

# **TitleExpress<sup>®</sup>**

**A service of Grant Street Group**

**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222**

**Phone: (412) 391-5555 Fax: (412) 391-7608**

**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**

**[www.GrantStreet.com](http://www.GrantStreet.com)**

## UPDATE REPORT

**UPDATE ORDER DATE:** 03/10/2020

**REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO** 03/09/2020

**CERTIFICATE #** 2016-14876

**ACCOUNT #** 513925051050

**ALTERNATE KEY #** 547550

**TAX DEED APPLICATION #** 44117

**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:**

LOT 105G, OF SUNSET LAKES PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, AT PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PROPERTY ADDRESS:** 19190 SW 29 COURT, MIRAMAR FL 33029

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

FRANCISCO & ZULIMA CALDERON

3668 70 AVE NE

NAPLES, FL 34120-2629 (Matches Property Appraiser records.)

**APPARENT TITLE HOLDER & ADDRESS OF RECORD:**

FRANCISCO CALDERON AND ZULIMA CALDERON

19190 SW 29 COURT

MIRAMAR, FL 33029 (Per Deed)

*NOTE: Images and attachments from previous search not included in update.*

**MORTGAGE HOLDER OF RECORD:**

No new documents found.

**LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:**

No new documents found.

**UPDATE REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5139 25 05 1050

**CURRENT ASSESSED VALUE:** \$405,160

**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:**

Notice of Application

Instrument: 116225612

\*\*Update search found 1 new Notice of Application for Tax Deed.

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

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

**Kim Pickett**

Title Examiner



<b>Site Address</b>	19190 SW 29 COURT, MIRAMAR FL 33029	<b>ID #</b>	5139 25 05 1050
<b>Property Owner</b>	CALDERON, FRANCISCO & ZULIMA	<b>Millage</b>	2713
<b>Mailing Address</b>	3668 70 AVE NE NAPLES FL 34120-2629	<b>Use</b>	01
<b>Abbr Legal Description</b>	SUNSET LAKES PLAT TWO 166-24 B LOT G105		

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
2019	\$57,970	\$347,190	\$405,160	\$405,160	
2018	\$57,970	\$340,560	\$398,530	\$398,530	\$8,545.34
2017	\$57,970	\$324,470	\$382,440	\$382,440	\$8,122.90

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$405,160	\$405,160	\$405,160	\$405,160
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$405,160	\$405,160	\$405,160	\$405,160
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$405,160	\$405,160	\$405,160	\$405,160

Sales History			
Date	Type	Price	Book/Page or CIN
7/10/2006	WD	\$445,000	42436 / 1299
5/1/2000	SWD	\$179,800	30486 / 1000
6/29/1999	SW*	\$1,171,000	29649 / 1544

Land Calculations		
Price	Factor	Type
\$7.00	8,282	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		3155
<b>Units</b>		1
<b>Eff./Act. Year Built: 2001/2000</b>		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
27			5l			MM		
R			5l					
1			.19			1		

10

## Broward County, Florida

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

#### NOTICE OF APPLICATION FOR TAX DEED NUMBER 44117

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: 513925-05-1050  
Certificate Number: 14876  
Date of Issuance: 05/25/2017  
Certificate Holder: AFFILIATED TAX CO LLC - 17  
Description of Property: SUNSET LAKES PLAT TWO 166-24 B  
LOT G105

Name in which assessed: CALDERON,FRANCISCO & ZULIMA  
Legal Titleholders: CALDERON,FRANCISCO & ZULIMA  
3668 70 AVE NE  
NAPLES, FL 34120-2629

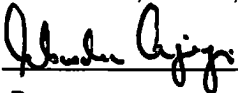
All of said property being in the County of Broward, State of Florida.

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.deedauction.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: 40511.10



**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:** 11/1/2019

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 10/31/2019

**CERTIFICATE #** 2016-14876

**ACCOUNT #** 513925051050

**ALTERNATE KEY #** 547550

**TAX DEED APPLICATION #** 44117

**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:

LOT 105G, OF SUNSET LAKES PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, AT PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PROPERTY ADDRESS:** 19190 SW 29 COURT, MIRAMAR FL 33029

### OWNER OF RECORD ON CURRENT TAX ROLL:

FRANCISCO & ZULIMA CALDERON

3668 70 AVE NE

NAPLES, FL 34120-2629 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

FRANCISCO CALDERON AND

OR: 42436, Page: 1299

ZULIMA CALDERON

19190 SW 29 COURT

MIRAMAR, FL 33029 (Per Deed)

### 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)

CITY OF MIRAMAR

Instrument: 114159274

CODE COMPLIANCE RECORDING SECRETARY

Instrument: 114159275

11765 CITY HALL PROMENADE

Instrument: 114159276

MIRAMAR, FL 33025 (Per Orders)



STATE OF FLORIDA  
OFFICE OF THE ATTORNEY GENERAL  
DEPARTMENT OF LEGAL AFFAIRS  
1515 N. FLAGLER DRIVE, SUITE 900  
WEST PALM BEACH, FL 33401 (Per Liens)

Instrument: 114291797  
Instrument: 114291798

SUNSET LAKES MASTER ASSOCIATION, INC.  
12270 SW 3RD STREET, SUITE 200  
PLANTATION, FL 33325 (Per Lien)

Instrument: 115186417

SUNSET LAKES MASTER ASSOCIATION, INC.  
C/O CASTLE MANAGEMENT  
12270 SW 3RD STREET 200  
PLANTATION, FL 33325 (Per Sunbiz. Declaration recorded in 27987-394.)

BROUGH, CHADROW & LEVINE, P.A., REGISTERED AGENT  
O/B/O SUNSET LAKES MASTER ASSOCIATION, INC.  
1900 N. COMMERCE PARKWAY  
WESTON, FL 33326 (Per Sunbiz)

CITY OF MIRAMAR  
ATTN: BUILDING DIVISION RECORDING SECRETARY  
2300 CIVIC CENTER PLACE  
MIRAMAR, FL 33025 (Per Order)

Instrument: 115990914

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5139 25 05 1050

**CURRENT ASSESSED VALUE:** \$405,160

**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:**

Warranty Deed OR: 29649, Page: 1544

Warranty Deed OR: 30486, Page: 1000

Affidavit OR: 51165, Page: 974

Affidavit OR: 51165, Page: 975

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

**Kim Pickett**

Title Examiner



<b>Site Address</b>	19190 SW 29 COURT, MIRAMAR FL 33029	<b>ID #</b>	5139 25 05 1050
<b>Property Owner</b>	CALDERON, FRANCISCO & ZULIMA	<b>Millage</b>	2713
<b>Mailing Address</b>	3668 70 AVE NE NAPLES FL 34120-2629	<b>Use</b>	01
<b>Abbr Legal Description</b>	SUNSET LAKES PLAT TWO 166-24 B LOT G105		

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<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$405,160	\$405,160	\$405,160	\$405,160
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$405,160	\$405,160	\$405,160	\$405,160

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
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5/1/2000	SWD	\$179,800	30486 / 1000			
6/29/1999	SW*	\$1,171,000	29649 / 1544			
				<b>Adj. Bldg. S.F. (Card, Sketch)</b>		3155
				<b>Units</b>		1
				<b>Eff./Act. Year Built: 2001/2000</b>		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
27			5l			MM		
R			5l					
1			.19			1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #44117

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of May 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:

