



**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:** 10/29/2019

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 10/27/2019

**CERTIFICATE #** 2016-455

**ACCOUNT #** 484115AB0250

**ALTERNATE KEY #** 31010

**TAX DEED APPLICATION #** 44105

**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:

Apartment No. 401, in the BRIARWOOD CLUB CONDOMINIUM #2, according to the Declaration of Condominium, recorded June 15, 1970 in Official Records Book 4233, Page 268, of the Public Records of Broward County, Florida, together with all appurtenances thereto, including an undivided interest in the common elements of said Condominium, as set forth in said Declaration.

**PROPERTY ADDRESS:** 3535 BROKENWOODS DRIVE #401, CORAL SPRINGS FL 33065

### OWNER OF RECORD ON CURRENT TAX ROLL:

ELIZABETH M DEMARCO EST

% MRS ANTOINETTE MARUCCI

700 SW 8 WAY

FORT LAUDERDALE, FL 33315-3881 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

FRANK J. DEMARCO, DECEASED AND

OR: 15174, Page: 502

ESTATE OF ELIZABETH M DEMARCO, DECEASED

3535 BROKEN WOODS DRIVE

CORAL SPRINGS, FL 33065 (Per Deed)

(Property Appraiser indicates Elizabeth M DeMarco a/k/a Betty DeMarco is deceased. No Death Certificate was found but Probate documents were found in the Official Records of Broward County. Frank J. DeMarco a/k/a Francis James DeMarco is also deceased and was not included as an additional owner by the Property Appraiser. A Death Certificate was found but no Probate documents were found or needed as title was held as husband and wife, therefore, not subject to probate.)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

AFFILIATED TAX CO LLC - 17

P.O. BOX 645040

CINCINNATI, OH 45264-5040 (Tax Deed Applicant)

THE BRIARWOOD CLUB ASSOCIATION, INC. #2                      Instrument: 115800668  
3465 BROKEN WOODS DRIVE  
CORAL SPRINGS, FL 33065 (Per Lien)

THE BRIARWOOD CLUB ASSOCIATION, INC. #2                      Instrument: 116059383  
MICHELLE MONTEKIO, ESQ  
TUCKER & LOKEINSKY, P.A.  
800 EAST BROWARD BLVD.  
CUMBERLAND BUILDING – SUITE 710  
FORT LAUDERDALE, FL 33301 (Per Lis Pendens)

STEVE BARLOW, REGISTERED AGENT  
O/B/O THE BRIARWOOD CLUB ASSOCIATION, INC. #2  
3465 BROKEN WOODS DRIVE  
CORAL SPRINGS, FL 33065 (Per Sunbiz. Declaration recorded in 4233-268.)

ANNETTE SEVERINI AND ANNETTE MARUCCI                      OR: 46004, Page: 447  
(Per Last Will & Testament. No addresses found on document. Possible heirs.)

ANTOINETTE MARUCCI, APPOINTED PERSONAL                      OR: 46054, Page: 608  
REPRESENTATIVE OF THE ESTATE OF ELIZABETH  
DEMARCO, DECEASED  
(Per Letters of Administration. No address found on document.)

ANTOINETTE MARUCCI, APPOINTED PERSONAL                      OR: 46590, Page: 1025  
REPRESENTATIVE OF THE ESTATE OF ELIZABETH  
DEMARCO, DECEASED  
9460 D BOCA GARDENS PARKWAY  
BOCA RATON, FL 33496-3758 (Per Affidavit of No Florida Estate Tax Due)

R. G. MARUCCI A/K/A ROCCO G. MARUCCI  
(Per Divorce Judgment in 114736627. No address found on document. Possible Heir.)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4841 15 AB 0250

**CURRENT ASSESSED VALUE:** \$77,160

**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:**

Death Certificate

OR: 16460, Page: 692

Order of Discharge

OR: 46983, Page: 298

Divorce Judgment

Instrument: 114736627

(Included for informational purposes to show another possible heir.)

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

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

**Wendy Carter**

Title Examiner



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\(8\)](#).

## 2018 Exemptions and Taxable Values by Taxing Authority

## Sales History

## Land Calculations

## Special Assessments

1/1

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #44105

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of February 2020, 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:

FRANK J. DEMARCO, DECEASED AND ESTATE OF ELIZABETH M DEMARCO, DECEASED 3535 BROKEN WOODS DRIVE CORAL SPRINGS, FL 33065	THE BRIARWOOD CLUB ASSOCIATION, INC. #2 3465 BROKEN WOODS DRIVE CORAL SPRINGS, FL 33065	THE BRIARWOOD CLUB ASSOCIATION, INC. #2 MICHELLE MONTEKIO, ESQ TUCKER & LOKEINSKY, P.A. 800 EAST BROWARD BLVD. CUMBERLAND BUILDING SUITE 710 FORT LAUDERDALE, FL 33301 CITY OF CORAL SPRINGS 9551 WEST SAMPLE RD CORAL SPRINGS, FL 33065	ANNETTE SEVERINI 18 HARROGATE LN MANCHESTER, NJ 08759-6817
ANTOINETTE MARUCCI, APPOINTED PERSONAL REPRESENTATIVE OF THE ESTATE OF ELIZABETH DEMARCO, DECEASED 9460 BOCA GARDENS PARKWAY APT D BOCA RATON, FL 33496-3758	STEVE BARLOW, REGISTERED AGENT O/B/O THE BRIARWOOD CLUB ASSOCIATION, INC. #2 3465 BROKEN WOODS DRIVE CORAL SPRINGS, FL 33065		ELIZABETH M DEMARCO EST 3535 BROKENWOODS DR #401 CORAL SPRINGS, FL 33065
ELIZABETH M DEMARCO EST 700 SW 8 WAY FORT LAUDERDALE, FL 33315-3881	MRS ANTOINETTE MARUCCI 3535 BROKENWOOD DR #401 CORAL SPRINGS, FL 33065	MRS ANTOINETTE MARUCCI 700 SW 8 WAY FORT LAUDERDALE, FL 33315-3881	NADINE M MCGONIGLE 23 BRENTWOOD DRIVE EAST HANOVER, NJ 07936
ROCCO MARUCCI 6844 NW 70 PL PARKLAND, FL 33067-4724	ROCCO MARUCCI 315 SE 7TH ST APT 2 FORT LAUDEDALE, FL 33301- 3158	TERESA G APPEGATE 6844 NW 70 PL PARKLAND, FL 33067-4724	THE BRIARWOOD CLUB ASSOCIATION, INC #2 3535 BROKEN WOODS DR CORAL SPRINGS, FL 33065

