



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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 12/18/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 12/16/2019

CERTIFICATE # 2016-15634

ACCOUNT # 514032AA2310

ALTERNATE KEY # 596832

TAX DEED APPLICATION # 44752

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Condominium Unit 926, EL-AD VILLAGIO, a Condominium, according to the Declaration of Condominium thereof recorded in Official Record Book 38402, Page 814, as amended from time to time, of the Public Records of BROWARD County, Florida.

PROPERTY ADDRESS: 4402 SW 160 AVENUE #926, MIRAMAR FL 33027

OWNER OF RECORD ON CURRENT TAX ROLL:

ENERGY DYNAMICS CARIBBEAN LLC

4400 SW 160 AVE UNIT 1033

MIRAMAR, FL 33027 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ENERGY DYNAMICS CARIBBEAN, LLC

OR: 47698, Page: 1768

4400 S.W. 160TH AVENUE, UNIT 1033

MIRAMAR, FL 33027 (Per Deed and Per Sunbiz)

JUAN J PEREZ, REGISTERED AGENT

O/B/O ENERGY DYNAMICS CARIBBEAN LLC

8527 PINES BOULEVARD 201

PEMBROKE PINES, FL 33024 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

BEAMIF A LLC

PO BOX 885

BOCA RATON, FL 33429 (Tax Deed Applicant)

EL-AD VILLAGGIO CONDOMINIUM ASSOCIATION, INC.

C/O LANDMARK MANAGEMENT SERVICES

1941 NW 150TH AVE

PEMBROKE PINES, FL 33028 (Per Sunbiz. Declaration recorded in 38402-814.)

STEVEN S. VALANCY, REGISTERED AGENT
O/B/O EL-AD VILLAGGIO CONDOMINIUM ASSOCIATION, INC.
311 S.E. 13TH STREET
FORT LAUDERDALE, FL 33316 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5140 32 AA 2310

CURRENT ASSESSED VALUE: \$211,700

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: 39827, Page: 682

(Deed out of the Developer)

Warranty Deed

OR: 41722, Page: 1920

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

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

Suzette Servas

Title Examiner



Site Address	4402 SW 160 AVENUE #926, MIRAMAR FL 33027	ID #	5140 32 AA 2310
Property Owner	ENERGY DYNAMICS CARIBBEAN LLC	Millage	2713
Mailing Address	4400 SW 160 AVE UNIT 1033 MIRAMAR FL 33027	Use	04
Abbr Legal Description	EL-AD VILLAGGIO CONDO BLDG 9 UNIT 926		

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	\$21,170	\$190,530	\$211,700	\$211,700	
2018	\$20,050	\$180,460	\$200,510	\$198,140	\$4,513.11
2017	\$18,860	\$169,780	\$188,640	\$180,130	\$4,131.02

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$211,700	\$211,700	\$211,700	\$211,700
Portability	0	0	0	0
Assessed/SOH	\$211,700	\$211,700	\$211,700	\$211,700
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$211,700	\$211,700	\$211,700	\$211,700

Sales History			
Date	Type	Price	Book/Page or CIN
1/12/2011	WD-Q-SS	\$126,000	47698 / 1768
3/2/2006	WD	\$290,000	41722 / 1920
5/19/2005	SWD	\$258,000	39827 / 682

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		1118
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 2005/2004		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
27			4R			MM		
R			4R					
1			.06			1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #44752

**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 April 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:

ENERGY DYNAMICS
CARIBBEAN, LLC
4400 S.W. 160TH AVENUE, UNIT
1033
MIRAMAR, FL 33027

EL-AD VILLAGGIO
CONDOMINIUM ASSOCIATION,
INC. C/O LANDMARK
MANAGEMENT SERVICES
1941 NW 150TH AVE
PEMBROKE PINES, FL 33028

JUAN J PEREZ, REGISTERED
AGENT O/B/O ENERGY
DYNAMICS CARIBBEAN LLC
8527 PINES BOULEVARD 201
PEMBROKE PINES, FL 33024

STEVEN S. VALANCY,
REGISTERED AGENT O/B/O EL-
AD VILLAGGIO CONDOMINIUM
ASSOCIATION, INC.
311 S.E. 13TH STREET
FORT LAUDERDALE, FL 33316

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

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

EL-AD VILLAGGIO
CONDOMINIUM ASSOCIATION,
INC
4504 SW 160 AVE
MIRAMAR, FL 33027

ENERGY DYNAMICS
CARIBBEAN LLC
4402 SW 160 AVE #926
MIRAMAR, FL 33027

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 April 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**