FRANCISCO CALDERON  
19190 SW 29 COURT  
MIRAMAR, FL 33029

FRANCISCO CALDERON  
3668 70 AVE NE  
NAPLES, FL 34120-2629

CITY OF MIRAMAR ATTN:  
BUILDING DIVISION  
RECORDING SECRETARY  
2300 CIVIC CENTER PLACE  
MIRAMAR, FL 33025  
BROUGH, CHADROW & LEVINE,  
P.A., REGISTERED AGENT  
O/B/O SUNSET LAKES MASTER  
ASSOCIATION, INC.  
1900 N. COMMERCE PARKWAY  
WESTON, FL 33326

CITY OF MIRAMAR CODE  
COMPLIANCE SPECIAL  
MAGISTRATE  
11765 CITY HALL PROMENADE  
MIRAMAR, FL 33025  
SUNSET LAKES MASTER  
ASSOCIATION, INC. C/O  
CASTLE MANAGEMENT  
12270 SW 3RD STREET 200  
PLANTATION, FL 33325

STATE OF FLORIDA, OFFICE OF  
THE ATTORNEY GENERAL,  
DEPARTMENT OF LEGAL  
AFFAIRS  
1515 N. FLAGLER DRIVE, SUITE  
900  
WEST PALM BEACH, FL 33401

SUNSET LAKES MASTER  
ASSOCIATION, INC.  
12270 SW 3RD STREET, SUITE  
200  
PLANTATION, FL 33325

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

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

CITY OF MIRAMAR  
COMMUNITY  
DEVELOPMENT/ BUILDING  
DIVISION  
SPECIAL MASTER  
2300 CIVIC CENTER PLACE  
MIRAMAR, FL 33025

COLLIER COUNTY SHERIFF'S  
OFFICE  
FRANCISCO CALDERON  
A#00210931  
3347 TAMIAMI TRAIL E  
NAPLES, FL 34112

COLLIER COUNTY SHERIFF'S  
OFFICE  
ZULIMA CALDERON A#00210932  
3347 TAMIAMI TRAIL E  
NAPLES, FL 34112

DAVID L. BROUGH, ESQ.  
BROUGH, CHADROW & LEVINE,  
P.A.  
O/B/O SUNSET LAKES MASTER  
ASSOCIATION, INC  
2149 N. COMMERCE PARKWAY  
WESTON, FL 33326

PAMELA JO BONDI, ATTORNEY  
GENERAL  
MELISSA LYNN EGGERS,  
ASSISTANT ATTORNEY  
GENERAL, OFFICE OF THE  
ATTORNEY GENERAL  
ATTORNEY FOR:: STATE OF  
FLORIDA, OFFICE OF THE  
ATTORNEY GENERAL,  
DEPARTMENT OF LEGAL  
AFFAIRS, PLAINTIFF  
1515 NORTH FLAGLER DRIVE,  
SUITE 900  
WEST PALM BEACH, FL 33401

SUNSET LAKES MASTER  
ASSOCIATION, INC  
18600 SUNRISE AVENUE  
MIRAMAR, FL 33029

ZULIMA CALDERON  
19190 SW 29 COURT  
MIRAMAR, FL 33029

ZULIMA CALDERON  
3668 70 AVE NE  
NAPLES, FL 34120-2629

\*CARLOS D FAMEA  
MARINA L GRIECO  
19200 SW 29 CT  
MIRAMAR, FL 33029

\*JESUS A RODRIGUEZ  
19180 SW 29 CT  
MIRAMAR, FL 33029

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of May 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

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 44117

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: 513925-05-1050  
Certificate Number: 14876  
Date of Issuance: 05/25/2017  
Certificate Holder: AFFILIATED TAX CO LLC - 17  
Description of Property: SUNSET LAKES PLAT TWO 166-24 B  
LOT G105

Name in which assessed: CALDERON, FRANCISCO & ZULIMA  
Legal Titleholders: CALDERON, FRANCISCO & ZULIMA  
3668 70 AVE NE  
NAPLES, FL 34120-2629

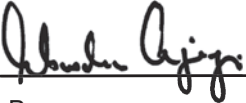
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of June, 2020. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 12th day of March, 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: 05/14/2020, 05/21/2020, 05/28/2020 & 06/04/2020  
Minimum Bid: 43946.46

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20018585

Broward County, Florida VS Francisco Calderon & Zulima Calderon

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: Francisco Calderon 19190 SW 29 Court Miramar FL 33029

**RETURN OF SERVICE**



Court Case # TD 44117

Received by CCN 15420  
05/06/2020 8:01 AM

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section  
115 S. Andrews Ave.  
Room A-100  
Fort Lauderdale FL 33301

Date: 05/08/2020 Time: 2:02 PM

On Francisco Calderon 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:** POSTED #15420

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: 

D.S.

T. Brown, #15420

RECEIPT INFORMATION	
Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	1

**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 # 513925-05-1050 (TD #44117)

RECEIVED SHERIFF  
2020 MAY -4 AM 2:31  
BROWARD COUNTY, FLORIDA

# WARNING

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

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

### NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by May 29, 2020 .....\$33,485.22

Or

\* Amount due if paid by June 16, 2020 .....\$33,899.94

\*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 June 17, 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**

CALDERON, FRANCISCO AND/OR  
CALDERON, ZULIMA  
19190 SW 29 CT  
MIRAMAR, FL 33029

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



COLLIER COUNTY SHERIFF'S OFFICE  
RETURN OF SERVICE

Plaintiff/Attorney:

CLERK OF COURTS  
BROWARD COUNTY (TAX AND LICENSE)  
115 S ANDREW AVENUE ROOM A 100  
FORT LAUDERDALE, FL 33301

Court: CIRCUIT  
County: BROWARD

Case No.: 44117  
Appearance Date: 6/17/2020 Time: 10:00 AM

Plaintiff:

N/A

Defendant:

N/A

Person to Serve: FRANCISCO CALDERON

Service Address: 3668 70TH AVE NE  
NAPLES, FL 34120-2629

Type of Writ:

NOTICE OF APPLICATION FOR TAX DEED /WARNING

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Received this writ on May 5, 2020, at 4:32 PM and served the same on May 7th, 2020 at 1:11 PM in Collier County, Florida, to wit:

A true copy of the above process was **POSTED** to a conspicuous place at the legal titleholder's last known address pursuant to the provisions set forth in F.S. 197.522(2)(a).

Comment: TAX WARNING POSTED

---

KEVIN J. RAMBOSK, SHERIFF  
COLLIER COUNTY, FLORIDA



David Archie 0315

Deputy Sheriff, Collier County Sheriff's Office

Sheriff's Number: 20000528

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 513925-05-1050 (TD # 44117)

# WARNING

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

COLLIER COUNTY SHERIFF'S OFFICE  
ATTN: CIVIL DIVISON  
3301 E TAMiami TRAIL BLDG J  
NAPLES, FL 34112

## ORIGINAL DOCUMENT

### NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by May 29, 2020 .....\$33,485.22

Or

\* Amount due if paid by June 16, 2020 .....\$33,899.94

\*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 June 17, 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**

CALDERON,FRANCISCO  
3668 70 AVE NE  
NAPLES, FL 34120-2629

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

COLLIER COUNTY SHERIFF'S OFFICE  
RETURN OF SERVICE

Plaintiff/Attorney:

CLERK OF COURTS  
BROWARD COUNTY (TAX AND LICENSE)  
115 S ANDREW AVENUE ROOM A 100  
FORT LAUDERDALE, FL 33301

Court: CIRCUIT  
County: BROWARD

Case No.: 44117  
Appearance Date: 6/17/2020 Time: 10:00 AM

Plaintiff:

N/A

Defendant:

N/A

Person to Serve: ZULIMA CALDERON

Service Address: 3668 70TH AVE NE  
NAPLES, FL 34120-2629

Type of Writ:

NOTICE OF APPLICATION FOR TAX DEED /WARNING

---

Received this writ on May 5, 2020, at 4:32 PM and served the same on May 7th, 2020 at 1:11 PM in Collier County, Florida, to wit:

A true copy of the above process was **POSTED** to a conspicuous place at the legal titleholder's last known address pursuant to the provisions set forth in F.S. 197.522(2)(a).

