

TitleExpress[®]

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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 04/13/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 04/12/2020

CERTIFICATE # 2017-768

ACCOUNT # 484121300480

ALTERNATE KEY # 40967

TAX DEED APPLICATION # 45119

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 1, Block B, Royal Palm Village, according to the Plat thereof, recorded in Plat Book 131, Page 35, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 9600 NW 25 COURT, CORAL SPRINGS FL 33065

OWNER OF RECORD ON CURRENT TAX ROLL:

PILAR GALLEGO LE CRESPO

FIGRELLA LE PIEDRA

9600 NW 25 CT

CORAL SPRINGS, FL 33065 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

FIGRELLA PIEDRA

LAURA GARCIA GALLEGO

OR: 50379, Page: 25

9600 NW 25TH COURT

CORAL SPRINGS, FL 33065 (Per Deed. This deed reserves a Life Estate for Pilar Gallego Crespo with remainder to Laura Garcia Gallego.)

(Fiorella Piedra a/k/a Fiorella Le Piedra)

PILAR GALLEGO CRESPO

200 LESLIE DRIVE, APT. 310

HALLANDALE BEACH, FL 33009 (Per Deed)

(Pilar Gallego Crespo a/k/a Pilar Gallego Le Crespo)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

DABTLC6 LLC

2909 SHELTON WAY

PLANO, TX 75093 (Tax Deed Applicant)

CITY OF CORAL SPRINGS
CODE COMPLIANCE DIVISION
9551 WEST SAMPLE ROAD
CORAL SPRINGS, FL 33065 (Per Order)

Instrument: 113937586

CITY OF CORAL SPRINGS
CODE COMPLIANCE DIVISION
9500 W SAMPLE ROAD
CORAL SPRINGS, FL 33065 (Per Order)

Instrument: 115638912

THE ROYAL PALM VILLAGE ASSOCIATION, INC.
C/O CCM
7124 NORTH NOB HILL ROAD
TAMARAC, FL 33321 (Per Sunbiz. Declaration recorded in 14972-672.)

STEVEN VALANCY, P.A., REGISTERED AGENT
O/B/O THE ROYAL PALM VILLAGE ASSOCIATION, INC.
311 SE 13TH STREET
FORT LAUDERDALE, FL 33316 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4841 21 30 0480

CURRENT ASSESSED VALUE: \$342,810

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: 24638, Page: 604

Warranty Deed

OR: 50077, Page: 348

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

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

Wendy Carter

Title Examiner



Site Address	9600 NW 25 COURT, CORAL SPRINGS FL 33065	ID #	4841 21 30 0480
Property Owner	CRESPO, PILAR GALLEG0 LE PIEDRA, FIORELLA LE	Millage	2812
Mailing Address	9600 NW 25 CT CORAL SPRINGS FL 33065	Use	01
Abbr Legal Description	ROYAL PALM VILLAGE 131-35 B LOT 1 BLK B		

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	\$60,280	\$282,530	\$342,810	\$342,810	
2018	\$60,280	\$259,100	\$319,380	\$319,380	\$7,125.28
2017	\$60,280	\$256,170	\$316,450	\$291,080	\$6,777.86

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$342,810	\$342,810	\$342,810	\$342,810
Portability	0	0	0	0
Assessed/SOH	\$342,810	\$342,810	\$342,810	\$342,810
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$342,810	\$342,810	\$342,810	\$342,810

Sales History			
Date	Type	Price	Book/Page or CIN
10/28/2013	QCD-T	\$62,500	111965076
8/5/2013	WD-E	\$250,000	111736102
3/15/1996	WD	\$147,000	24638 / 604
9/1/1991	WD	\$140,000	18785 / 862

Land Calculations		
Price	Factor	Type
\$7.50	7,999	SF
\$1.01	285	SF
Adj. Bldg. S.F. (Card, Sketch)		2440
Units		1
Eff./Act. Year Built: 1992/1991		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
28	N		S			CS		
R	1		S					
1			.19			1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #45119

