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

7019 0140 0000 6238 9048

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 43500 JANUARY 2020 WARNING
CITY OF SUNRISE
ATTN CITY MANAGER'S OFFICE
10770 W OAKLAND PARK BLVD
SUNRISE, FL 33351

7019 0140 0000 6238 9055

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

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

OFFICIAL USE

Certified Mail Fee
\$ _____

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

<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
\$ _____

Total Postage at
\$ _____

Sent To
Street and Apt. No.
City, State, ZIP+

TD 43500 JANUARY 2020 WARNING
CHIPPIN, ROBERT BERNARD
8130 SUNRISE LAKES BLVD #301
SUNRISE, FL 33322

7019 0140 0000 6238 9062

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

- | | | |
|--|----|--|
| <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

\$

Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP

TD 43500 JANUARY 2020 WARNING

DYMOND, ROBERT DOUGLAS
8130 SUNRISE LAKES BOULEVARD
#301
SUNRISE, FL 33322

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

See Reverse for Instructions

7019 0140 0000 6238 9079

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP

Postmark
Here

TD 43500 JANUARY 2020 WARNING
SUNRISE LAKES
CONDOMINIUM APTS., INC. 5
8133 SUNRISE LAKES BOULEVARD
SUNRISE, FL 33322

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

- | | | |
|--|----|--|
| <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

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4[®]

TD 43500 JANUARY 2020 WARNING
SUNRISE LAKES CONDOMINIUM APTS.,
INC. 5 BETH G. LINDIE, ESQ.
ESLER & LINDIE, P.A.
400 SE 6TH STREET
FORT LAUDERDALE, FL 33301

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

See Reverse for Instructions

7019 0140 0000 6238 9086

7019 0140 0000 6238 9093

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

<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

\$

Total Postage at

\$

Sent To

Street and Apt. #

City, State, ZIP+

TD 43500 JANUARY 2020 WARNING
FANNY MEJIA RESTREPO, REGISTERED
AGENT O/B/O SUNRISE LAKES
CONDOMINIUM APTS., INC. 5
8133 SUNRISE LAKES BLVD
SUNRISE, FL 33322

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

See Reverse for Instructions

RE 642 630 644

Stamp

To Be Completed By Post Office	Reg. Fee	
	Handling Charge	Return Receipt
	Postage	Restricted Delivery
	Received by	

Customer Must Declare Full Value \$

Domestic Insurance up to \$25,000 is included based upon the **declared value**. International Indemnity is limited. (See Reverse).

DEC - 2 2019

USPS 33152

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed	FROM	BROWARD COUNTY TAX COLLECTOR GOVERNMENTAL CENTER ANNEX 115 S. ANDREWS AVENUE ROOM A-100 FORT LAUDERDALE FL 33301
	TO	TD 43500 JANUARY 2020 WARNING DYMOND, ROBERT DOUGLAS 530 PEDERSON CRES FREDERICTON NB E3B 2X2 CANADA

PS Form 3806,

May 2007 (7530-02-000-9051)

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

Customer

(See instructions on Reverse)

Registered No. SN 229 0E9 249 38

Postage Stamp

To Be Completed By Post Office	Reg. Fee	
	Handling Charge	Return Receipt
	Postage	Restricted Delivery
	Received by	

Customer Must Declare Full Value \$

Domestic Insurance is included based upon the declared value. International Indemnity is limited. (See Reverse).

GMF WINDOW
DEC - 2 2019
USPS 33152

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be In Ballpoint or Typed	FROM	BROWARD COUNTY TAX COLLECTOR GOVERNMENTAL CENTER ANNEX 115 S. ANDREWS AVENUE ROOM A-100 FORT LAUDERDALE FL 33301
	TO	TD 43500 JANUARY 2020 WARNING CHIPPIN, ROBERT BERNARD 530 PEDERSON CRES FREDERICTON NB E3B 2X2 CANADA

PS Form 3806
May 2007 (7530-02-000-9051)

- Customer
(See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com®

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 43500 JANUARY 2020 WARNING
SUNRISE LAKES
CONDOMINIUM APTS., INC. 5
8133 SUNRISE LAKES BOULEVARD
SUNRISE, FL 33322



9590 9402 4618 8323 4330 54

7019 0140 0000 6238 9079

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

Ana Espaillet

C. Date of Delivery

12/4/19

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

ail

all Restricted Delivery

(over \$500)

☐ 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 43500 JANUARY 2020 WARNING
FANNY MEJIA RESTREPO, REGISTERED
AGENT O/B/O SUNRISE LAKES
CONDOMINIUM APTS., INC. 5
8133 SUNRISE LAKES BLVD
SUNRISE, FL 33322



9590 9402 4618 8323 4330 30

7019 0140 0000 6238 9093

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Ana Espaillet*

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Ana Espaillet

C. Date of Delivery

12/4/19

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

3. Service Type

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

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 43500 JANUARY 2020 WARNING
SUNRISE LAKES CONDOMINIUM APTS.,
INC. 5 BETH G. LINDIE, ESQ.
ESLER & LINDIE, P.A.
400 SE 6TH STREET
FORT LAUDERDALE, FL 33301



9590 9402 4618 8323 4330 47

7019 0140 0000 6238 9086

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Shawn Coleman* ☒ Addressee

B. Received by (Printed Name)

Shawn Coleman

C. Date of Delivery

*12/4/19*D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

(over \$500)