Comment: TAX WARNING POSTED

---

KEVIN J. RAMBOSK, SHERIFF  
COLLIER COUNTY, FLORIDA



David Archie 0315

Deputy Sheriff, Collier County Sheriff's Office

Sheriff's Number: 20000528

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 513925-05-1050 (TD # 44117)

# WARNING

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

COLLIER COUNTY SHERIFF'S OFFICE  
ATTN: CIVIL DIVISION  
3301 E TAMiami TRAIL BLDG J  
NAPLES, FL 34112

## ORIGINAL DOCUMENT

### NOTE

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

CALDERON,ZULIMA  
3668 70 AVE NE  
NAPLES, FL 34120-2629

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



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

## Detail by Entity Name

Florida Not For Profit Corporation  
SUNSET LAKES MASTER ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N97000005935
<b>FEI/EIN Number</b>	65-0789864
<b>Date Filed</b>	10/21/1997
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	11/09/2000
<b>Event Effective Date</b>	NONE

### Principal Address

18600 SUNRISE AVENUE  
MIRAMAR, FL 33029

Changed: 11/17/2004

### Mailing Address

C/O CASTLE MANAGEMENT  
12270 SW 3rd Street  
200  
Plantation, FL 33325

Changed: 04/29/2015

### Registered Agent Name & Address

BROUGH, CHADROW & LEVINE, P.A.  
1900 N. COMMERCE PARKWAY  
WESTON, FL 33326

Name Changed: 06/11/2007

Address Changed: 06/11/2007

### Officer/Director Detail

#### **Name & Address**

Title P

Barea , Robert  
18600 Sunrise Avenue  
MIRAMAR, FL 33029

Title VP

Fernandez, Albert  
18600 Sunrise Avenue  
MIRAMAR, FL 33029

Title Treasurer

Jawer, Judy  
 18600 Sunrise Avenue  
 MIRAMAR, FL 33029

Title Secretary

Langenmayr, Gabriele  
 18600 Sunrise Avenue  
 MIRAMAR, FL 33029

Title D

Riley, Vivian  
 18600 Sunrise Avenue  
 MIRAMAR, FL 33029

Title Director

Loverri, Arcilio  
 18600 Sunrise Avenue  
 MIRAMAR, FL 33029

Title D

Viera, Ralph  
 18600 Sunrise Avenue  
 Miramar, FL 33029

#### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2018	04/17/2018
2019	03/07/2019
2019	04/04/2019

#### Document Images

<a href="#">04/04/2019 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/07/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/17/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/26/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/13/2016 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/28/2014 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/22/2014 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/21/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/11/2007 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/11/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/17/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/01/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/12/2003 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

[02/25/2002 -- ANNUAL REPORT](#)

View image in PDF format

[03/27/2001 -- ANNUAL REPORT](#)

View image in PDF format

[11/09/2000 -- Amendment](#)

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[05/10/2000 -- ANNUAL REPORT](#)

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[05/05/1999 -- ANNUAL REPORT](#)

View image in PDF format

[04/17/1998 -- ANNUAL REPORT](#)

View image in PDF format

[12/19/1997 -- Amendment](#)

View image in PDF format

PREPARED BY & RETURN TO:  
Yoandra Perez  
B & A Title Services Corp  
6625 Miami Lakes Drive 3<sup>rd</sup> Floor  
Miami Lakes, Fl. 33014  
Telephone: (305) 777.3834  
File No: Sept-06-2014

STATE OF FLORIDA )  
: SS

**GENERAL Non-Identity AFFIDAVIT**

COUNTY OF MIAMI-DADE )

**BEFORE ME**, the undersigned authority, personally appeared **Francisco Calderon, a married man** upon first being duly sworn on oath, deposes and says:

1. That Affiant is the owner of the following described property situate, lying and being in Miami-Dade Count, Florida:

**Lot 105G, of SUNSET LAKES PLAT TWO, according to the Plat thereof, as recorded in Plat Book 166, Page 24, of the Public Records of Broward County, Florida.**

**a/k/a: 19190 SW 29 CT Miramar, FL. 33029**

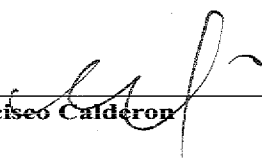
2. It has been brought to Affiant's attention that there are certain instruments recorded in the Public Records of **Broward County, Florida**, against individual(s) with a similar name(s)

3. That Affiant is not one and the same as the person or persons named as a defendant in the instruments recorded in the Public Records of **Broward County, Florida**, and to the best of Affiant's knowledge, there are no outstanding judgments, liens, bankruptcies, incapacities or other actions pending or certified against Affiant which would adversely affect title to the subject real property, and that Affiant has never been adjudged bankrupt or incompetent.

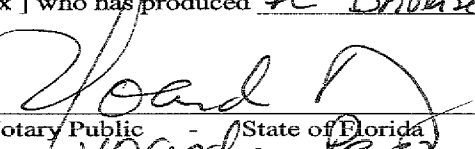
4. That Affiant to the best of Affiant's knowledge, there are no outstanding Tax Liens, judgments, liens, bankruptcies, incapacities or other actions pending or certified against Affiant which would adversely affect title to the subject real property, and that Affiant has never been adjudged bankrupt or incompetent.

5. That this Affidavit is being given to induce **Fidelity National Title Insurance Company and B & A Title Services Corp.**, to issue its Policy(ies) of Title Insurance.

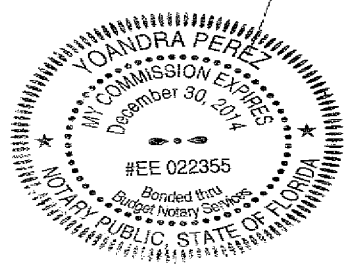
**FURTHER AFFIANT SAYETH NAUGHT.**

  
\_\_\_\_\_  
**Francisco Calderon**

The foregoing instrument was acknowledged before me this 9<sup>TH</sup> day of October, 2014, by **Francisco Calderon, a married man** [ ] who is personally known to me or [x] who has produced FL Drivers License as identification, and who did (did not) take an oath.

  
\_\_\_\_\_  
Notary Public State of Florida  
Yoandra Perez  
Printed Name of Notary

My Commission Expires:





PREPARED BY & RETURN TO:  
Yoandra Perez  
B & A Title Services Corp  
6625 Miami Lakes Drive 3<sup>rd</sup> Floor  
Miami Lakes, FL 33014  
Telephone: (305) 777.3834  
File No: Sept-06-2014

STATE OF FLORIDA )  
: SS

**GENERAL Non-Identity AFFIDAVIT**

COUNTY OF MIAMI-DADE )

**BEFORE ME**, the undersigned authority, personally appeared **Zulima Calderon, a married woman** upon first being duly sworn on oath, deposes and says:

1. That Affiant is the owner of the following described property situate, lying and being in Miami-Dade Count, Florida:

**Lot 105G, of SUNSET LAKES PLAT TWO, according to the Plat thereof, as recorded in Plat Book 166, Page 24, of the Public Records of Broward County, Florida.**

**a/k/a: 19190 SW 29 CT Miramar, FL. 33029**

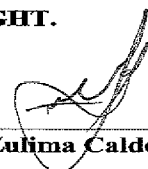
2. It has been brought to Affiant's attention that there are certain instruments recorded in the Public Records of **Broward County**, Florida, against individual(s) with a similar name(s)

3. That Affiant is not one and the same as the person or persons named as a defendant in the instruments recorded in the Public Records of **Broward County**, Florida, and to the best of Affiant's knowledge, there are no outstanding judgments, liens, bankruptcies, incapacities or other actions pending or certified against Affiant which would adversely affect title to the subject real property, and that Affiant has never been adjudged bankrupt or incompetent.