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 July 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:

CITY OF CORAL SPRINGS 9551 WEST SAMPLE RD CORAL SPRINGS, FL 33065	CRESPO,PILAR GALLEGO LE 9600 NW 25 CT CORAL SPRINGS, FL 33065	PIEDRA,IORELLA LE 9600 NW 25 CT CORAL SPRINGS, FL 33065	PILAR GALLEGO CRESPO 200 LESLIE DRIVE, APT. 310 HALLANDALE BEACH, FL 33009
LAURA GARCIA GALLEGO 9600 NW 25TH COURT CORAL SPRINGS, FL 33065	CITY OF CORAL SPRINGS CODE COMPLIANCE DIVISION 9551 WEST SAMPLE ROAD CORAL SPRINGS, FL 33065	CITY OF CORAL SPRINGS CODE COMPLIANCE DIVISION 9500 W SAMPLE ROAD CORAL SPRINGS, FL 33065	THE ROYAL PALM VILLAGE ASSOCIATION, INC. C/O CCM 7124 NORTH NOB HILL ROAD TAMARAC, FL 33321
STEVEN VALANCY, P.A., REGISTERED AGENT O/B/O THE ROYAL PALM VILLAGE ASSOCIATION, INC. 311 SE 13TH STREET FORT LAUDERDALE, FL 33316	*SABOTKA, ALFRED A & BARBARA 9603 NW 24 PL CORAL SPRINGS, FL 33065- 4984	*SOTO, MARC & NADINE 2480 NW 95 WAY CORAL SPRINGS, FL 33065- 4900	*MCFARLANE, BRIAN DOUGLAS SAMUELS, STACEY ANN 9620 NW 25 CT CORAL SPRINGS, FL 33065- 4985
*RAMACHANDRAN, ANITHA DEVI B H/E RANGANATHAM, PHANI KUMAR 2488 NW 95 WAY CORAL SPRINGS, FL 33065			

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

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

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

3

Broward County, Florida

INSTR # 116496118
Recorded 05/11/20 at 09:42 AM
Broward County Commission
1 Page(s)
#3

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 45119

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: 484121-30-0480
Certificate Number: 768
Date of Issuance: 05/24/2018
Certificate Holder: DABTLC6 LLC
Description of Property: ROYAL PALM VILLAGE 131-35 B
LOT 1 BLK B

Name in which assessed: CRESPO,PILAR GALLEGO LEPIEDRA, FIORELLA LE
Legal Titleholders: CRESPO,PILAR GALLEGO LE
PIEDRA, FIORELLA LE
9600 NW 25 CT
CORAL SPRINGS, FL 33065

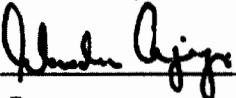
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of August, 2020. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 1st day of May, 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: 07/16/2020, 07/23/2020, 07/30/2020, & 08/06/2020
Minimum Bid: 25468.19

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Name in which assessed: CRESPO,PILAR GALLEGO LE PIEDRA, FIORELLA LE
Legal Titleholders: CRESPO,PILAR GALLEGO LE
PIEDRA, FIORELLA LE
9600 NW 25 CT
CORAL SPRINGS, FL 33065

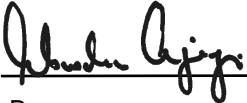
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of August, 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 14th day of May, 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: 07/16/2020, 07/23/2020, 07/30/2020 & 08/06/2020
Minimum Bid: 25819.19

BROWARD COUNTY SHERIFF'S OFFICE

2501 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20023581

Broward County, FL VS Crespo, Pilar Gallego Le & or Fiorella Le Piedra

RETURN OF SERVICE



Court Case # TD 45119

Hearing Date:08/19/2020

Received by CCN 8312

07/10/2020 8:41 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Pilar Gallego Crespo & or Fiorella Le Piedra 9600 NW 25 Court Coral Springs FL 33065**

Served:

Not Served:

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

Date: 07/08/2020 Time: 10:55 AM

On Pilar Gallego Crespo & or Fiorella Le Piedra 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: Tax Notice posted

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

Gregory Tony, Sheriff
Broward County, Florida

By: *R. Padron*

D.S.