18

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 44752

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: 514032-AA-2310
Certificate Number: 15634
Date of Issuance: 05/25/2017
Certificate Holder: BEAMIF A LLC
Description of Property: EL-AD VILLAGGIO CONDO BLDG 9
UNIT 926

Name in which assessed: ENERGY DYNAMICS CARIBBEAN LLC
Legal Titleholders: ENERGY DYNAMICS CARIBBEAN LLC
4400 SW 160 AVE UNIT 1033
MIRAMAR, FL 33027

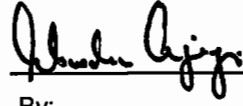
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of May, 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 3rd 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: 04/16/2020, 04/23/2020, 04/30/2020 & 05/07/2020
Minimum Bid: 23611.53

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Certificate Number: 15634
Date of Issuance: 05/25/2017
Certificate Holder: BEAMIF A LLC
Description of Property: EL-AD VILLAGGIO CONDO BLDG 9 UNIT 926

CONDOMINIUM UNIT 926, EL-AD VILLAGGIO, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 38402, PAGE 814, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name in which assessed: ENERGY DYNAMICS CARIBBEAN LLC
Legal Titleholders: ENERGY DYNAMICS CARIBBEAN LLC
4400 SW 160 AVE UNIT 1033
MIRAMAR, FL 33027

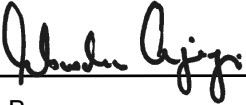
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of May, 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 28th 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: 04/16/2020, 04/23/2020, 04/30/2020 & 05/07/2020
Minimum Bid: 23967.53

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20016611

Broward County, Florida VS Energy Dynamics Caribbean LLC

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: Energy Dynamics Caribbean LLC 4402 SW 160 Avenue #926 Miramar FL 33027

RETURN OF SERVICE



Court Case # TD 44752

Received by CCN 15420

04/10/2020 7:26 AM

Served:

Not Served:

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

Date: 04/10/2020 Time: 10:34 AM

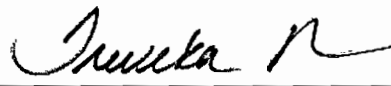
On Energy Dynamics Caribbean LLC in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

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 visting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

Gregory Tony, Sheriff
Broward County, Florida

By: 
T. Brown, #15420

D.S.

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	1		Sheriff's Fees	\$0.00
Services	1		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514032-AA-2310 (TD #44752)

RECEIVED SHERIFF
2020 APR -7 AM 9:57
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 April 30, 2020\$18,712.61

Or

* Amount due if paid by May 19, 2020\$18,945.87

*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 May 20, 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

PLEASE SERVE THIS ADDRESS OR LOCATION

**ENERGY DYNAMICS CARIBBEAN LLC
4402 SW 160 AVENUE #926
MIRAMAR, FL 33027**

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20016612

Broward County, Florida VS Energy Dynamics Caribbean LLC

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: Energy Dynamics Caribbean LLC 4400 SW 160 Avenue Unit 1033 Miramar FL 33027

RETURN OF SERVICE



Court Case # TD 44752

Received by CCN 15420
04/10/2020 7:26 AM

Served:
Not Served:

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

Date: 04/10/2020 Time: 10:41 AM


On Energy Dynamics Caribbean LLC 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

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Gregory Tony, Sheriff
Broward County, Florida

By: 
T. Brown, #15420

D.S.

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	1		Sheriff's Fees	\$0.00
Services	1		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514032-AA-2310 (TD # 44752)

RECEIVED SHERIFF

2020 APR -7 AM 9:57

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

ORIGINAL DOCUMENT

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www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

**ENERGY DYNAMICS CARIBBEAN LLC
4400 SW 160 AVE UNIT 1033
MIRAMAR, FL 33027**

**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 Limited Liability Company
ENERGY DYNAMICS CARIBBEAN LLC

Filing Information

Document Number	L10000110087
FEI/EIN Number	APPLIED FOR
Date Filed	10/21/2010
Effective Date	10/21/2010
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/22/2017
Event Effective Date	NONE