4. That Affiant to the best of Affiant's knowledge, there are no outstanding Tax Liens, judgments, liens, bankruptcies, incapacities or other actions pending or certified against Affiant which would adversely affect title to the subject real property, and that Affiant has never been adjudged bankrupt or incompetent.

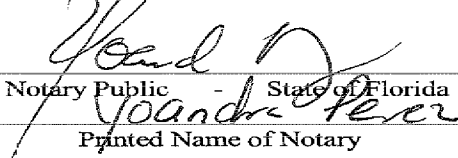
5. That this Affidavit is being given to induce **Fidelity National Title Insurance Company and B & A Title Services Corp.**, to issue its Policy(ies) of Title Insurance.

**FURTHER AFFIANT SAYETH NAUGHT.**

  
\_\_\_\_\_  
**Zulima Calderon**

The foregoing instrument was acknowledged before me this 9<sup>TH</sup> day of October, 2014, by **Zulima Calderon Calderon, a married woman** [ ] who is personally known to me or [x] who has produced *Pc Driver License* as identification, and who did (did not) take an oath.



  
\_\_\_\_\_  
Notary Public - State of Florida  
**Yoandra Perez**  
Printed Name of Notary

My Commission Expires:

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Florida Trust Title Services, Inc.  
400 S.W. 107th Avenue  
Miami, Florida 33174 #408

Property Appraisers Parcel Identification (Folio) Numbers:  
**11925-05-10500**  
Grantee SS #:

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the **10th** day of **July, A.D. 2006** by **AUDREY WYNTER**, a single woman, herein called the grantor, to **FRANCISCO CALDERON, AND ZULIMA CALDERON, \*\*** whose post office address is **19190 SW 29 COURT, MIRAMAR, FL 33029**, hereinafter called the Grantee: **\*\*HUSBAND AND WIFE** (Wherever 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)

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz:

**LOT 105G, OF SUNSET LAKES PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, AT PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

**Subject to easements, restrictions and reservations of record and to taxes for the year 2006 and thereafter.**

**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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Lan Hill  
Witness #1 Signature  
Lan Hill  
Witness #1 Printed Name

Audrey Wynter L.S.  
**AUDREY WYNTER**  
2566 SW 158 AVENUE, MIRAMAR, FLORIDA 33027

Helen Jorgensen  
Witness #2 Signature  
HELEN JORGENSEN  
Witness #2 Printed Name

STATE OF NEW YORK  
COUNTY OF Queens

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of July 2006 by AUDREY WYNTER who is personally known to me or has produced PASSPORT identification.

SEAL  
My Commission Expires: August 16/2009

Helen Jorgensen  
Notary Signature  
HELEN JORGENSEN  
Printed Notary Signature

**HELEN JORGENSEN**  
Notary Public, State of New York  
No. 01J05016655  
Qualified in Queens County  
Commission Expires August 16, 2009

After recording return to:  
Attn: Building Division Recording Secretary  
City of Miramar, Florida  
2300 Civic Center Place  
Miramar, FL 33025

**CITY OF MIRAMAR, FLORIDA  
COMMUNITY DEVELOPMENT / BUILDING DIVISION  
SPECIAL MASTER**

STATE OF FLORIDA            )  
  ) SS            **CITY OF MIRAMAR vs.**    Francisco & Zulima Calderon  
BROWARD COUNTY            )  
  )                                    19190 SW 29th Court  
  )                                    Miramar, FL 33025  
\_\_\_\_\_/                                    **CASE NO.            80**

**ORDER IMPOSING FINE**

This cause was brought before the Community Development/Building Division Special Magistrate ("the Special Magistrate") on 07/10/19 upon notification by the Chief Code Compliance Officer or Michael Matthews that the Special Magistrate's Findings of Fact, Conclusion of Law and Order dated \_\_\_\_\_ (the "Order") has not been complied with. The Special Magistrate previously entered an Order in this cause, after a hearing held on 07/10/19 and a copy of the Order is attached hereto. A re-inspection of the property on 19190 SW 29th Court and/or review of the records with the City Building Division revealed that the Violator did not comply with the Order in that the Violator did not correct per SFBC Code Section (s) 105.1  
Offense: Permit is required for patio paver extensions and walkways

It is, therefore, ORDERED that the Violator shall pay \$ 5,800<sup>00</sup> to the City of Miramar, within 30 calendar days of hearing date 07/10/19. Fines are continuing with this Order. Special Conditions: \_\_\_\_\_

Status: \_\_\_\_\_ Date: \_\_\_\_\_  
This Order shall be recorded and shall constitute a lien until judgment is rendered in a suit to foreclose, or to enforce, this Order.  
DONE AND ORDERED at the City of Miramar, Broward County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

COMMUNITY DEVELOPMENT / BUILDING DIVISION  
SPECIAL MAGISTRATE FOR THE  
CITY OF MIRAMAR, FLORIDA  
*Datto A. Walker*  
Special Magistrate

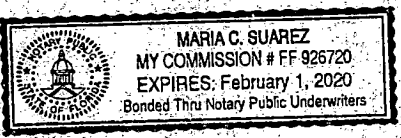
**CERTIFICATION:**  
I certify this to be a true and correct copy of the Original Document on File. Witness my hand and official Seal of the City of Miramar, In the County of Broward, Florida.

This 10<sup>th</sup> day of July 2019  
*Maica C. Swan*  
Special Magistrate Recording Secretary

STATE OF FLORIDA )  
COUNTY OF BROWARD )SS

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of July 2019, by Dahlia A. Walker, who is personally known to me.

Maria C. Suarez  
NOTARY PUBLIC, State of Florida



Maria C. Suarez  
Notary Public Printed Name  
Commission No.:  
Commission Expires:

PURSUANT TO SECTION 162.11, FLORIDA STATUTES, AND THE FLORIDA BUILDING CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN BROWARD COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE SIGNING OF THIS FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing Order was forwarded by:  
 posted       certified mail/return receipt requested       regular first class mail

\_\_\_\_\_  
Francisco & Zulima Calderon (Respondent(S))

Michael J. Matthews  
Chief Code Compliance Officer

7/10/19  
Date/Time  
5:00 pm

\_\_\_\_\_  
Recording Secretary, Building Division

This Instrument Prepared by and Return To:  
**David L. Brough, Esq.**  
Brough, Chadrow & Levine, P.A  
2149 N. Commerce Parkway  
Weston, Florida 33326  
Tel: 954-384-0732 Fax: 954-384-0846  
File No. 238.2151 Account No. 78799

**CLAIM OF LIEN**

PLEASE TAKE NOTICE, that the undersigned corporation, Sunset Lakes Master Association, Inc. ("the Association"), whose mailing address is 12270 SW 3rd Street, Suite 200 Plantation FL, 33325 ACCORDING TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR Sunset Lakes Master Association, Inc., AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, does hereby claim a lien for unpaid assessments against the following described real property in Broward County, Florida:

**Lot 105G, of Sunset Lakes Plat Two, according to the Plat thereof, as recorded in Plat Book 166, at Page 24, of the Public Records of Broward County, Florida.**  
**a/k/a: 19190 SW 29 Court, Miramar, FL 33029**  
**OWNER(S): Fransico Calderon and Zulima Calderon, husband and wife**

Said lien is claimed due to the failure to pay the following assessments:

Maintenance Assessments Due @ \$177.00 Per Month,	
Balance of Payment Due 01/01/17	3.00
Payments 02/01/17, 03/01/17, 04/01/17, 05/01/17,	
06/01/17, 07/01/17, 08/01/17, 09/01/17, 10/01/17, 11/01/17, 12/01/17	1,947.00
Maintenance Assessments Due @ \$188.00 Per Month,	
Payments due 01/01/18, 02/01/18, 03/01/18, 04/01/18, 05/01/18, 06/01/18, 07/01/18	1,316.00
Violation Fine ARV-Gate 09/15/16	1,000.00
Violation Fine Door 05/30/17	1,000.00
Work Orders - Landscaping	350.00
Late charges due @ \$25.00 per Month,	
Late charges due through July 6, 2018	400.00
Interest Charges due @18% Per Annum,	
<b>TOTAL AMOUNT DUE</b>	<b>\$6,616.00</b>

This Claim of Lien shall secure all unpaid assessments, interest, late charges, costs and attorney's fees which are due and which may accrue subsequent to the date of this Claim of Lien.

Sunset Lakes Master Association, Inc.

BY: \_\_\_\_\_  
DAVID L. BROUGH, ESQ., AGENT

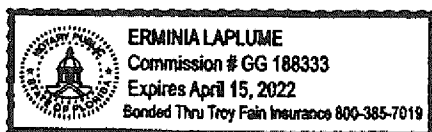
STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME the undersigned authority, personally appeared David L. Brough, Esq. well known to be Agent for Sunset Lakes Master Association, Inc. on this date executed the foregoing Claim of Lien under authority vested in him by said Corporation.

IN WITNESS THEREOF, I have hereunto set my hand and seal at Weston, in the County and State aforesaid, this 6th day of July, 2018.

  
NOTARY PUBLIC, STATE OF FLORIDA  
AT LARGE

My Commission Expires:



7

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

STATE OF FLORIDA DEPARTMENT  
OF LEGAL AFFAIRS, OFFICE OF  
THE ATTORNEY GENERAL,

Plaintiff,

vs.

CASE NO. \_\_\_\_ CA \_\_\_\_\_

FRANCISCO CALDERON and  
ZULIMA CALDERON,

Defendants.

---

**RICO LIEN NOTICE PURSUANT TO FLORIDA STATUTE §895.07**

NOTICE IS HEREBY GIVEN TO **ZULIMA CALDERON** whose last known addresses are: 19190 SW 29<sup>th</sup> Court, Miramar, Florida 33029, and 3668 70 Avenue NE, Naples, Florida 34120-2629.

The Plaintiff, STATE OF FLORIDA, OFFICE OF THE ATTORNEY GENERAL, DEPARTMENT OF LEGAL AFFAIRS, by and through undersigned counsel, on March 30, 2016 filed a proceeding under the Florida Racketeer Influenced and Corrupt Organization Act (“RICO”), pursuant to Florida Statute §895.05, against ZULIMA CALDERON in the Seventeenth Judicial Circuit, in and for Broward County. No docket number has been assigned at this time of this filing. Notwithstanding, said Complaint has been filed under the Florida State E-portal: “Filing # 54402321, E-Filed 03/30/2017 08:06:15 AM”.

This Notice is filed pursuant to § 895.07, Florida Statutes. This action is brought on behalf of the STATE OF FLORIDA, OFFICE OF THE ATTORNEY GENERAL, DEPARTMENT OF LEGAL AFFAIRS, whose address is 1515 N. Flagler Drive, Suite 900, West Palm Beach, Florida

33401; said action is brought by Attorney General Pamela Bondi, by and through Assistant Attorney General Melissa Lynn Eggers.

Notice is hereby given that the relief sought by Plaintiff in this RICO action is the forfeiture of the following real property:

**19190 SW 29<sup>th</sup> Court, Miramar, Florida 33029, whose property identification number is stated as 513925-05-1050 and whose legal description is Sunset Lakes Plat Two, as recorded in plat book 166, at page 24 B Lot G105 of the public records of Broward County.**

ZULIMA CALDERON, other persons or companies holding the aforementioned property should keep it safe for disposition by the Court identified above, or another Court with jurisdiction, and should consult with legal counsel about this matter before any attempted transfer, sale, or other disposition of said property.

ZULIMA CALDERON is hereby notified that if the property which is "subject to forfeiture is **conveyed, alienated, disposed of, diminished in value, or otherwise rendered unavailable for forfeiture**, the investigative agency may, on behalf of the state, institute an action in any circuit court against the person named in the RICO lien notice or the defendant in the civil proceeding or criminal proceeding, and the court shall enter final judgment against the person named in the RICO lien notice or the defendant in the civil proceeding or criminal proceeding in an amount equal to the fair market value of the property, together with investigative costs and attorney fees incurred by the investigative agency in the action. In the alternative, the court may order the forfeiture of any other property of the defendant up to the value of the property subject to forfeiture. If a civil

proceeding is pending, such action shall be filed only in the court where the civil proceeding is pending." See Fla. Stat. § 895.05.

Dated: March 30, 2017

Respectfully Submitted,  
PAMELA JO BONDI  
ATTORNEY GENERAL



**MELISSA LYNN EGGERS**

Assistant Attorney General

Florida Bar No: 072506

Office of the Attorney General

Attorney for:

State of Florida, Office of the Attorney General,

Department of Legal Affairs, Plaintiff

1515 North Flagler Drive, Suite 900

West Palm Beach, FL 33401

Telephone: 561-837-5000

Facsimile: 561-837-5102

Melissa.Eggers@myfloridalegal.com



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

STATE OF FLORIDA DEPARTMENT  
OF LEGAL AFFAIRS, OFFICE OF  
THE ATTORNEY GENERAL,

Plaintiff,

vs.

CASE NO. CA \_\_\_\_\_

FRANCISCO CALDERON and  
ZULIMA CALDERON,

Defendants.

**RICO LIEN NOTICE PURSUANT TO FLORIDA STATUTE §895.07**

NOTICE IS HEREBY GIVEN TO **FRANCISCO CALDERON** whose last known addresses are: 19190 SW 29<sup>th</sup> Court, Miramar, Florida 33029, and 3668 70 Avenue NE, Naples, Florida 34120-2629.

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Dated: March 30, 2017

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PAMELA JO BONDI  
ATTORNEY GENERAL

---

**MELISSA LYNN EGGERS**

Assistant Attorney General

Florida Bar No: 072506

Office of the Attorney General

Attorney for:

State of Florida, Office of the Attorney General,

Department of Legal Affairs, Plaintiff

1515 North Flagler Drive, Suite 900

West Palm Beach, FL 33401

Telephone: 561-837-5000

Facsimile: 561-837-5102

Melissa.Eggers@myfloridalegal.com







Rtc 10.50  
Doc 8197.00



INSTR # 99400302  
OR BK 29649 PG 1544  
RECORDED 07/12/99 11:34 AM  
COMMISSION  
BROWARD COUNTY  
DOC STRIP-D 8,197.00  
DEPUTY CLERK 1025

### DOCUMENT COVER PAGE

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

**Document Title:** Special Warranty Deed  
( Warranty Deed, Mortgage, Affidavit, etc. )

**Executed By:** Sunset Lakes Associates

**To:** Westbrooke at Pembroke Pines, Inc

**Brief Legal Description:** LTS G97-G108 & G200-6-212,  
(if applicable) SUNSET LAKES PLAT TWO

⇒ **Return Recorded Document to:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PENINSULA STATE TITLE  
18401 MURDOCK CIRCLE  
PORT CHARLOTTE, FL 33948**

Handwritten initials and marks on the right side of the page.