R. Padron, #8312

RECEIPT INFORMATION		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 # 484121-30-0480 (TD #45119)

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 July 31, 2020\$25,458.88

Or

* Amount due if paid by August 18, 2020\$25,819.19

*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 August 19, 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

**CRESPO, PILAR GALLEGU LE AND/OR
PIEDRA, FIORELLA LE
9600 NW 25 CT
CORAL SPRINGS, FL 33065**

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

RECEIVED SHERIFF
2020 JUL -7 PM 4:12
BROWARD COUNTY, FLORIDA



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

Detail by Entity Name

Florida Not For Profit Corporation
THE ROYAL PALM VILLAGE ASSOCIATION, INC.

Filing Information

Document Number	N23520
FEI/EIN Number	65-0020877
Date Filed	11/18/1987
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/08/2011

Principal Address

C/O CCM
7124 NORTH NOB HILL ROAD
TAMARAC, FL 33321

Changed: 06/22/2015

Mailing Address

C/O CCM
7124 NORTH NOB HILL ROAD
TAMARAC, FL 33321

Changed: 06/22/2015

Registered Agent Name & Address

STEVEN VALANCY, P.A.
311 SE 13th Street
Fort Lauderdale, FL 33316

Name Changed: 03/23/2017

Address Changed: 04/15/2013

Officer/Director Detail

Name & Address

Title PD

BOYLE, DANIEL

7124 NORTH NOB HILL ROAD
TAMARAC, FL 33321

Title Secretary

DIGIACOMO, TERESA
7124 NORTH NOB HILL ROAD
TAMARAC, FL 33321

Title Director

ESCRUCERIA, ANDRES
7124 NORTH NOB HILL ROAD
TAMARAC, FL 33321

Title Director

FAORO, GERALD
7124 NORTH NOB HILL ROAD
TAMARAC, FL 33321

Title VP

TRADER, JASON
7124 NORTH NOB HILL ROAD
TAMARAC, FL 33321

Annual Reports

Report Year	Filed Date
2018	03/19/2018
2019	04/04/2019
2020	01/27/2020

Document Images

01/27/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
07/20/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
06/22/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/19/2015 -- ANNUAL REPORT	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
04/15/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- REINSTATEMENT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
05/12/2008 -- ANNUAL REPORT	View image in PDF format
05/10/2007 -- ANNUAL REPORT	View image in PDF format

[04/28/2006 -- ANNUAL REPORT](#)

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[05/01/2002 -- ANNUAL REPORT](#)

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[04/09/1997 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/10/1996 -- ANNUAL REPORT](#)

[View image in PDF format](#)

This Instrument Prepared By:
LES H. STEVENS, ESQUIRE
8551 West Sunrise Boulevard
Suite 208
Plantation, Florida 33322

\$ 1029.00
DOCU. STAMPS-DEED
RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

→ RETURN TO ←
WHITE & COUGHLIN, P.A.
P.O. BOX 8199
CORAL SPRINGS, FL 33075

WARRANTY DEED
(Statutory Form-Section 689.02 F.S.)

This Indenture, made this 15 day of March, 1996, between **James Wadsworth and Michelle Wadsworth, his wife** of the County of Broward, State of Florida, grantor*, and **Carlos Mora and Monica Mora, his wife**, whose address is 9600 N.W. 25th Court, Coral Springs, Florida 33065, grantee*,

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

Lot 1, Block B. ROYAL PALM VILLAGE, according to the Plat thereof, recorded in Plat Book 131, Page 35, of the Public Records of Broward County, Florida

Subject to restrictions, reservations, easements and limitation of record; requirements imposed by governmental authority, including valid zoning ordinances; and real estate taxes and assessments for the year 1996 and all subsequent years.