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)  
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3rd day of February 2020 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

INSTR # 116225609

Recorded 12/10/19 at 04:22 PM

Broward County Commission

1 Page(s)

#7

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 44105

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: 484115-AB-0250  
Certificate Number: 455  
Date of Issuance: 05/25/2017  
Certificate Holder: AFFILIATED TAX CO LLC - 17  
Description of Property: BRIARWOOD CLUB NO 2 CONDO  
UNIT 401

Name in which assessed: DEMARCO, ELIZABETH M EST  
Legal Titleholders: DEMARCO, ELIZABETH M EST  
% MRS ANTOINETTE MARUCCI  
700 SW 8 WAY  
FORT LAUDERDALE, FL 33315-3881

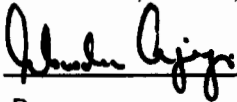
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of March, 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 2nd 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: 02/13/2020, 02/20/2020, 02/27/2020 & 03/05/2020  
Minimum Bid: 9736.33



# Broward County, Florida

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

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Certificate Number: 455  
Date of Issuance: 05/25/2017  
Certificate Holder: AFFILIATED TAX CO LLC - 17  
Description of Property: BRIARWOOD CLUB NO 2 CONDO  
UNIT 401

APARTMENT NO. 301, IN THE BRIARWOOD CLUB CONDOMINIUM #2, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED JUNE 15, 1970 IN OFFICIAL RECORDS BOOK 4233, PAGE 268, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THERETO, INCLUDING AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM, AS SET FORTH IN SAID DECLARATION.

Name in which assessed: DEMARCO, ELIZABETH M EST  
Legal Titleholders: DEMARCO, ELIZABETH M EST  
% MRS ANTOINETTE MARUCCI  
700 SW 8 WAY  
FORT LAUDERDALE, FL 33315-3881

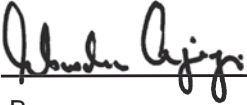
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broward.deedauction.net  
*\*Pre-registration is required to bid.*

Dated this 13th day of February, 2020.

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: 02/13/2020, 02/20/2020, 02/27/2020 & 03/05/2020  
Minimum Bid: 10148.33

## BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and  
Legal Holidays  
Ft. Lauderdale, Broward County, Florida

### STATE OF FLORIDA COUNTY OF BROWARD:

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

44105

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 455

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

02/13/2020 02/20/2020 02/27/2020 03/05/2020

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

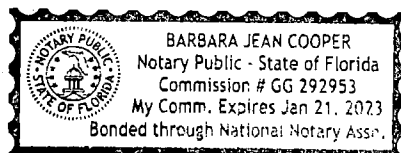
*Scherrie A. Thomas*

Sworn to and subscribed before me this  
5 day of MARCH, A.D. 2020

*Barbara Jean Cooper*

(SEAL)

SCHERRIE A. THOMAS personally known to me



### Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 44105

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AFFILIATED TAX CO LLC -17

#### Description of Property:

BRIARWOOD CLUB NO 2 CONDO  
UNIT 401  
APARTMENT NO. 301, IN THE  
BRIARWOOD CLUB CONDO-  
MINIUM #2, ACCORDING TO  
THE DECLARATION OF CON-  
DOMINIUM, RECORDED JUNE 15,  
1970 IN OFFICIAL RECORDS  
BOOK 4233, PAGE 268, OF THE  
PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA, TOGETHER  
WITH ALL APPURTENANCES  
THERETO, INCLUDING AN UN-  
DIVIDED INTEREST IN THE  
COMMON ELEMENTS OF SAID  
CONDOMINIUM, AS SET FORTH  
IN SAID DECLARATION.

#### Name in which assessed:

DEMARCO, ELIZABETH M EST  
Legal Titleholders:  
DEMARCO, ELIZABETH M EST  
% MRS ANTOINETTE MARUCCI  
700 SW 8 WAY  
FORT LAUDERDALE,  
FL 33315-3881

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

Unless such certificate shall be  
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broward.deedauction.net

\*Pre-registration is required to bid.

# SEE ATTACHED

Dated this 13th day of February,  
2020.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND  
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi  
Deputy

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

Minimum Bid: 10148.33

401-314

2/13-20-27 3/5 20-18/0000455666B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20005154

Broward County VS Elizabeth M. Est DeMarco, Et AL

Type of Writ: Tax Sale - Broward

Court: Circuit / Broward FL

**RETURN OF SERVICE****\*20005154\***

Court Case # TD 44105

Received by CCN 10647

02/19/2020 7:16 AM

**Serve: Elizabeth M. Est Demarco 700 SW 8 Way Fort Lauderdale FL 33315****Served:**

X

**Not Served:**Broward County Revenue - Delinq Tax Section  
115 S Andrews Avenue  
Room A-100  
Fort Lauderdale FL 33301**Date:** 02/19/2020 **Time:** 12:13 PM

On Elizabeth M. Est Demarco in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

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

**COMMENTS:** 02-19-2020 12:13pm n/a posted front door

You can now check the status of your writ by  
visting the Broward Sheriff's Office Website at  
[www.sheriff.org](http://www.sheriff.org) and clicking on the icon  
"Service Inquiry"

**Gregory Tony, Sheriff  
Broward County, Florida**

By:

**D.S.****R. Murray, #10647****RECEIPT INFORMATION**

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

**EXECUTION COSTS****DEMAND/LEVY INFORMATION**

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 484115-AB-0250 (TD # 44105)

# WARNING

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

BROWARD COUNTY SHERIFF'S DEPT  
ATTN: CIVIL DIVISION  
FT LAUDERDALE, FL 33312

**ORIGINAL  
DOCUMENT**

RECEIVED SHERIFF  
2020 FEB -4 PM 1:58  
BROWARD COUNTY, FLORIDA

## NOTE

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

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by February 28, 2020 .....\$7,944.67