This instrument prepared by  
Brian E. Bomstein, Esq.  
Atlantic Gulf Communities Corporation  
2601 South Bayshore Drive  
Miami, Florida 33133

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the 29th day of June 1999, by and between SUNSET LAKES ASSOCIATES, a Florida general partnership ("Grantor"), whose mailing address is 2601 South Bayshore Drive, Suite 900, Miami, Florida 33133, and WESTBROOKE AT PEMBROKE PINES, INC., a Florida corporation ("Grantee"), having an office at 9350 Sunset Drive, Suite 100, Miami, Florida 33173.

**WITNESSETH:**

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns, forever, the land (the "Land") lying and being in the County of Broward, State of Florida, more particularly described as follows:

**Lots G-97, G-98, G-99, G-100, G-101, G-102, G-103, G-104, G-105, G-106, G-107, G-108, G-200, G-201, G-202, G-203, G-204, G-205, G-206, G-207, G-208, G-209, G-210, G-211 and G-212 of Sunset Lakes Plat Two, a subdivision according to the Plat thereof, recorded in Plat Book 166, Page 24, Public Records of Broward County, Florida.**

SUBJECT, HOWEVER, to the following encumbrances and restrictions: (i) ad valorem real estate taxes and assessments for the year 1999 and subsequent years; (ii) all applicable laws, ordinances and governmental regulations, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; (iii) matters which would be disclosed by an accurate survey of the Land; and (iv) all matters, restrictions, easements, limitations, reservations and covenants of record, if any, but this reference shall not operate to reimpose same.

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor hereby specially warrants the title to the Land subject to the foregoing matters and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

Witnesses:

*Margie R. Owens*  
Print Name MARGIE R. OWENS

*Hannah Wilson*  
Print Name Hannah Wilson

SUNSET LAKES ASSOCIATES,  
a Florida general partnership

By: Sunset Lakes Development Corporation,  
a Florida corporation, its general partner

By: *John H. Fischer*  
John H. Fischer, Vice President

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )ss:

The foregoing instrument was acknowledged before me this 29th day of June 1999 by John H. Fischer as Vice President of Sunset Lakes Development Corporation, a Florida corporation, as general partner of SUNSET LAKES ASSOCIATES, a Florida general partnership, on behalf of the corporation and general partnership. He personally appeared before me and is personally known to me.

My Commission Expires:

*Hannah L. Wilson*  
Notary Public







- 10. Master Cable Agreement between Tele-Media Company of Southeast Florida, Inc., a Florida corporation, and Sunset Lakes Associates, a Florida general partnership, and Sunset Lakes Master Association, Inc., a not for profit Florida Corporation, recorded in Official Records Book 27367 at Page 77.
- 11. Easement in favor of the South Broward Drainage District recorded in Official Records Book 25736 at Page 221.
- 12. Road Impact Agreement recorded in Official Records Book 27360 Page 523.
- 13. Resolution recorded in Official Records Book 26813 at page 871.
- 14. Declaration regarding certain Requirements of the South Florida Water Management District recorded in Official Records Book 27939 at Page 803.
- 15. Education Impact Agreement recorded in Official Records Book 27939, Page 773.
- 16. Recreational Impact Agreement recorded in Official Records Book 27939 at Page 785.
- 17. Resolution 98-1 recorded in Official Records Book 27808 at Page 939.

The Benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators and successors of the Grantee(s).

The Grantor hereby covenants with the Grantee(s) 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused these premises to be executed the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Elizabeth Banciella  
 (Witness) Elizabeth Banciella  
Alina Soto  
 (Witness) Alina Soto

WESTBROOKE AT PEMBROKE PINES, INC., a Florida corporation a/k/a MONACO AT SUNSET LAKES

By: Charles D. Robbins  
 Charles D. Robbins,  
 as authorized agent  
 9350 Sunset Drive, Suite 100  
 Miami, Florida 33173 Pursuant  
 to Certified Copy of Corporate  
 Resolution recorded in ORB 29586  
 at Page 1303 of the Public  
 Records of Broward County, Florida.

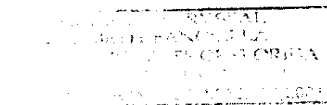
STATE OF FLORIDA            )  
   ) SS:  
 COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this 1 day of May, 2000, by CHARLES D. ROBBINS, as authorized agent on behalf of the corporation. He is personally known to me and did not take an oath.

Elizabeth Banciella  
 Notary Public  
 State of Florida at Large

My Commission Expires:

DEED.SL(G)



**DATE: May 1st, 2020**  
**PROPERTY ID # 513925-05-1050 (TD # 44117)**

# WARNING

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

FRANCISCO CALDERON  
19190 SW 29 COURT  
MIRAMAR, FL 33029

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 19190 SW 29 CT, MIRAMAR, FL 33029 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 May 29, 2020 .....\$33,485.22
- Or
- \* Estimated Amount due if paid by June 16, 2020 .....\$33,899.94

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 17, 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/recordstaxestresury](http://www.broward.org/recordstaxestresury)

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

**DATE: May 1st, 2020**  
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3668 70 AVE NE  
NAPLES, FL 34120-2629

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

**DATE: May 1st, 2020**  
**PROPERTY ID # 513925-05-1050 (TD # 44117)**

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CITY OF MIRAMAR  
ATTN: BUILDING DIVISION RECORDING SECRETARY  
2300 CIVIC CENTER PLACE  
MIRAMAR, FL 33025

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**DATE: May 1st, 2020**  
**PROPERTY ID # 513925-05-1050 (TD # 44117)**

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CITY OF MIRAMAR  
CODE COMPLIANCE  
SPECIAL MAGISTRATE  
11765 CITY HALL PROMENADE  
MIRAMAR, FL 33025

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**DATE: May 1st, 2020**  
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STATE OF FLORIDA  
OFFICE OF THE ATTORNEY GENERAL  
DEPARTMENT OF LEGAL AFFAIRS  
1515 N. FLAGLER DRIVE, SUITE 900  
WEST PALM BEACH, FL 33401

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**DATE: May 1st, 2020**  
**PROPERTY ID # 513925-05-1050 (TD # 44117)**

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SUNSET LAKES MASTER ASSOCIATION, INC.  
12270 SW 3RD STREET, SUITE 200  
PLANTATION, FL 33325

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

**DATE: May 1st, 2020**  
**PROPERTY ID # 513925-05-1050 (TD # 44117)**

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BROUGH, CHADROW & LEVINE, P.A., REGISTERED AGENT  
O/B/O SUNSET LAKES MASTER ASSOCIATION, INC.  
1900 N. COMMERCE PARKWAY  
WESTON, FL 33326

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

\* Estimated Amount due if paid by May 29, 2020 .....\$33,485.22  
Or  
\* Estimated Amount due if paid by June 16, 2020 .....\$33,899.94

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**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: May 1st, 2020**  
**PROPERTY ID # 513925-05-1050 (TD # 44117)**