Principal Address

4400 SW 160TH AVENUE
UNIT 1033
MIRAMAR,, FL 33027

Mailing Address

4400 SW 160TH AVENUE
UNIT 1033
MIRAMAR,, FL 33027

Registered Agent Name & Address

PEREZ, JUAN J
8527 PINES BOULEVARD
201
PEMBROKE PINES, FL 33024

Name Changed: 10/27/2015

Authorized Person(s) Detail

Name & Address

Title MGRM

ESCALANTE, ANDRE R
4400 SW 160TH AVENUE, UNIT 1033
MIRAMAR, FL 33027

Annual Reports

Report Year	Filed Date
2014	06/13/2014
2015	10/27/2015
2016	12/06/2016

Document Images

12/06/2016 -- REINSTATEMENT	View image in PDF format
10/27/2015 -- REINSTATEMENT	View image in PDF format
06/13/2014 -- ANNUAL REPORT	View image in PDF format
06/10/2013 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
06/17/2011 -- ANNUAL REPORT	View image in PDF format
10/21/2010 -- Florida Limited Liability	View image in PDF format



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

Detail by Entity Name

Florida Not For Profit Corporation
EL-AD VILLAGGIO CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N04000008302
FEI/EIN Number 20-1763685
Date Filed 08/24/2004
State FL
Status ACTIVE

Principal Address

4504 S.W. 160TH AVE
MIRAMAR, FL 33027

Mailing Address

c/o Landmark Management Services
1941 NW 150th Ave
Pembroke Pines, FL 33028

Changed: 04/27/2017

Registered Agent Name & Address

STEVEN S. VALANCY
311 S.E. 13th STREET
FORT LAUDERDALE, FL 33316

Name Changed: 10/18/2016

Address Changed: 04/27/2017

Officer/Director Detail

Name & Address

Title Treasurer

Morales, Manuel, Dr.
c/o Landmark Management Services
1941 NW 150th Ave
Pembroke Pines, FL 33028

Title Secretary

Martin. Francisco

c/o Landmark Management Services
1941 NW 150th Ave
Pembroke Pines, FL 33028

Title President

Marker, Esther
c/o Landmark Management Services
1941 NW 150th Avenue
Pembroke Pines, FL 33028

Title VP

Infante, Josephine
c/o Landmark Management Services
1941 NW 150th Ave
Pembroke Pines, FL 33028

Title Director

BENTON, CLAUDIA
c/o Landmark Management Services
1941 NW 150th Ave
Pembroke Pines, FL 33028

Annual Reports

Report Year	Filed Date
2018	04/20/2018
2019	04/24/2019
2019	09/12/2019

Document Images

09/12/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
04/24/2019 -- ANNUAL REPORT	View image in PDF format
04/20/2018 -- ANNUAL REPORT	View image in PDF format
04/27/2017 -- ANNUAL REPORT	View image in PDF format
10/18/2016 -- Reg. Agent Change	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/07/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
10/18/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
03/11/2013 -- ANNUAL REPORT	View image in PDF format
11/16/2012 -- ANNUAL REPORT	View image in PDF format
02/18/2012 -- ANNUAL REPORT	View image in PDF format
04/25/2011 -- ANNUAL REPORT	View image in PDF format
10/13/2010 -- ANNUAL REPORT	View image in PDF format
05/06/2010 -- ANNUAL REPORT	View image in PDF format
03/30/2010 -- ANNUAL REPORT	View image in PDF format
02/15/2010 -- ANNUAL REPORT	View image in PDF format
10/06/2009 -- ANNUAL REPORT	View image in PDF format

[12/06/2009 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/10/2009 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[09/17/2008 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/02/2008 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[10/31/2007 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[10/04/2007 -- Reg. Agent Change](#)

[View image in PDF format](#)

[08/21/2007 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[07/06/2007 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[11/21/2006 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/05/2006 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/29/2005 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[08/24/2004 -- Domestic Non-Profit](#)

[View image in PDF format](#)

Prepared by and
Return to:
Akerman Senterfitt
Attn: Karen P. Kondell, Esq.
One S.E. 3rd Avenue, 28th Floor
Miami, Florida 33131

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20th day of May, 2005, between EL-AD VILLAGGIO, LLC, a Florida limited liability company whose address is 7975 NW 154th Street, Suite 200, Miami Lakes, Florida 33016 (hereinafter referred to as "Grantor") and ANGELICA ZAMBRANO, a single person and BLANCA ZAMBRANO, a married person, as joint tenants with right of survivorship, whose post office address 4402 S.W. 160 Avenue, #926, Miramar, Florida 33027, hereinafter referred to as ("Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee and the Grantee's heirs and assigns forever, fee simple title in and to the following described Condominium Parcel, lying and being in Broward County, Florida, to wit:

Unit 926, of EL-AD VILLAGGIO, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof ("Declaration") recorded in Official Records Book 38402, at Page 814, of the Public Records of Broward County, Florida.

