



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

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 08/01/2019

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 07/30/2019

**CERTIFICATE #** 2016-1298

**ACCOUNT #** 484134BD3420

**ALTERNATE KEY #** 68539

**TAX DEED APPLICATION #** 43541

**COUNTY, STATE:** BROWARD, FL

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

### LEGAL DESCRIPTION:

Unit No. 1616 of VISCONTI CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 40081, Page 526, of the Public Records of Broward County, Florida, and any and all amendments thereto, together with an undivided interest in and to the common elements appurtenant thereto as specified in said Declaration.

**PROPERTY ADDRESS:** 9166 W ATLANTIC BOULEVARD #1616, CORAL SPRINGS FL 33071

### OWNER OF RECORD ON CURRENT TAX ROLL:

LEOPOLDO GORDILLO

7905 NW 83 ST

TAMARAC, FL 33321 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

LEOPOLDO GORDILLO

OR: 47733, Page: 706

9166 WEST ATLANTIC BLVD. UNIT 1616

CORAL SPRINGS, FL 33071 (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)

VICONTI CONDOMINIUM ASSOCIATION, INC.

9000 W ATLANTIC BLVD

CORAL SPRINGS, FL 33071 (Per Sunbiz. Declaration recorded 40081-526.)

RITTER, ZARETSKY, LIEBER & JAIME, LLP, REGISTERED AGENT

O/B/O VICONTI CONDOMINIUM ASSOCIATION, INC.

2915 BISCAYNE BLVD., STE 300

MIAMI, FL 33137 (Per Sunbiz)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4841 34 BD 3420

**CURRENT ASSESSED VALUE:** \$145,470

**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: 40647, Page: 96

(Deed out of the Developer)

Certificate of Title

OR: 47331, Page: 509

**This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.**

**Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.**

**Christina Young**

Title Examiner



<b>Site Address</b>	9166 W ATLANTIC BOULEVARD #1616, CORAL SPRINGS FL 33071	<b>ID #</b>	4841 34 BD 3420
<b>Property Owner</b>	GORDILLO,LEOPOLDO	<b>Millage</b>	2812
<b>Mailing Address</b>	7905 NW 83 ST TAMARAC FL 33321	<b>Use</b>	04
<b>Abbr Legal Description</b>	VISCONTI CONDO UNIT 1616 BLDG 16		

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	\$14,550	\$130,920	\$145,470	\$130,610	
2017	\$13,850	\$124,620	\$138,470	\$118,740	\$2,902.55
2016	\$12,490	\$112,390	\$124,880	\$107,950	\$2,608.42

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$145,470	\$145,470	\$145,470	\$145,470
Portability	0	0	0	0
Assessed/SOH	\$130,610	\$145,470	\$130,610	\$130,610
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	\$130,610	\$145,470	\$130,610	\$130,610

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/19/2010	SWD-Q-DS	\$80,000	47733 / 706			
8/12/2010	CET-D	\$55,700	47331 / 509			
9/27/2005	WD	\$199,900	40647 / 96			
				Adj. Bldg. S.F.		1263
				Units/Beds/Baths		1/3/2
				Eff./Act. Year Built: 2006/1991		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
28				CS				
M				CS				
1				.4				

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43541

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:

LEOPOLDO GORDILLO 9166 WEST ATLANTIC BLVD. UNIT 1616 CORAL SPRINGS, FL 33071	RITTER, ZARETSKY, LIEBER & JAIME, LLP, REGISTERED AGENT O/B/O VICONTI CONDOMINIUM ASSOCIATION, INC. 2915 BISCAYNE BLVD., STE 300 MIAMI, FL 33137	VICONTI CONDOMINIUM ASSOCIATION, INC. 9000 W ATLANTIC BLVD CORAL SPRINGS, FL 33071	CITY OF CORAL SPRINGS 9551 WEST SAMPLE RD CORAL SPRINGS, FL 33065
LEOPOLDO GORDILLO 7905 NW 83 ST TAMARAC, FL 33321	LEOPOLDO GORDILLO 3872 SAN SIMEON CIR WESTON, FL 33331-5056	LEOPOLDO GORDILLO 12575 NE 7TH AVE NORTH MIAMI, FL 33161	RAFAEL GORDILLO 7905 NW 83 ST TAMARAC, FL 33321
RAFAEL GORDILLO 12575 NE 7TH AVE NORTH MIAMI, FL 33161			