# WARNING

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

SUNSET LAKES MASTER ASSOCIATION, INC.  
C/O CASTLE MANAGEMENT  
12270 SW 3RD STREET 200  
PLANTATION, FL 33325

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

**DATE: May 1st, 2020**  
**PROPERTY ID # 513925-05-1050 (TD # 44117)**

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

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

**DATE: May 1st, 2020**  
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CITY OF MIRAMAR  
DOUGLAS R GONZALES  
200 E BROWARD BLVD #1900  
FT LAUDERDALE, FL 33301

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CITY OF MIRAMAR  
COMMUNITY DEVELOPMENT/ BUILDING DIVISION  
SPECIAL MASTER  
2300 CIVIC CENTER PLACE  
MIRAMAR, FL 33025

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

**DATE: May 1st, 2020**  
**PROPERTY ID # 513925-05-1050 (TD # 44117)**

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COLLIER COUNTY SHERIFF'S OFFICE  
FRANCISCO CALDERON A#00210931  
3347 TAMIAMI TRAIL E  
NAPLES, FL 34112

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COLLIER COUNTY SHERIFF'S OFFICE  
ZULIMA CALDERON A#00210932  
3347 TAMIAMI TRAIL E  
NAPLES, FL 34112

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DAVID L BROUGH, ESQ.  
BROUGH, CHADROW & LEVINE, P.A.  
O/B/O SUNSET LAKES MASTER ASSOCIATION, INC  
2149 N. COMMERCE PARKWAY  
WESTON, FL 33326

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PAMELA JO BONDI, ATTORNEY GENERAL  
MELISSA LYNN EGGERS, ASSISTANT ATTORNEY GENERAL  
OFFICE OF THE ATTORNEY GENERAL  
ATTORNEY FOR: STATE OF FLORIDA,  
OFFICE THE ATTORNEY GENERAL,  
DEPARTMENT OF LEGAL AFFAIRS, PLAINTIFF  
1515 NORTH FLAGLER DRIVE, SUITE 900  
WEST PALM BEACH, FL 33401

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SUNSET LAKES MASTER ASSOCIATION INC  
18600 SUNRISE AVE  
MIRAMAR, FL 33029

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ZULIMA CALDERON  
19190 SW 29 COURT  
MIRAMAR, FL 33029

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ZULIMA CALDERON  
3668 70 AVE NE  
NAPLES, FL 34120-2629

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# WARNING

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

CARLOS D FAMEA  
MARINA L GRIECO  
19200 SW 29 CT  
MIRAMAR, FL 33029

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 19190 SW 29 CT, MIRAMAR, FL 33029 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 May 29, 2020 .....\$33,485.22
- Or
- \* Estimated Amount due if paid by June 16, 2020 .....\$33,899.94

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 17, 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)

**DATE: May 1st, 2020**  
**PROPERTY ID # 513925-05-1050 (TD # 44117)**

# WARNING

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

JESUS A RODRIGUEZ  
19180 SW 29 CT  
MIRAMAR, FL 33029

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 19190 SW 29 CT, MIRAMAR, FL 33029 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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THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 17, 2020 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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- Adult Sig

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**TD 44117 JUNE 2020 WARNING  
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MIRAMAR, FL 33029**

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**TD 44117 JUNE 2020 WARNING**  
**FRANCISCO CALDERON**  
**3668 70 AVE NE**  
**NAPLES, FL 34120-2629**

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**TD 44117 JUNE 2020 WARNING**  
**CITY OF MIRAMAR**  
**ATTN: BUILDING DIVISION**  
**RECORDING SECRETARY**  
**2300 CIVIC CENTER PLACE**  
**MIRAMAR, FL 33025**

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- Adult Signature Required -

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**TD 44117 JUNE 2020 WARNING**  
**CITY OF MIRAMAR**  
**CODE COMPLIANCE SPECIAL MAGISTRATE**  
**11765 CITY HALL PROMENADE**  
**MIRAMAR, FL 33025**

City, State, ZIP+4®

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**TD 44117 JUNE 2020 WARNING**

**STATE OF FLORIDA**

**OFFICE OF THE ATTORNEY GENERAL**

**DEPARTMENT OF LEGAL AFFAIRS**

**1515 N. FLAGLER DRIVE, SUITE 900**

**WEST PALM BEACH, FL 33401**

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**TD 44117 JUNE 2020 WARNING**  
**SUNSET LAKES MASTER ASSOCIATION, INC.**  
**12270 SW 3RD STREET, SUITE 200**  
**PLANTATION, FL 33325**

7079 0700 0000 6273 3052

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**O/B/O SUNSET LAKES MASTER ASSOCIATION, INC.**  
**1900 N. COMMERCE PARKWAY**  
**WESTON, FL 33326**

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

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**SUNSET LAKES MASTER ASSOCIATION, INC.**  
**C/O CASTLE MANAGEMENT**  
**12270 SW 3RD STREET 200**  
**PLANTATION, FL 33325**

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

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**CITY OF MIRAMAR**  
**DOUGLAS R GONZALES**  
**200 E BROWARD BLVD #1900**  
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**TD 44117 JUNE 2020 WARNING**  
**CITY OF MIRAMAR COMMUNITY DEVELOPMENT**  
**BUILDING DIVISION SPECIAL MASTER**  
**2300 CIVIC CENTER PLACE**  
**MIRAMAR, FL 33025**

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**TD 44117 JUNE 2020 WARNING**  
**COLLIER COUNTY SHERIFF'S OFFICE**  
**ZULIMA CALDERON A#00210932**  
**3347 TAMIAMI TRAIL E**  
**NAPLES, FL 34112**

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**DAVID L. BROUGH, ESQ.**  
**BROUGH, CHADROW & LEVINE, P.A.**  
**O/B/O SUNSET LAKES MASTER ASSOCIATION, INC**  
**2149 N. COMMERCE PARKWAY**  
**WESTON, FL 33326**

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**TD 44117 JUNE 2020 WARNING**

PAMELA JO BONDI, ATTORNEY GENERAL  
MELISSA LYNN EGGERS, ASSISTANT ATTORNEY GENERAL, OFFICE  
OF THE ATTORNEY GENERAL  
ATTY FOR:: STATE OF FLORIDA, OFFICE OF THE ATTY GENERAL,  
DEP. OF LEGAL AFFAIRS, PLAINTIFF  
1515 NORTH FLAGLER DRIVE, SUITE 900  
WEST PALM BEACH, FL 33401

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**TD 44117 JUNE 2020 WARNING**  
**SUNSET LAKES MASTER ASSOCIATION, INC**  
**18600 SUNRISE AVENUE**  
**MIRAMAR, FL 33029**

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**TD 44117 JUNE 2020 WARNING**  
**ZULIMA CALDERON**  
**19190 SW 29 COURT**  
**MIRAMAR, FL 33029**

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**TD 44117 JUNE 2020 WARNING**  
**ZULIMA CALDERON**  
**3668 70 AVE NE**  
**NAPLES, FL 34120-2629**

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Street at \_\_\_\_\_

City, Sta., \_\_\_\_\_

TD 44117 JUNE 2020 WARNING

CARLOS D FAMEA

MARINA L GRIECO

19200 SW 29 CT

MIRAMAR, FL 33029



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**TD 44117 JUNE 2020 WARNING**

**JESUS A RODRIGUEZ**

**19180 SW 29 CT**

**MIRAMAR, FL 33029**

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City, State, Zip

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**TD 44117 JUNE 2020 WARNING**  
**COLLIER COUNTY SHERIFF'S OFFICE**  
**FRANCISCO CALDERON A#00210931**  
**3347 TAMIAMI TRAIL E**  
**NAPLES, FL 34112**