Or

\* Amount due if paid by March 17, 2020 .....\$8,042.84

\*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON March 18, 2020 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

DEMARCO, ELIZABETH M EST  
AND/OR

MRS ANTOINETTE MARUCCI  
700 SW 8 WAY

FORT LAUDERDALE, FL 33315-3881

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

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20005154

Broward County VS Elizabeth M. Est DeMarco, Et AL

Type of Writ: Tax Sale - Broward

Court: Circuit / Broward FL

**RETURN OF SERVICE****\*20005154\***

Court Case # TD 44105

Received by CCN 8312

02/13/2020 12:23 PM

**Serve: Elizabeth M. Est Demarco 3535 Broken Woods Drive #401 Coral Springs FL 33065****Served:**

X

**Not Served:**Broward County Revenue - Delinq Tax Section  
115 S Andrews Avenue  
Room A-100  
Fort Lauderdale FL 33301**Date:** 02/13/2020 **Time:** 10:15 AM

On Elizabeth M. Est Demarco in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

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

**COMMENTS:**

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

**Gregory Tony, Sheriff**  
**Broward County, Florida**By: *R. Padron***D.S.**R. Padron, #8312**RECEIPT INFORMATION**

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

**EXECUTION COSTS****DEMAND/LEVY INFORMATION**

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 484115-AB-0250 (TD #44105)

RECEIVED SHERIFF  
2020 FEB -4 PM 1:47  
BROWARD COUNTY, FLORIDA

# WARNING

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

BROWARD COUNTY SHERIFF'S DEPT  
ATTN: CIVIL DIVISION  
FT LAUDERDALE, FL 33312

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Or

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordtaxestreasury](http://www.broward.org/recordtaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

DEMARCO, ELIZABETH M EST  
AND/OR  
%MRS. ANTOINETTE MARUCCI  
3535 BROKEN WOODS DR #401  
CORAL SPRINGS, FL 33065

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



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

## Detail by Entity Name

Florida Not For Profit Corporation

THE BRIARWOOD CLUB ASSOCIATION, INC. #2

### Filing Information

<b>Document Number</b>	718431
<b>FEI/EIN Number</b>	59-1617580
<b>Date Filed</b>	05/04/1970
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

3535 BROKEN WOODS DR  
CORAL SPRINGS, FL 33065

Changed: 04/20/2000

### Mailing Address

3465 Broken Woods Drive  
Coral Springs, FL 33065

Changed: 02/22/2017

### Registered Agent Name & Address

Barlow, Steve  
3465 Broken Woods Drive  
Coral Springs, FL 33065

Name Changed: 02/22/2017

Address Changed: 02/22/2017

### Officer/Director Detail

#### **Name & Address**

Title SD

FRAZIER, SUZANNE  
3535 BROKEN WOODS DR  
CORAL SPRINGS, FL 33065

Title President

MALOUIN, MARCIA



3535 BROKEN WOODS DR  
COARL SPRGS, FL 33065

Title TD

YACOBELLIS, JOANNE  
3535 BROKEN WOODS DR  
CORAL SPRINGS, FL 33065

Title VP

CIARAMITRO, JOSEPH  
3535 BROKEN WOODS DR  
CORAL SPRINGS, FL 33065

Title Director

SPERO, THOMAS  
3535 BROKEN WOODS DR  
CORAL SPRINGS, FL 33065

Annual Reports

Report Year	Filed Date
2018	02/21/2018
2019	01/23/2019
2019	03/22/2019

Document Images

<a href="#">03/22/2019 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/23/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/21/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/22/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/20/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/14/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/13/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/04/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/05/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/22/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/23/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/16/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/21/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/29/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/26/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/27/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">09/09/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/17/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/20/2000 -- ANNUAL REPORT</a>	View image in PDF format

<a href="#">03/17/1999 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/16/1998 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/15/1997 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/17/1996 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/12/1995 -- ANNUAL REPORT</a>	View image in PDF format

14

03000299

**LAST WILL & TESTAMENT**

**OF**

**ELIZABETH M. DEMARCO**

2009 JAN 16 AM 11:13

PROBATE

I, ELIZABETH M. DEMARCO, domiciled in Coral Springs, Broward County, Florida, make, publish and declare this instrument to be my Last Will and Testament, hereby revoking all of my former wills and codicils.

**ARTICLE ONE. SPECIFIC BEQUESTS.** I give certain other items of tangible personal property in accordance with a written statement which I shall have prepared prior to my death in conformity with Florida law. My Personal Representative may assume that no written statement exists if none is found within thirty (30) days after the admission of this will to probate.

**ARTICLE TWO. REAL and TANGIBLE PERSONAL PROPERTY.** My condominium located at 3535 Broken Woods Drive, Apt. 401 (Briarwood II), Coral Springs, Florida 33065, and all of my household furnishings, automobiles, my jewelry, apparel, and all other items of tangible personal property which I may own at my death, together with all policies of insurance covering these items, I give to my nieces, ANNETTE SEVERINI and ANNETTE MARUCCI in equal shares, per stirpes.

Em D.

5

8

**ARTICLE THREE. INTANGIBLE PERSONAL PROPERTY.** I give all of my intangible personal property that I hold at the time of my death to my nieces, ANNETTE SEVERINI and ANNETTE MARUCCI in equal shares, per stirpes.

**ARTICLE FOUR. RESIDUARY ESTATE.** The remainder of my estate, including every kind of property, wherever located, that I own at my death which is not otherwise effectively devised in this Will (that is, my Residuary Estate), I bequeath and devise to my nieces, ANNETTE SEVERINI and ANNETTE MARUCCI, in equal shares, per stirpes.

**ARTICLE FIVE. SURVIVAL REQUIREMENT.** If a beneficiary named in this Will should die shortly after my death, I would prefer that the devise of my estate which he would have received shall pass to the alternate beneficiary or beneficiaries whom I have designated, rather than to such person's estate. Accordingly, no beneficiary of this Will shall be entitled to receive benefits unless he shall survive me for a period of thirty (30) full days and, failing to do so the gift shall lapse. Provisions of this Will making alternative disposition of a bequest or devise in the event a beneficiary shall "not survive me" or "fail to survive me", or in the event a beneficiary shall "predecease me", are intended to require survival of thirty (30) full days after my death.