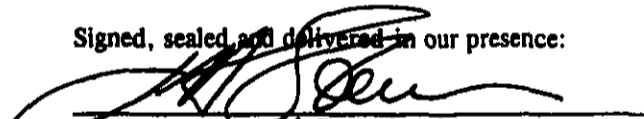
And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

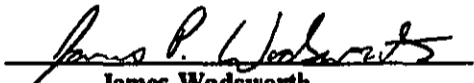
*"Grantor" and "Grantee" are used for singular or plural, as context requires.


PROPERTY APPRAISER'S FOLIO NUMBER: 8121-30-0480
GRANTEE(S) TAX I.D. NO.: [REDACTED] / [REDACTED]

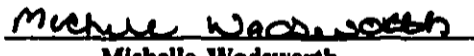
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Print Name: LES H. STEVENS


James Wadsworth
3100 N.W. 112th Ave.
Coral Springs, Fl. 33065


Print Name: Sandra J. Babey

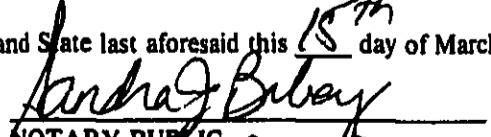

Michelle Wadsworth
3100 N.W. 112th Ave.
Coral Springs, Fl. 33065

STATE OF FLORIDA
COUNTY OF BROWARD

NOTARY PUBLIC
OFFICIAL RECORDS DIV
BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **James Wadsworth and Michelle Wadsworth**, [] who is (are) known to me [] who has produced Florida Drivers License identification to be the person(s) described in and who executed the foregoing instrument, [] who took [] did not take an oath, and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of March, 1996.


NOTARY PUBLIC
Print Name: Sandra J. Babey

My Commission Expires:

OFFICIAL NOTARY SEAL
SANDRA J BABEY
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC466414
MY COMMISSION EXP. JUNE 3, 1999

BR 24638PG0604

2

Prepared by and return to:

Carlos A. Munoz
Attorney at Law
Carlos A. Muñoz, P.A.
10691 North Kendall Drive Suite 207
Miami, FL 33176
305-270-3337
File Number: **13-0616**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **5th** day of **August, 2013** between **Carlos V. Mora and Monica S. Mora, husband and wife** whose post office address is **931 Worthington Ct., Oviedo, FL 32765**, grantor, and **Julio Angeleri Zapata and Pilar Gallego Crespo, husband and wife, and Fiorella Piedra, a married woman, as joint tenants with right of survivorship and not as tenants in common** whose post office address is **9600 NW 25th Court, Coral Springs, FL 33065**, 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:

Lot 1, Block B, Royal Palm Village, according to the Plat thereof, recorded in Plat Book 131, Page 35, of the Public Records of Broward County, Florida.

Parcel Identification Number: 4841 21 30 0480

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, 2012**; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

Nicole Belmont
Witness Name: Nicole Belmont

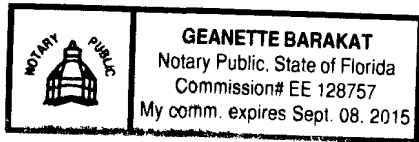
Keri Smith
Witness Name: Keri Smith

Monica Mora (Seal)
Monica S. Mora

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 3 day of August, 2013 by Monica S. Mora, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Geanette Barakat
Notary Public

Printed Name: Geanette Barakat

My Commission Expires: 09-08-2015

Signed, sealed and delivered in our presence:

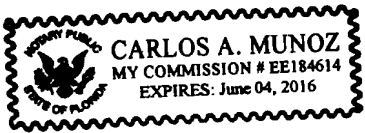
[Signature]
Witness Name: Carlos Muñoz
[Signature]
Witness Name: Julissa Peña

[Signature] (Seal)
Carlos V. Mora

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 5th day of August, 2013 by Carlos V. Mora, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Carlos A. Muñoz
My Commission Expires: 6/4/16



doing things right.