7019 0700 0000 6273 3113

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 44117 JUN 8 2020 WARNING**  
**COLLIER COUNTY SHERIFF'S OFFICE**  
**ZULIMA CALLETON A#00210932**  
**3347 TAMIAMI TRAIL E**  
**NAPLES, FL 34112**



9590 9402 4618 8323 4084 58

2. Article Number (Transfer from service label)

7019 0700 0000 6273 3120

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X MAY 8 2020

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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
- Mail Restricted Delivery
- 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 44117 JUNE 2020 WARNING**  
**SUNSET LAKES MASTER ASSOCIATION, INC.**  
 12270 SW 3RD STREET, SUITE 200  
 PLANTATION, FL 33325



9590 9402 4618 8323 4084 10

2. Article Number (Transfer from service label)

7019 0700 0000 6273 3052

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Caddia*

- Agent
- Addressee

B. Received by (Printed Name)

*Caddia*

C. Date of Delivery

*5-6-20*

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®
- 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

Domestic 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 44117 JUNE 2006 WARNING**  
**SUNSET LAKES MASTER ASSOCIATION, INC.**  
**C/O CASTLE MANAGEMENT**  
**12270 SW 3RD STREET 200**  
**PLANTATION, FL 33325**



9590 9402 4618 8323 4083 97

2. Article Number

7019 0700 0000 6273 3076

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Coold 19*

- Agent
- Addressee

B. Received by (Printed Name)

*Coold 19*

C. Date of Delivery

*5-6-20*

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
- Insured Mail
- Insured 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 44117 JUNE 2020 WARNING**  
**CITY OF MIRAMAR COMMUNITY DEVELOPMENT**  
**BUILDING DIVISION SPECIAL MASTER**  
**2300 CIVIC CENTER PLACE**  
**MIRAMAR, FL 33025**



9590 9402 4618 8323 4083 04

2. Article Number (Transfer from service label)

7019 0700 0000 6273 3106

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)

*Gov. C. H.*

C. Date of Delivery

5/4/2020

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
- Insured Mail
- Insured Mail Restricted Delivery
- 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 44117 JUNE 2020 WARNING**  
**COLLIER COUNTY SHERIFF'S OFFICE**  
**FRANCISCO CALDERON A#00210931**  
**3347 TAMIAMI TRAIL E**  
**NAPLES, FL 34112**



9590 9402 4618 8323 4084 65

2. Article Number (Transfer from service label)

7019 0700 0000 6273 3113

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X **MAY 8 2020**

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

- Yes
- No

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 44117 JUNE 2020 WARNING**  
**CARLOS D FAMEA**  
**MARINA L GRIECO**  
**19200 SW 29 CT**  
**MIRAMAR, FL 33029**



9590 9402 4618 8323 4083 35

2. Article Number (Transfer from service label)

7019 0700 0000 6273 3182

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

5/4

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
- Insured Mail
- Insured Mail Restricted Delivery

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



SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- 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 44117 JUNE 2020 WARNING**  
 BROUGH, CHADROW & LEVINE, P.A., REGI. AGEN  
 O/B/O SUNSET LAKES WILDER ASSOCIATION, INC.  
 1900 N. COMMERCE PARKWAY  
 WESTON, FL 33326



9590 9402 4618 8323 4084 03

2. Article Number **7019 0700 0000 6273 3069**

A. Signature

*[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail
- Registered Mail
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 44117 JUNE 2020 WARNING**  
**SUNSET LAKES MASTER ASSOCIATION, INC**  
**18600 SUNRISE AVENUE**  
**MIRAMAR, FL 33029**



9590 9402 4618 8323 4084 34

2. Article Number (Transfer from service label)

7019 0700 0000 6273 3151

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Address

B. Received by (Printed Name)

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

3. Service Type

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 44117 JUNE 2020 WARNING**  
**JESUS A RODRIGUEZ**  
**19180 SW 29 CT**  
**MIRAMAR, FL 33029**



9590 9402 4618 8323 4086 25

2. Article Number (Transfer from carrier label)

7019 0700 0000 6273 3199

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

5/4

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

3. Service Type

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

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:  
**TD 44117 JUNE 2020 WARNING**  
 STATE OF FLORIDA  
 OFFICE OF THE ATTORNEY GENERAL  
 DEPARTMENT OF LEGAL AFFAIRS  
 1515 N. FLAGLER DRIVE, SUITE 900  
 WEST PALM BEACH, FL 33401



9590 9402 4618 8323 4084 72

2. Article Number (Transfer from previous label)  
 7019 0700 0000 6273 3045

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
 X *K. Berenish*  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery  
*CIA* *8/15/19*

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

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
**ID 4411 / JUNE 2020 WARNING**  
 PAMELA JO BONDI, ATTORNEY GENERAL  
 MELISSA LYNN EGGERS, ASSISTANT ATTORNEY GENERAL  
 OFFICE OF THE ATTORNEY GENERAL  
 ATTY FOR:: STATE OF FLORIDA, OFFICE OF THE ATTY GENERAL,  
 DEP. OF LEGAL AFFAIRS, PLAINTIFF  
 1515 NORTH FLAGLER DRIVE, SUITE 900  
 WEST PALM BEACH, FL 33401



9590 9402 4618 8323 4084 41

2. Article Number (Transfer from carrier label)  
 7019 0700 0000 6273 3144

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *d. beeno*  Agent  Addressee

B. Received by (Printed Name) *Mia S* C. Date of Delivery *15/4*

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

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 44117 JUNE 2020 WARNING  
CITY OF MIRAMAR  
CODE COMPLIANCE SPECIAL MAGISTRATE  
11765 CITY HALL PROMENADE  
MIRAMAR, FL 33025**



9590 9402 4618 8323 4084 89

2. Article Number (Transfer from service label)

7019 0700 0000 6273 3038

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*DAVIDSON*

C. Date of Delivery

*5-4*

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

3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail™                                 |   |
| <input type="checkbox"/> Insured 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 44117 JUNE 2020 WARNING**  
**DAVID L. BROUGH, ESQ.**  
**BROUGH, CHADROW & LEVINE, P.A.**  
**O/B/O SUNSET LAKES MASTER ASSOCIATION, INC**  
**2149 N. COMMERCE PARKWAY**  
**WESTON, FL 33326**



9590 9402 4618 8323 4083 59

2. Article Number (Transfer from service label)

7019 0700 0000 6273 3137

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*A. Scamillo*

C. Date of Delivery

*5/4/20*

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
- 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 44117 JUNE 2020 WARNING**  
**CITY OF MIRAMAR**  
**UTILITY BILLING SECTION**  
**2300 CIVIC CENTER PLACE**  
**MIRAMAR, FL 33025**



9590 9402 4618 8323 4083 28

2. Article Number (Manufacturer)  
 7019 0700 0000 6273 3083

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Richard Sheehy*

- Agent
- Addressee

B. Received by (Printed Name)

*Sheehy*

C. Date of Delivery

*5-5-20*

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



**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 44117 JUNE 2020 WARNING**  
**CITY OF MIRAMAR**  
**ATTN: BUILDING DIVISION**  
**RECORDING SECRETARY**  
**2300 CIVIC CENTER PLACE**  
**MIRAMAR, FL 33025**



9590 9402 4618 8323 4082 74

2. Article

PS Form

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X 

- Agent
- Addressee

B. Received by (Printed Name)

*W. O. Ode*

C. Date of Delivery

*5/19/20*

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 <sup>use</sup> Confirmation™
- Confirmation Delivery

Return Receipt