**ARTICLE SIX. NOMINATION OF MY PERSONAL REPRESENTATIVE.** I hereby nominate and appoint my niece, ANNETTE SEVERINI, the

2 *Elin M. D.*

Personal Representative of my estate. If for any reason she is unable or unwilling to serve or does not complete the administration of my estate, I hereby appoint my niece, ANNETTE MARUCCI, the Successor Personal Representative of my estate. I direct that no bond be required of the personal representative or successor personal representative of my estate.

**ARTICLE SEVEN. POWERS OF THE PERSONAL REPRESENTATIVE.**

The Personal Representative named in this Will, and their successors and parties serving in their stead, shall be governed by the provisions of Sections 733.612 and 737.402 and Chapter 738, Florida Statutes 1981, and as amended, that are not in conflict with this instrument, and shall have all additional powers and protection granted by the statute to them at the time of application that are not in conflict with this instrument. In addition and not in limitation of any common-law or statutory authority, and without application to any court, they shall follow the directions hereafter given and shall have the powers and responsibilities described below to be exercised in their absolute discretion:

A. With regard to both real and personal property, for the purpose of obtaining funds for payment of taxes, claims and costs of administration, conversion into cash, management of property and for every other proper purpose, they may acquire, retain, invest, reinvest, exchange, lease, sell, borrow, mortgage,

*E m. d*

pledge, transfer and convey in such manner and on such terms, without limitation as to time, as they may deem advisable, even for terms beyond the expected administration of my estate, and no purchaser or lender shall be held liable to see to the propriety of the transaction nor to the application of the proceeds.

B. To pay all or any portion of administration expenses, debts, taxes, penalties and interest out of income or principal and to accumulate the income of this estate for this purpose. Unless otherwise provided by this instrument, the amounts paid from income shall be charged against income, and those payments shall require no reimbursements or adjustments of the accounts of the estate or of the shares that the beneficiaries shall be entitled to receive in income or principal.

C. I direct my personal representative to pay, as soon after my death as may be practicable, all of my just debts, funeral and testamentary expenses, and estate and other taxes imposed by reason of my death, including any interest or penalty relating thereto, with respect to any property, whether disposed of by this will, trust or otherwise. I further direct that such payments be made out of the Residuary Estate and the same shall be treated as an expense of administration, without apportionment.

D. In case any income or principal of the estate becomes payable to a beneficiary under the age of twenty-five (25) years, or to a person under legal disability, or to a person not

adjudicated incompetent, but who, in the opinion of my Personal Representative, is unable to administer properly such income or principal, then such income or principal may be paid by my Personal Representative in any one or more of the following ways as it is best: (a) directly to any such beneficiary; (b) to the legally appointed guardian of any such beneficiary; © by my Personal Representative using such income or principal directly for the care comfort, support, maintenance, education and welfare of any such beneficiary.

E. I direct that if my estate shall own any United States Treasury Bonds which are redeemable at par in payment of Federal Estate taxes, said bonds shall be utilized for that purpose before any other assets of my estate are so utilized.

**ARTICLE EIGHT. LIFE-PROLONGING PROCEDURES.** I willfully and voluntarily make known my desire that my dying not be artificially prolonged under the circumstances set forth below, and I do hereby declare:

A. If at any time I should have a terminal condition and if my attending physician has determined that there can be no recovery from such condition and that my death is imminent, I direct that life-prolonging procedures be withheld or withdrawn when the application of such procedures would serve only to prolong artificially the process of dying, and that I be permitted to die naturally with only the administration of medication or the

*E M D.*

Elizabeth M. DeMarco (SEAL)  
ELIZABETH M. DEMARCO

On the 14<sup>th</sup> day of February  
Elizabeth M. DeMarco

2007, and in our presence, the foregoing instrument was declared by the above-named testatrix to be her will, and it was signed by her. We have subscribed our names as witnesses in the presence of the testatrix and in the presence of each other after the testatrix has signed her name.

Anne Hunt Brefka  
WITNESS

3475 Broken Woods Dr.  
Coral Springs, Fl. 33065  
ADDRESS

[Signature]  
WITNESS

9501 NW 44<sup>th</sup> Place  
Coral Springs, FL 33065  
ADDRESS

STATE OF FLORIDA    )  
                                  )  
COUNTY OF BROWARD )

WE, ELIZABETH M. DEMARCO, Anne Hunt Brefka,  
and Deanne K. Semmes, the testatrix and the witnesses  
respectively, whose names are signed to the foregoing instrument,  
having been sworn, declared to the undersigned officer that the  
testatrix signed the instrument as her last will, that she signed,  
and that each of the witnesses, in the presence of the testatrix  
and in the presence of each other, signed the will as a witness.

Elizabeth M. DeMarco  
ELIZABETH M. DEMARCO

Anne Hunt Brefka



WITNESS

*[Signature]*  
WITNESS

SUBSCRIBED AND SWORN TO before me by ELIZABETH M.  
DEMARCO, the testatrix, and by *Ann Hunt Breyer* and  
*Deige K. Bonner*, the witnesses on the *14th* day of  
*February*, 2007.

*[Signature]*  
NOTARY PUBLIC

(SEAL)



WARRANTY DEED  
STATUTORY  
F.S. 689.02  
**88049633**

# This Indenture,

RAMCO FORM 42

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

Made this 25th day of January A.D. 1988  
BETWEEN HENRY J. NUNEZ and MARIE A. NUNEZ, his wife  
of the County of Broward in the State of Florida parties of the first part, and  
FRANK J. DeMARCO and ELIZABETH M. DeMARCO, his wife  
of the County of Broward in the State of Florida whose post office address is  
3535 Broken Woods Drive, Coral Springs, Florida 33065  
parties of the second part

**Witnesseth.** That the said parties of the first part for and in consideration of the sum of  
TEN AND NO/100 (\$10.00)----- Dollars,  
to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowl-  
edged, have granted, bargained, and sold to the said parties of the second part, their heirs  
and assigns forever, the following described land, situate, and being in the County of Broward  
State of Florida to wit

Apartment No. 401, in the BRIARWOOD CLUB CONDOMINIUM #2,  
according to the DECLARATION OF CONDOMINIUM, recorded  
June 15, 1970 in O.R. Book 4233, Page 268, of the Public  
Records of Broward County, Florida, together with all  
appurtenances thereto, including an undivided interest in  
the common elements of said Condominium, as set forth in  
said Declaration.