Property Folio No. 5140-32-05-0051

This conveyance is made subject to the following:

1. Real estate taxes, drainage district taxes and any other taxes and assessments imposed by taxing authorities for the year in which this transaction is closed and years subsequent thereto;
2. Conditions, restrictions, limitations, dedications, existing zoning ordinances and easements of record including, but not limited to, water, sewer, gas, electric and other utility agreements of record, impact and developer agreements with municipal authorities, or other restrictions upon the use of the property as may be imposed by governmental authorities having jurisdiction;
3. Terms and conditions of the Declaration of Condominium of EL-AD VILLAGGIO, a Condominium, recorded in Official Records Book 38402, at Page 814 of the Public Record of Broward County, Florida, together with any and all supplements, exhibits and amendments thereto;

- 4. Applicable zoning ordinances and regulations;
- 5. Discrepancies or conflicts in boundary lines or shortages in area or encroachments which a correct survey or inspection of the Unit and/or EL-AD VILLAGGIO, A CONDOMINIUM would disclose;
- 6. Pending liens for public improvements; and

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

GRANTOR hereby fully warrants title to the above described Unit and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed by its proper officer thereunder duly authorized, and its seal affixed, on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Signed: [Signature]
 Print Name: B. V. Herrera

Signed: [Signature]
 Print Name: J. Rodriguez

EL-AD VILLAGGIO, LLC, a
 Florida limited liability company

By: [Signature]
 Lior Cohen, Vice President

STATE OF FLORIDA)
)SS:
 COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 19 day of May 2005, by Lior Cohen, the Vice President of El-Ad Villaggio, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced a driver license as identification and who did take an oath.

Notary Public

Signed: [Signature]
 Print Name: _____
 (Notarial Seal)
 My commission expires: _____



Prepared by and return to:

M. KEITH MARSHALL, Esq.

Attorney at Law

Southeastern Title Company

2999 N.E. 191st Street Suite 805

Miami, FL 33180

305-932-8231

File Number: **05-grisales**

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of **March, 2006** between **Angelica Zambrano, a single woman, and Blanca Zambrano, a married woman,** whose post office address is **4402 SW 160th Ave, 926, Miramar, FL 33027,** grantor, and **Claudia Grisales, a single woman** whose post office address is **4402 SW 160th Ave, 926, Miramar, FL 33027,** grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Unit 926, of EL-AD VILLAGIO, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 38402, Page 814, of the Public Records of Broward County, Florida.

Parcel Identification Number: 11032-AA-23100

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.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 19830 NW 86th Ct., Miami, Florida 33015

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005.**

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

(2)
B.J.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: M. Keith Marshall

[Signature]
Witness Name: Jennifer L. Kentz

[Signature]
Witness Name: M. Keith Marshall

[Signature]
Witness Name: Jennifer L. Kentz

[Signature]
Angelica Zambrano (Seal)

[Signature]
Blanca Zambrano (Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 02 day of March, 2006 by Angelica Zambrano, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: M. KEITH MARSHALL
NOTARY PUBLIC - STATE OF FLORIDA

My Commission Expires: COMMISSION # DD307850
EXPIRES 5/4/2008
BONDED THRU 1-888-NOTARY1



Prepared by and return to:

M. KEITH MARSHALL, Esq.

Attorney at Law

Southeastern Title Company

2999 N.E. 191st Street Suite 805

Miami, FL 33180

305-932-8231

File Number: **05-grisales**

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of **March, 2006** between **Angelica Zambrano, a single woman, and Blanca Zambrano, a married woman**, whose post office address is **4402 SW 160th Ave, 926, Miramar, FL 33027**, grantor, and **Claudia Grisales, a single woman** whose post office address is **4402 SW 160th Ave, 926, Miramar, FL 33027**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Unit 926, of EL-AD VILLAGIO, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 38402, Page 814, of the Public Records of Broward County, Florida.

Parcel Identification Number: 11032-AA-23100

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.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 19830 NW 86th Ct., Miami, Florida 33015

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

(2)
DoubleTime®
B.J.