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

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 43541

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: 484134-BD-3420  
Certificate Number: 1298  
Date of Issuance: 05/25/2017  
Certificate Holder: FLORIDA TAX CERTIFICATE FUND MUNICIPAL TAX LLC  
Description of Property: VISCONTI CONDO  
UNIT 1616 BLDG 16

**INSTR # 116102624**  
Recorded 10/09/19 at 11:33 AM  
Broward County Commission  
1 Page(s)  
#9

Name in which assessed: GORDILLO, LEOPOLDO  
Legal Titleholders: GORDILLO, LEOPOLDO  
7905 NW 83 ST  
TAMARAC, FL 33321

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.deedauction.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

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: 11108.68

# Broward County, Florida

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Description of Property: VISCONTI CONDO  
UNIT 1616 BLDG 16

UNIT NO. 1616 OF VISCONTI CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 40081, PAGE 526, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ANY AND ALL AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO AS SPECIFIED IN SAID DECLARATION.

Name in which assessed: GORDILLO, LEOPOLDO  
Legal Titleholders: GORDILLO, LEOPOLDO  
7905 NW 83 ST  
TAMARAC, FL 33321

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

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Dated this 1st day of October, 2019.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

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

Abiodun Ajayi  
Deputy

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Minimum Bid: 11108.68





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

## Detail by Entity Name

Florida Not For Profit Corporation  
VISCONTI CONDOMINIUM ASSOCIATION, INC.

### Filing Information

**Document Number** N05000007098  
**FEI/EIN Number** 20-3229298  
**Date Filed** 07/12/2005  
**State** FL  
**Status** ACTIVE

### Principal Address

9000 W ATLANTIC BLVD  
CORAL SPRINGS, FL 33071

Changed: 04/09/2007

### Mailing Address

9000 W ATLANTIC BLVD  
CORAL SPRINGS, FL 33071

Changed: 04/09/2007

### Registered Agent Name & Address

RITTER,ZARETSKY,LIEBER & JAIME, LLP  
2915 BISCAYNE BLVD., STE 300  
MIAMI, FL 33137

Name Changed: 01/24/2014

Address Changed: 01/24/2014

### Officer/Director Detail

#### **Name & Address**

Title President

TAL, DORON  
9000 N. ATLANTIC BLVD.  
CORAL SPRINGS, FL 33071

Title Secretary

MODY. UPENDRA

9000 W ATLANTIC BLVD.  
CORAL SPRINGS, FL 33071

Title Treasurer

Desrosiers, Karl  
9000 W ATLANTIC BLVD  
CORAL SPRINGS, FL 33071

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2017	03/27/2017
2018	04/05/2018
2019	02/26/2019

#### **Document Images**

<a href="#">02/26/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/05/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/27/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/2014 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">02/25/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/15/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/03/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/12/2005 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>

OK  
2.  
**THIS INSTRUMENT PREPARED BY AND  
WHEN RECORDED RETURN TO:**

FRANK A. LUCERI, ESQ.  
BROAD AND CASSEL  
7777 GLADES ROAD • SUITE 210  
BOCA RATON, FLORIDA 33434  
(561) 218-6905  
Folio No. "not issued"

\_\_\_\_\_  
Space Above This Line For Recording Data

**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made the 27th day of September, 2005 by **WINDSOR LAUREL GARDENS LLC, a Delaware limited liability company**, whose mailing address is 12765 West Forest Hill Boulevard, Suite 1307, Wellington, Florida 33414 ("Grantor") to **PAUL TARDALO, a married man**, whose mailing address is 12651 N. W. 7th Street, Coral Springs, Florida 33076, hereinafter called the Grantee.