SUBJECT TO said Declaration of Condominium, easements,  
reservations and restrictions of record; provided, however,  
that the foregoing shall not operate to reimpose the same.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the  
same against the lawful claims of all persons whomsoever, except real estate taxes for  
the year 1987 and all subsequent years.

**In Witness Whereof,** The said parties of the first part have hereunto set their  
hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of  
as to Henry J. Nunez  
as to Marie Nunez  
as to both

33970  
Notary Public  
Broward County, Florida  
My Comm. Expires 12/31/89

Henry J. Nunez  
Marie A. Nunez

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
L. A. HESTER  
COUNTY ADMINISTRATOR

STATE OF FLORIDA,  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an  
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

HENRY J. NUNEZ and MARIE A. NUNEZ  
to me known to be the persons described in and who executed the foregoing instrument and they acknowledged  
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of  
January A.D. 1988.

Will E. Glyler  
NOTARY PUBLIC

This Instrument prepared by:  
Address  
WILLIAM E. GLYLER  
Attorney at Law  
9960 West Signole Road  
Suite 201, Ft. Lauderdale, Florida 33309

Notary Public, State of Florida  
My Comm. Expires 12/31/89

Return to: Donna Buckensteen Esq.  
9825 W. Sample Rd.  
Suite 206  
Coral Springs, FL 33065

Feb 8 12 01 PM '88

BK15174PG502

Free

Prepared by and return to:  
Tucker & Lokeinsky, P.A.  
800 E. Broward Blvd., Suite 710  
Ft. Lauderdale, Florida 33301

CLAIM OF LIEN

STATE OF FLORIDA :  
COUNTY OF BROWARD :

BEFORE ME, the undersigned authority, personally appeared this day MICHELLE MONTEKIO, ESQ., TUCKER & LOKEINSKY, P.A., who, upon being first duly sworn, say that: they are the Attorneys for the lienor herein, THE BRIARWOOD CLUB ASSOCIATION, INC. #2, whose address is 3465 Broken Woods Drive, Coral Springs, FL 33065, and that as provided by the Declaration of Condominium for THE BRIARWOOD CLUB ASSOCIATION, INC. #2, and recorded in Official Record Book 4233, at commencing at Page 268, of the Public Records of Broward County, Florida, and Fla. Stat. §718.116, the Association asserts and holds a lien on the following described real property:

APARTMENT NO. 401, IN THE BRIARWOOD CLUB CONDOMINIUM #2, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED JUNE 15, 1970 IN O.R. BOOK 4233, PAGE 268, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THERETO, INCLUDING AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM, AS SET FORTH IN SAID DECLARATION.

said property being owned by **FRANK J. DEMARCO AND ELIZABETH M. DEMARCO**, and further states that the lien is for the following amounts:

Past due maintenance & special assessments (04/18-05/19):	\$5,247.84
Attorneys' fees:	\$ 885.00
Postage costs:	\$ 17.60
Recording costs (Lien/Release):	\$ 20.00
Lien release fee:	\$ 75.00
<b>Total Due:</b>	<b>\$6,245.44</b>

plus, if applicable, continuing regular assessments and special assessments, special assessments coming due during the duration of this lien, late charges, administrative collection fees, interest, costs and attorneys' fees until paid in full. Maintenance (\$1,130.85-2018, \$1,164.77-2019) are due on the first of each quarter. Special assessments (\$1,456, \$1,095, \$2,189.00) & reserves (\$280.10 \$131.30) were due July 1, 2018.

BRIARWOOD CLUB ASSOCIATION,  
INC. #2

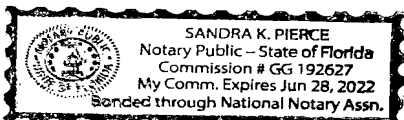
By: *Michelle Montekio*  
MICHELLE MONTEKIO, ESQ.  
TUCKER & LOKEINSKY, P.A.

STATE OF FLORIDA :  
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 8 day of **MAY, 2019** by MICHELLE MONTEKIO, ESQ., TUCKER & LOKEINSKY, P.A., as Agent/Attorney for THE BRIARWOOD CLUB ASSOCIATION # 2, INC. #2, who is personally known to me and did take an oath.

My Commission Expires:

*Sandra K. Pierce*  
NOTARY PUBLIC



①

Case Number: CACE-19-018816 Division: 25  
Filing # 95511090 E-Filed 09/11/2019 10:42:57 AM

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

CASE NO.:

THE BRIARWOOD CLUB ASSOCIATION,  
INC. #2, a Florida corporation,  
not-for-profit,

Plaintiff,

**NOTICE OF LIS PENDENS**

vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES,  
ASSIGNEES, LIENORS, CREDITORS,  
TRUSTEES, OR OTHER CLAIMANTS CLAIMING  
BY THROUGH, UNDER OR AGAINST ELIZABETH  
M. DEMARCO, DECEASED, ANTOINETTE  
MARUCCI, ANNETTE SERVINI, and UNKNOWN  
PERSON(S) IN POSSESSION OF THE SUBJECT  
PROPERTY,

Defendants.

\_\_\_\_\_/

**TO: DEFENDANTS: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY  
THROUGH, UNDER OR AGAINST ELIZABETH M. DEMARCO, DECEASED,  
ANTOINETTE MARUCCI, ANNETTE SERVINI, UNKNOWN PERSON(S) IN  
POSSESSION OF THE SUBJECT PROPERTY, AND ALL OTHERS WHOM IT MAY  
CONCERN:**

YOU ARE NOTIFIED of the institution of this action by Plaintiff  
against you seeking to foreclose a Claim of Lien on the following  
property in Broward County, Florida:

APARTMENT NO. 401 OF BRIARWOOD CLUB CONDOMINIUM #2,  
ACCORDING TO THE DECLARATION OF CONDOMINIUM IN OFFICIAL  
RECORDS BOOK 4233, PAGE 268, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANT  
THEREUNTO ATTACHED.