Prepared by:
Lisa A. Douglas
Preferred Title & Escrow, Inc.
2525 Embassy Drive, Suite 2
Cooper City, Florida 33026

File Number: 10-191

PREFERRED TITLE & ESCROW INC
2525 EMBASSY DRIVE #2
COOPER CITY FL 33026
General Warranty Deed

Made this January 12, 2011 A.D. By **Claudia Grisales, a married woman**, joined by her spouse Jose A. Rivera whose post office address is: 4402 S.W. 160 Avenue, Unit 926, Miramar, Fl 33027, hereinafter called the grantor, to **Energy Dynamics Caribbean, LLC, a Florida Limited Liability Co.**, whose post office address is: 4400 S.W. 160th Avenue, Unit 1033, Miramar, Fl 33027, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) 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, Florida, viz:

Condominium Unit 926, EL-AD VILLAGIO, a Condominium, according to the Declaration of Condominium thereof recorded in Official Record Book 38402, Page 814, as amended from time to time, of the Public Records of BROWARD County, Florida.

Parcel ID Number: **514032-AA-2310**


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

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


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2010.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:




Witness Printed Name LISA A. DOUGLAS



Witness Printed Name ROGER ALEXANDER



Claudia Grisales (Seal)
Address: 4402 S.W. 160 Avenue, Unit 926, Miramar, Fl 33027



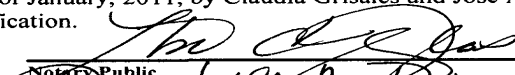
Jose A. Rivera (Seal)
Address: 4402 S.W. 160 Avenue, Unit 926, Miramar, Fl 33027

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 12th day of January, 2011, by Claudia Grisales and Jose A. Rivera, who is/are personally known to me or who has produced driver license as identification.



LISA A. DOUGLAS
MY COMMISSION # DD 775180
EXPIRES: May 17, 2012
Bonded Thru Budget Notary Services



Notary Public
Print Name: LISA A. DOUGLAS
My Commission Expires: _____

②
A

DATE: April 1st, 2020
PROPERTY ID # 514032-AA-2310 (TD # 44752)

WARNING

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

ENERGY DYNAMICS CARIBBEAN, LLC
4400 S.W. 160TH AVENUE, UNIT 1033
MIRAMAR, FL 33027

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4402 SW 160 AVENUE #926, MIRAMAR, FL 33027 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 April 30, 2020\$18,712.61

Or

* Estimated Amount due if paid by May 19, 2020\$18,945.87

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 20, 2020 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: April 1st, 2020
PROPERTY ID # 514032-AA-2310 (TD # 44752)

WARNING

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

EL-AD VILLAGGIO CONDOMINIUM ASSOCIATION, INC.
C/O LANDMARK MANAGEMENT SERVICES
1941 NW 150TH AVE
PEMBROKE PINES, FL 33028

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4402 SW 160 AVENUE #926, MIRAMAR, FL 33027 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: April 1st, 2020
PROPERTY ID # 514032-AA-2310 (TD # 44752)

WARNING

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

JUAN J PEREZ, REGISTERED AGENT
O/B/O ENERGY DYNAMICS CARIBBEAN LLC
8527 PINES BOULEVARD 201
PEMBROKE PINES, FL 33024

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4402 SW 160 AVENUE #926, MIRAMAR, FL 33027 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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TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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

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

DATE: April 1st, 2020
PROPERTY ID # 514032-AA-2310 (TD # 44752)

WARNING

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

STEVEN S. VALANCY, REGISTERED AGENT
O/B/O EL-AD VILLAGGIO CONDOMINIUM ASSOCIATION, INC.
311 S.E. 13TH STREET
FORT LAUDERDALE, FL 33316

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4402 SW 160 AVENUE #926, MIRAMAR, FL 33027 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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TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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

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

DATE: April 1st, 2020
PROPERTY ID # 514032-AA-2310 (TD # 44752)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4402 SW 160 AVENUE #926, MIRAMAR, FL 33027 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

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

DATE: April 1st, 2020
PROPERTY ID # 514032-AA-2310 (TD # 44752)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4402 SW 160 AVENUE #926, MIRAMAR, FL 33027 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: April 1st, 2020
PROPERTY ID # 514032-AA-2310 (TD # 44752)

WARNING

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

EL-AD VILLAGGIO CONDOMINIUM ASSOCIATION, INC
4504 SW 160 AVE
MIRAMAR, FL 33027

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4402 SW 160 AVENUE #926, MIRAMAR, FL 33027 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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DATE: April 1st, 2020
PROPERTY ID # 514032-AA-2310 (TD # 44752)