**WITNESSETH:**

**THAT GRANTOR**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Broward County, Florida, which is more particularly described as follows:

Unit No. 1616 of VISCONTI CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 40081, Page 526, of the Public Records of Broward County, Florida, and any and all amendments thereto, together with an undivided interest in and to the common elements appurtenant thereto as specified in said Declaration.

**SUBJECT TO** easements, restrictions, reservations, limitations and other matters of record and to taxes for 2005 and subsequent years.

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

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

**AND GRANTOR** hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2004, and covenants, easements and restrictions of record, if any, provided that this reference shall not serve to reimpose same.

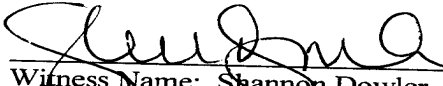
File No: 05-674CK

2

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year set forth above.

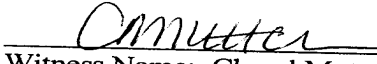
Signed, sealed and delivered  
In the presence of:

WINDSOR LAUREL GARDENS, LLC,  
a Delaware limited liability company

  
Witness Name: Shannon Dowler

BY:

  
RICHARD P. GILES  
Its: Vice President

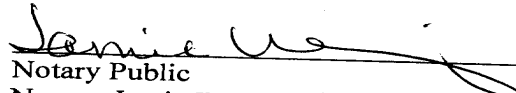
  
Witness Name: Cheryl Mutter

STATE OF FLORIDA                     )  
  ) ss.  
COUNTY OF PALM BEACH         )

The foregoing instrument was acknowledged before me this 2nd day of SEPTEMBER, 2005, by Richard P. Giles, Vice President of Windsor Laurel Gardens LLC, a Delaware limited liability company, who ☒ is personally known to me or ☐ has produced a Florida driver's license as identification.



(Notary Seal)

  
Notary Public  
Name: Jamie Warning  
Commission Expires: June 8, 2008

**In the Circuit Court of the Seventeenth Judicial Circuit  
In and for Broward County, Florida**

BANK OF NEW YORK MELLON  
Plaintiff

VS.

TARDALO, PAUL ; VISCONTI CONDO ASSN INC  
Defendant

CACE-10-011784

Division: 11

**Certificate of Title**

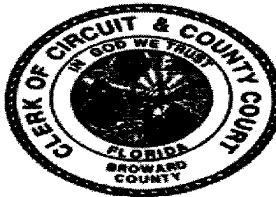
The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on August 12, 2010, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

**UNIT NO. 1616 OF VISCONTI CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 40081, PAGE 526, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ANY AND ALL AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO AS SPECIFIED IN SAID DECLARATION.**

Was sold to: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC.ASSET-BACKED CERTIFICATES, SERIES 2005-IM3  
c/o BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing, LP, 7105 Corporate Drive, Pla , ,

Witness my hand and the seal of this court on August 16, 2010 .



Howard C. Forman, Clerk of Circuit Courts  
Broward County, Florida

Total consideration: \$55,700.00

Doc Stamps: \$389.90

Prepared by and return to:

Noah A. Katz/vc  
Kahane & Associates, P.A.  
8201 Peters Road, Suite 3000  
Plantation, FL 33324

File Number: 10-17382

Consideration: \$80,000.00

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(space above this line for recording data)

## Special Warranty Deed

This Special Warranty Deed made this 19th day of November, 2010, between The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2005-IM3 whose post office address is 7105 Corporate Drive, Plano TX 75024, grantor, and Leopoldo Gordillo whose post office address is 9166 West Atlantic Blvd, Unit 1616, Coral Springs, FL 33071, 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:

**Unit No. 1616 of VISCONTI CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 40081, Page 526, of the Public Records of Broward County, Florida, and any and all amendments thereto, together with an undivided interest in and to the common elements appurtenant thereto as specified in said Declaration.**

**Parcel Identification Number: 4841-34-BD-3420**

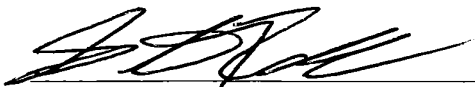
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**And** the grantor hereby covenants with said grantee that the 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 claiming by, through or under grantors.