Dated September 10, 2019.

TUCKER & LOKEINSKY, P.A.  
800 East Broward Boulevard  
Cumberland Building - Suite 710  
Fort Lauderdale, Florida 33301  
Tel: (954) 467-7744  
Fax: (954) 467-7905  
collections@tlfloridalaw.com

By:   
MICHELLE MONTEKIO, ESQ.  
Florida Bar No. 015518

13  
Upon entry to a safe deposit box, an inventory of the contents must be made in the presence of a bank employee witnessed, and filed with the court

**IN THE CIRCUIT COURT FOR BROWARD COUNTY,  
FLORIDA**

**IN RE: ESTATE OF**

**ELIZABETH DEMARCO**

**Deceased.**

File No. **09000299**

Division **#61**

FILED FOR RECORD  
CLERK, CIRCUIT COURT  
BROWARD COUNTY, FL

09 FEB 12 PM 2:36

PROBATE

**LETTERS OF ADMINISTRATION  
(single personal representative)**

TO ALL WHOM IT MAY CONCERN

WHEREAS, Elizabeth Demarco, a resident of Broward County, Florida, died on [REDACTED]

[REDACTED] owning assets in the State of Florida, and

WHEREAS, Antoinette Marucci has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare Antoinette Marucci duly qualified under the laws of the State of Florida to act as personal representative of the estate of Elizabeth Demarco, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on February 11, 2009

Circuit Judge **DALE ROSS**

THIS ESTATE MUST BE  
CLOSED WITHIN 12 MONTHS  
IF NOT CONTESTED.

Aug 18 2009 8:39AM HP LASERJET FAX

P. 1



**Affidavit of No Florida Estate Tax Due**

DR-312  
R. 07/07  
WEST

IN THE CIRCUIT COURT FOR Broward COUNTY  
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF ELIZABETH DEMARCO File No. 09-299  
Division 61

Deceased.

(This space available for case style of estate probate proceeding)

(For office use only)

State of FLORIDA County of Broward

I, the undersigned, Antoinette Marucci, do hereby state:

1. I am the personal representative as defined in section 198.01 or section 731.201, Florida Statutes, as the case may be, of the estate of Elizabeth Demarco.
2. The decedent referenced above died on [REDACTED], and was domiciled (as defined in s. 198.015, F.S.) at the time of death in the state of Florida.  
On date of death, the decedent was (check one): ☒ a U.S. citizen ☐ not a U.S. citizen
3. A federal estate tax return (federal Form 706 or 706-NA) is not required to be filed for the estate.
4. The estate does not owe Florida estate tax pursuant to Chapter 198, F.S.
5. I acknowledge personal liability for distribution in whole or in part of any of the estate by having obtained release of such property from the lien of the Florida estate tax.

Under penalties of perjury, I declare that I have read this Affidavit and the facts stated in it are true. This declaration is based on all information of which the personal representative has any knowledge (ss. 92.525(1)(b); 213.37; 837.06, F.S.).

Executed this 6th day of August, 20 09

Print name Antoinette Marucci

Mailing address 9450 D Boca Gardens Parkway

State of FLORIDA

Signature Antoinette Marucci

Telephone number [REDACTED]

City/State/ZIP Boca Raton, Florida 33496-3758

County of Broward

Sworn to (or affirmed) and subscribed before me by Antoinette Marucci

On this 6th day of August, 20 09

Signature of Notary [Signature]

(Check one)

☒ Personally known

☐ Or produced identification

Type of identification produced \_\_\_\_\_



Print, type, or stamp name of Notary Public

File this form with the appropriate clerk of the court. Do not mail to the Florida Department of Revenue.

IN THE CIRCUIT COURT FOR BROWARD COUNTY,  
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

ELIZABETH DEMARCO

Deceased.

File No. 09-299


Division 61

**ORDER OF DISCHARGE**  
**(single personal representative)**

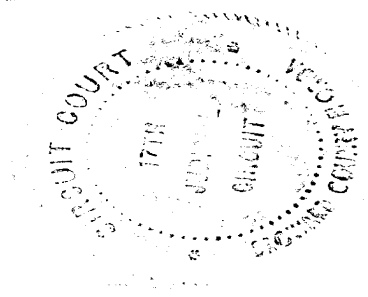
On the Petition for Discharge of Antoinette Marucci, as personal representative of the estate of Elizabeth Demarco, deceased, the court finding that the estate has been fully administered and properly distributed, that claims of creditors have been paid or otherwise disposed of, that the tax imposed by Chapter 198 of the Florida Statutes, if any, has been paid, and that the personal representative should be discharged, it therefore is

ADJUDGED that the personal representative is discharged, and the surety on the personal representative's bond, if any, is released from further liability.

ORDERED on March 23<sup>rd</sup>, 2010.

  
Circuit Judge

CHARLES W. GREENE





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

DATE: February 3rd, 2020  
PROPERTY ID # 484115-AB-0250 (TD # 44105)

# WARNING

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

FRANK J. DEMARCO, DECEASED AND  
ESTATE OF ELIZABETH M DEMARCO, DECEASED  
3535 BROKEN WOODS DRIVE #401  
CORAL SPRINGS, FL 33065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3535 BROKEN WOODS DR #401, CORAL SPRINGS, FL 33065 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 February 28, 2020 .....\$7,944.67  
Or  
\* Estimated Amount due if paid by March 17, 2020 .....\$8,042.84

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 18, 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: February 3rd, 2020  
PROPERTY ID # 484115-AB-0250 (TD # 44105)

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3465 BROKEN WOODS DRIVE  
CORAL SPRINGS, FL 33065

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

DATE: February 3rd, 2020  
PROPERTY ID # 484115-AB-0250 (TD # 44105)

# WARNING

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THE BRIARWOOD CLUB ASSOCIATION, INC #2  
MICHELLE MONTEKIO, ESQ.  
TUCKER & LOKEINSKY, P.A.  
800 EAST BROWARD BLVD.  
CUMBERLAND BUILDING, SUITE 710  
FORT LAUDERDALE, FL 33301