WARNING

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

ENERGY DYNAMICS CARIBBEAN LLC
4402 SW 160 AVE #926
MIRAMAR, FL 33027

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4402 SW 160 AVENUE #926, MIRAMAR, FL 33027 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 April 30, 2020\$18,712.61
- Or
- * Estimated Amount due if paid by May 19, 2020\$18,945.87

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 20, 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

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

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

Postmark
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Postage

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Total Pos

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Sent To

Street an

City, Stat

TD 44752 MAY 2020 WARNING
ENERGY DYNAMICS CARIBBEAN LLC
4402 SW 160 AVE #926
MIRAMAR, FL 33027

7019 0140 0000 6249 6623

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| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
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| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

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Street and

City, State,

TD 44752 MAY 2020 WARNING
EL-AD VILLAGGIO CONDOMINIUM ASSOCIATION, INC
4504 SW 160 AVE
MIRAMAR, FL 33027

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

See Reverse for Instructions

7019 0140 0000 6249 6616

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TD 44752 MAY 2020 WARNING

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Sent To

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

Street and

City, State,

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

See Reverse for Instructions

6099 6429 0000 0410 6102

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Postage

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Total Postage

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Sent To

Street and Apt.

City, State, Zip

TD 44752 MAY 2020 WARNING
CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD #1900
FORT LAUDERDALE, FL 33301

7019 0140 0000 0410 6102
E659 6429 0000

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Street and A

City, State, Z

TD 44752 MAY 2020 WARNING
STEVEN S. VALANCY, REGISTERED AGENT
O/B/O EL-AD VILLAGGIO CONDOMINIUM ASSOCIATION, INC.
311 S.E. 13TH STREET
FORT LAUDERDALE, FL 33316

7019 0140 0000 6249 6586

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

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

Postmark
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Total Postage and

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Sent To

Street and Apt. No.

City, State, ZIP+4

TD 44752 MAY 2020 WARNING
JUAN J PEREZ, REGISTERED AGENT
O/B/O ENERGY DYNAMICS CARIBBEAN LLC
8527 PINES BOULEVARD 201
PEMBROKE PINES, FL 33024

7019 0140 0000 6249 6579

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

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
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TD 44752 MAY 2020 WARNING
EL-AD VILLAGGIO CONDOMINIUM ASSOCIATION, INC.
C/O LANDMARK MANAGEMENT SERVICES
1941 NW 150TH AVE
PEMBROKE PINES, FL 33028

2959 649 6562
7079 0140 0000 6249 6562

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

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

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Sent To

Street and Apt. No.

City, State, ZIP+4

TD 44752 MAY 2020 WARNING
ENERGY DYNAMICS CARIBBEAN, LLC
4400 S.W. 160TH AVENUE, UNIT 1033
MIRAMAR, FL 33027

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

See Reverse for Instructions

7019 0140 0000 6249 7392

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 mailpiece, on the front if space permits.

1. Article Addressed to:

TD 44752 MAY 2020 WARNING
 CITY OF MIRAMAR
 UTILITY BILLING SECTION
 2300 CIVIC CENTER PLACE
 MIRAMAR, FL 33025



9590 9402 4097 8092 9054 27

2. Article Number (Transfer from service label)

7019 0140 0000 6249 6609

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) LEO CUELLO C. Date of Delivery 4/9/2020

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
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted 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 44752 MAY 2020 WARNING
 EL-AD-VILLAGGIO CONDOMINIUM ASSOCIATION, INC
 4504 SW 160 AVE
 MIRAMAR, FL 33027




2. Article Number (Transfer from service label)

7019 0140 0000 6249 6616

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type.
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - 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 44752 MAY 2020 WARNING
STEVEN S. VALANCY, REGISTERED AGENT
O/B/O EL-AD VILLAGGIO CONDOMINIUM ASSOCIATION, INC.
311 S.E. 13TH STREET
FORT LAUDERDALE, FL 33316



9590 9402 4097 8092 9054 41

2. Article Number (Transfer from service label)

7019 0140 0000 6249 6586

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Olivier C19

- Age
- Add

B. Received by (Printed Name)

C. Date of

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 44752 MAY 2020 WARNING
 CITY OF MIRAMAR
 DOUGLAS R GONZALES
 200 E BROWARD BLVD #1900
 FORT LAUDERDALE, FL 33301



2. Article Number (Transfer from service label)

0000 249 6593

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Richard* Agent
 Addressee

B. Received by (Printed Name) *Shreehy* C. Date of Delivery

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

AGENCY

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 |

Domestic Return Receipt