**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:

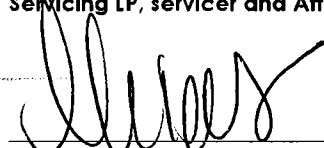


Witness Name: Steven Robedeau, closing officer



Witness Name: Brian Tantillo, closing officer

**The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2005-IM3, by BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP, servicer and Attorney in Fact for the grantor**

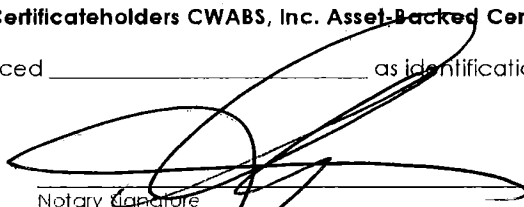
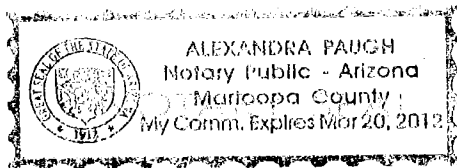


By: Erica L Williams, assistant secretary

State of: AZ

County of: Maricopa

The foregoing instrument was acknowledged before me this 19th day of **November, 2010** by Erica L Williams, asst secretary of **BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP, servicer and Attorney in Fact** for **The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2005-IM3**, who is (X ) personally known to me or ( ) has produced \_\_\_\_\_ as identification.



Notary Signature

Alexandra Paugh

Print Name

My Commission Expires: Mar 20, 2012

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

**DATE: December 2nd, 2019**  
**PROPERTY ID # 484134-BD-3420 (TD # 43541)**

# WARNING

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

LEOPOLDO GORDILLO  
9166 WEST ATLANTIC BLVD. UNIT 1616  
CORAL SPRINGS, FL 33071

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9166 W ATLANTIC BLVD #1616, CORAL SPRINGS, FL 33071 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 .....\$11,324.96  
Or  
\* Estimated Amount due if paid by January 14, 2020 .....\$11,471.68

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](http://www.broward.org/recordstaxestreasury)



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

**DATE: December 2nd, 2019**  
**PROPERTY ID # 484134-BD-3420 (TD # 43541)**

# WARNING

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

RITTER, ZARETSKY, LIEBER & JAIME, LLP, REGISTERED AGENT  
O/B/O VICONTI CONDOMINIUM ASSOCIATION, INC.  
2915 BISCAYNE BLVD., STE 300  
MIAMI, FL 33137

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9166 W ATLANTIC BLVD #1616, CORAL SPRINGS, FL 33071 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 .....\$11,324.96  
Or  
\* Estimated Amount due if paid by January 14, 2020 .....\$11,471.68

**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

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

**DATE: December 2nd, 2019**  
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VICONTI CONDOMINIUM ASSOCIATION, INC.  
9000 W ATLANTIC BLVD  
CORAL SPRINGS, FL 33071

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

**DATE: December 2nd, 2019**  
**PROPERTY ID # 484134-BD-3420 (TD # 43541)**

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CITY OF CORAL SPRINGS  
9551 WEST SAMPLE RD  
CORAL SPRINGS, FL 33065

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**DATE: December 2nd, 2019**  
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# WARNING

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LEOPOLDO GORDILLO  
7905 NW 83 ST  
TAMARAC, FL 33321