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MAKE CASHIER'S CHECK OR  
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Estimated Amount due if paid by February 28, 2020 .....\$7,944.67  
Or  
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DATE: February 3rd, 2020  
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ANNETTE SEVERINI  
18 HARROGATE LN  
MANCHESTER, NJ 08759-6817

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**DATE: February 3rd, 2020**  
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ANTOINETTE MARUCCI, APPOINTED PERSONAL REPRESENTATIVE  
OF THE ESTATE OF THE ESTATE OF ELIZABETH DEMARCO, DECEASED  
9460 BOCA GARDENS PARKWAY APT D  
BOCA RATON, FL 33496-3758

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STEVE BARLOW, REGISTERED AGENT  
O/B/O THE BRIARWOOD CLUB ASSOCIATION, INC. #2  
3465 BROKEN WOODS DRIVE  
CORAL SPRINGS, FL 33065

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DATE: February 3rd, 2020  
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CITY OF CORAL SPRINGS  
9551 WEST SAMPLE RD  
CORAL SPRINGS, FL 33065

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ELIZABETH M DEMARCO EST  
3535 BROKENWOODS DR #401  
CORAL SPRINGS, FL 33065

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ELIZABETH M DEMARCO EST  
700 SW 8 WAY  
FORT LAUDERDALE, FL 33315-3881

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DATE: February 3rd, 2020  
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MRS ANTOINETTE MARUCCI  
3535 BROKENWOOD DR #401  
CORAL SPRINGS, FL 33065

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NADINE M MCGONIGLE  
23 BRENTWOOD DRIVE  
EAST HANOVER, NJ 07936

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ROCCO MARUCCI  
6844 NW 70 PL  
PARKLAND, FL 33067-4724

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ROCCO MARUCCI  
315 SE 7TH ST APT 2  
FORT LAUDEDALE, FL 33301-3158

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3535 BROKEN WOODS DR #401, CORAL SPRINGS, FL 33065 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 February 28, 2020 .....\$7,944.67  
Or  
\* Estimated Amount due if paid by March 17, 2020 .....\$8,042.84

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 18, 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: February 3rd, 2020  
PROPERTY ID # 484115-AB-0250 (TD # 44105)

# WARNING

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

TERESA G APPLGATE  
6844 NW 70 PL  
PARKLAND, FL 33067-4724

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3535 BROKEN WOODS DR #401, CORAL SPRINGS, FL 33065 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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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

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Or  
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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: February 3rd, 2020**  
**PROPERTY ID # 484115-AB-0250 (TD # 44105)**

# WARNING

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

THE BRIARWOOD CLUB ASSOCIATION, INC #2  
3535 BROKEN WOODS DR  
CORAL SPRINGS, FL 33065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3535 BROKEN WOODS DR #401, CORAL SPRINGS, FL 33065 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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**MAKE CASHIER'S CHECK OR**  
**MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

\* Estimated Amount due if paid by February 28, 2020 .....\$7,944.67  
Or  
\* Estimated Amount due if paid by March 17, 2020 .....\$8,042.84

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 18, 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)



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☐ Return Receipt (electronic)

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☐ Adult Signature Required

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☐ Adult Signature Restricted Delivery

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**TD 44105 MARCH 2020 WARNING**

**FRANK J. DEMARCO, DECEASED AND ESTATE OF**

**ELIZABETH M DEMARCO, DECEASED**

**3535 BROKEN WOODS DRIVE**

**CORAL SPRINGS, FL 33065**

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

See Reverse for Instructions

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**TD 44105 MARCH 2020 WARNING**  
**THE BRIARWOOD CLUB**  
**ASSOCIATION, INC. #2**  
**3465 BROKEN WOODS DRIVE**  
**CORAL SPRINGS, FL 33065**

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

See Reverse for Instructions

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7019 2280 0000 6055 562

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800 E. BROWARD BLVD. CUMBERLAND BLDG. #710

FORT LAUDERDALE, FL 33301

Street and Apt. No., or P.O. Box No.

City, State, ZIP+4<sup>®</sup>

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

See Reverse for Instructions

**TD 44105 MARCH 2020 WARNING**

**THE BRIARWOOD CLUB ASSOCIATION, INC. #2**

**MICHELLE MONTEKIO, ESQ**

**TUCKER & LOKEINSKY, P.A.**

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**TD 44105 MARCH 2020 WARNING**

**ANNETTE SEVERINI**

**18 HARROGATE LN**

**MANCHESTER, NJ 08759-6817**

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

See Reverse for Instructions

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**TD 44105 MARCH 2020 WARNING**

**ANTOINETTE MARUCCI, APPOINTED PERSONAL  
REPRESENTATIVE OF THE ESTATE OF ELIZABETH DEMARCO,  
DECEASED**

**9460 BOCA GARDENS PARKWAY APT D  
BOCA RATON, FL 33496-3758**

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

See Reverse for Instructions

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7019 2260 0000 6055 5712

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**TD 44105 MARCH 2020 WARNING**  
**STEVE BARLOW, REGISTERED AGENT**  
**O/B/O THE BRIARWOOD CLUB ASSO., INC. #2**  
**3465 BROKEN WOODS DRIVE**  
**CORAL SPRINGS, FL 33065**

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

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**TD 44105 MARCH 2020 WARNING**  
**CITY OF CORAL SPRINGS**  
**9551 WEST SAMPLE RD**  
**CORAL SPRINGS, FL 33065**

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**TD 44105 MARCH 2020 WARNING**  
**ELIZABETH M DEMARCO EST**  
**3535 BROKENWOODS DR #401**  
**CORAL SPRINGS, FL 33065**



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**TD 44105 MARCH 2020 WARNING**  
**ELIZABETH M DEMARCO EST**  
**700 SW 8 WAY**  
**FORT LAUDERDALE, FL 33315-3881**

Street and Apt. No., or P.O. Box No.

City, State, ZIP+4<sup>®</sup>

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**TD 44105 MARCH 2020 WARNING**  
**MRS ANTOINETTE MARUCCI**  
**3535 BROKENWOOD DR #401**  
**CORAL SPRINGS, FL 33065**

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	MRS ANTOINETTE MARUCCI
	700 SW 8 WAY
Street and	FORT LAUDERDALE, FL 33315-3881
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**TD 44105 MARCH 2020 WARNING**  
**NADINE M MCGONIGLE**  
**23 BRENTWOOD DRIVE**  
**EAST HANOVER, NJ 07936**

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

See Reverse for Instructions

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**TD 44105 MARCH 2020 WARNING**  
**ROCCO MARUCCI**  
**6844 NW 70 PL**  
**PARKLAND, FL 33067-4724**

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City, State, ZIP+4<sup>®</sup>

**TD 44105 MARCH 2020 WARNING**

**ROCCO MARUCCI**  
**315 SE 7TH ST APT 2**  
**FORT LAUDEDALE, FL 33301-3158**

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City, State, ZIP+4<sup>®</sup>

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**TD 44105 MARCH 2020 WARNING**

**TERESA G APPEGATE**

**6844 NW 70 PL**

**PARKLAND, FL 33067-4724**

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

See Reverse for Instructions

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City, State, ZIP+4<sup>®</sup>

**TD 44105 MARCH 2020 WARNING**  
**THE BRIARWOOD CLUB ASSOCIATION, INC #2**  
**3535 BROKEN WOODS DR**  
**CORAL SPRINGS, FL 33065**

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

See Reverse for Instructions

7019 2280 0000 6055 5811



## SENDER: COMPLETE THIS SECTION

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

**TD 44105 MARCH 2020 WARNING**  
**THE BRIARWOOD CLUB ASSOCIATION, INC. #2**  
**MICHELLE MONTEKIO, ESQ**  
**TUCKER & LOKEINSKY, P.A.**  
**800 E. BROWARD BLVD. CUMBERLAND BLDG. #710**  
**FORT LAUDERDALE, FL 33301**



9590 9402 4472 8248 7470 76

2. Article Number (Transfer from service label)

7019 2280 0000 6055 5682

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail

Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted

Delivery

☐ Return Receipt for

Merchandise

☐ Signature Confirmation™☐ Signature Confirmation

Restricted Delivery

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.

TD 44105 MARCH 2020 WARNING  
 FRANK J. DEMARCO, DECEASED AND ESTATE OF  
 ELIZABETH M DEMARCO, DECEASED  
 3535 BROKEN WOODS DRIVE  
 CORAL SPRINGS, FL 33065



9590 9402 4472 8248 7464 44

7019 2280 0000 6055 5668

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Shorbulon*☐ Agent☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/7/20

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 Mail  | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

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 44105 MARCH 2020 WARNING  
THE BRIARWOOD CLUB  
ASSOCIATION, INC. #2  
3465 BROKEN WOODS DRIVE  
CORAL SPRINGS, FL 33065



9590 9402 4472 8248 7475 02

2 Article Number:

7019 2280 0000 6055 5675

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

\* *[Signature]*☒ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/7/20

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

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

Delivery Restricted Delivery

all

Registered 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 44105 MARCH 2020 WARNING  
ROCCO MARUCCI  
315 SE 7TH ST APT 2  
T LAUDEDALE, FL 33301-3158



9590 9402 4472 8248 7466 73

2. Article Number (Transfer from service label)

7019 2280 0000 6055 5798

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent☐ Addressee

B. Received by (Printed Name)

Kausa L

C. Date of Delivery

2-7-20

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

Mail

Mail Restricted Delivery

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

TD 44105 MARCH 2020 WARNING  
CITY OF CORAL SPRINGS  
9551 WEST SAMPLE RD  
CORAL SPRINGS, FL 33065



9590 9402 4472 8248 7467 41

2 Article Number (Trace)  
7019 2280 0000 6055 5729

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

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

x T. Alexandrova

- ☐
- Agent
- 
- ☐
- Addressee

## B. Received by (Printed Name)

T. Alexandrova

## C. Date of Delivery

2/7/2020

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

- ☐
- Yes
- 
- ☐
- No

## 3. Service Type

- ☐
- Adult Signature
- 
- ☐
- Adult Signature Restricted Delivery
- 
- ☐
- Certified Mail®
- 
- ☐
- Certified Mail Restricted Delivery
- 
- ☐
- Collection Delivery
- 
- ☐
- Insured Mail Restricted Delivery (over \$500)

cted

Dor.

## 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 44105 MARCH 2020 WARNING**  
**THE BRIARWOOD CLUB ASSOCIATION, INC #2**  
 3535 BROKEN WOODS DR  
 CORAL SPRINGS, FL 33065



9590 9402 4472 8248 7466 59

2. Article Number (Transfer from mailpiece)

7019 2280 0000 6055 5811

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Steve Paulow*☐ Agent☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/7/20

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
☐ Signature Confirmation Restricted Delivery  
 (over \$500)
☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation 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  
**TD 4-105 MARCH 2020 WARNING**  
**STEVE BARLOW, REGISTERED AGENT**  
**O/B/O THE BRIARWOOD CLUB ASSO., INC. #2**  
**3465 BROKEN WOODS DRIVE**  
**CORAL SPRINGS, FL 33065**



9590 9402 4472 8248 7467 58

2. Article Number (Transfer from service label)  
**7019 2280 0000 6055 5712**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☒ Addressee  
 B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery **2/7/20**  
 D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below: \_\_\_\_\_

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery (over \$500)   |   |

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.

TD 44105 MARCH 2020 WARNING  
NADINE M MCGONIGLE  
23 BRENTWOOD DRIVE  
EAST HANOVER, NJ 07936



9590 9402 4472 8248 7466 97

2. Article Number (Transfer from service label)

7019 2280 0000 6055 5774

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

☐ Signature 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

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 44105 MARCH 2020 WARNING  
ANNETTE SEVERINI  
18 HARROGATE LN  
MANCHESTER, NJ 08759-6817



9590 9402 4472 8248 7470 69

2. Article #

7019 2280 0000 6055 5699

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Annette Severini

- ☒ Agent  
☒ Addressee

B. Received by (Printed Name)

Annette Severini

C. Date of Delivery

2/15

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"/> Insured Mail                                  | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

02/18/20 Domestic Return Receipt