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

**DATE: December 2nd, 2019**  
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LEOPOLDO GORDILLO  
3872 SAN SIMEON CIR  
WESTON, FL 33331-5056

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LEOPOLDO GORDILLO  
12575 NE 7TH AVE  
NORTH MIAMI, FL 33161

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RAFAEL GORDILLO  
7905 NW 83 ST  
TAMARAC, FL 33321

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NORTH MIAMI, FL 33161

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**TD 43541 JANUARY 2020 WARNING**  
**LEOPOLDO GORDILLO**  
**9166 WEST ATLANTIC BLVD. UNIT 1616**  
**CORAL SPRINGS, FL 33071**

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

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**9000 W ATLANTIC BLVD**  
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PS Form 3800, April 2015 PSN 7530-02-000-9047

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**CITY OF CORAL SPRINGS**  
**9551 WEST SAMPLE RD**  
**CORAL SPRINGS, FL 33065**

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\$

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 Sign                         | \$ |  |

Postmark  
Here

Postage

\$

Total Postage

\$

Sent To

Street and

City, State, ZIP+4<sup>®</sup>

**TD 43541 JANUARY 2020 WARNING**

**RAFAEL GORDILLO**

**7905 NW 83 ST**

**TAMARAC, FL 33321**

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

See Reverse for Instructions



7019 0700 0000 6275 7942

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

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

**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage

\$  
**Total Postage**

**TD 43541 JANUARY 2020 WARNING**

**RAFAEL GORDILLO**

**12575 NE 7TH AVE**

**NORTH MIAMI, FL 33161**

\$  
*Sent To*

*Street and Apt.*

*City, State, Zi. . .*

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

See Reverse for Instructions

## 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 43541 JANUARY 2020-WARNING**  
**VICONTI CONDOMINIUM ASSOCIATION, INC.**  
 9000 W ATLANTIC BLVD  
 CORAL SPRINGS, FL 33071



9590 9402 4173 8092 1584 88

2 Article Number (Transfer from service label)

7019 0700 0000 6275 7881

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

x

*David Gomes*

☐ Agent☐ Addressee

B. Received by (Printed Name)

David Gomes

C. Date of Delivery

12/6/19

D. Is delivery address different from item 1? ☐ YesIf 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 Mail Restricted Delivery        |   |

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

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 43541 JANUARY 2020 WARNING  
CITY OF CORAL SPRINGS  
9551 WEST SAMPLE RD  
CORAL SPRINGS, FL 33065



9590 9402 4173 8092 1584 71

2 Article Number (Transfer from service label)

7019 0700 0000 6275 7898

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

Brianna Thompson

C. Date of Delivery

12-5-19

- 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

all Restricted Delivery

(over 5000)

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

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

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

Addressed to:

TD 43541 JANUARY 2020 WARNING  
LEOPOLDO GORDILLO  
12575 NE 7TH AVE  
NORTH MIAMI, FL 33161



9590 9402 4618 8323 4223 48

Article Number (Transfer from service label)

7019 0700 0000 6275 7928

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf 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  
☐ Insured Mail

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

all Restricted Delivery

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 43541 JANUARY 2020 WARNING**  
**RAFAEL GORDILLO**  
**12575 NE 7TH AVE**  
**NORTH MIAMI, FL 33161**



9590 9402 4618 8323 4208 87

2. Article Number (Transfer from service label)

7019 0700 0000 6275 7942

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

## 3. Service Type

- |  |   |
|--|---|
| <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"/> Mail Restricted Delivery (over \$500) |   |

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 43541 JANUARY 2020 WARNING  
LEOPOLDO GORDILLO  
3872 SAN SIMEON CIR  
WESTON, FL 33331-5056



9590 9402 4173 8092 1584 57

2. Article Number (Transfer from mailpiece label)

7019 0700 0000 6275 7911

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

1/26

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

Mail

☐ Mail Restricted Delivery

(over \$500)

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