CERTIFICATE OF PURCHASE APPROVAL

Royal Palm Village Association, Inc.

This is to certify that **Fiorella Christina Piedra, and Julio Angeleri and Pilar Gallego**, husband and wife and daughter have been approved by Royal Palm Village Association Inc., a non-profit Florida corporation, and its successors, as the purchasers of the following described real property in Broward County Florida:

Located at 9600 NW 25th Court, Coral Springs, FL 33065 of Royal Palm Village Association, Inc, according to the Declaration thereof, together with all appurtenances thereto, as the same are contained and defined in the Declaration and By-Laws.

This approval is given pursuant to the provisions of the Declaration and By-Laws of the Association.

This approval is subject to:

1. The new Owner's observance of the Association's Documents, Rules & Regulations, as may be amended from time to time by the Association in the manner provided by its Articles of Incorporation and By-Laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed.
2. The new Owner will provide the Association with a copy of the closing statement and recorded warranty deed.

Dated this 5 day of August, 2013.

Royal Palm Village Association, Inc.

By: _____

By: Dave Bafe per.

**CITY OF CORAL SPRINGS
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE HEARING**

ORDER IMPOSING FINE/CERTIFICATION OF LIEN

CITY OF CORAL SPRINGS, FLORIDA
Petitioner

vs.

Case No: CC18-2780

CRESPO, PILAR GALLEGU LE & PIEDRA, FIORELLA LE
Respondent(s)

CERTIFIED

I certify this to be an original record of the
City of Coral Springs.
WITNESSETH my hand and official seal of the
City of Coral Springs, Florida this 26 day
of February 20 19
Y. THOMAS City Clerk

Certification of Lien Hearing Date: February 14, 2019

Property Address: 9600 NW 25 CT
Legal Description: ROYAL PALM VILLAGE 131-35 B LOT 1 BLK B
Folio: 4841-2130-0480

Pursuant to the Order of December 13, 2018 the Respondent(s) were given until January 14, 2019 to comply the above referenced case.

Based upon the testimony presented, in accordance with Section 162.09, Florida Statutes, the Special Magistrate certifies as follows:

1. The Respondent(s) violated the Order and the Respondent(s) continues to violate the Order; therefore the Special Magistrate imposes and certifies the following violation and the respective fine, plus administrative costs, which shall continue to accrue, beginning the date indicated below, until the Respondent(s) come into compliance or until a judgment is entered based upon the certification of fine.

VIOLATION TYPE	FINE START DATE	DAILY FINE
INOPERATIVE VEHICLE MC 16 1/2-8	1/15/2019	\$100.00

2. Interest on the daily fine amount shall continue to accrue until total fine and costs are paid by the Respondent(s) or until a judgment is entered based upon this certification of fine. In determining the fine amount to be imposed, consideration was given to: (1) the gravity of the violation(s), (2) any actions taken by the Respondent(s) to correct the violation(s); and (3) any previous violation(s) committed by the Respondent(s).
3. That this Certification, together with the original Final Order, will be recorded in the Public Records of the Office of the Clerk of the Circuit Court in and for Broward County, Florida. Pursuant to Section 162.09, Florida Statutes, these documents, once recorded, shall constitute a lien against the land on which the violations(s) exist, and upon any other real or personal property owned by Respondent(s).
4. If any person desires to appeal, pursuant to section 162.11, Florida Statutes, such person will need a record of the proceedings, which includes the testimony, and evidence upon which the appeal is based.

DONE AND ORDERED in Coral Springs, Florida, February 14 2019.

Executed 2-20-19

CITY OF CORAL SPRINGS, FLORIDA



MITCHELL S KRAFT, Special Magistrate

Copies provided to:

NAME AND ADDRESS	EMAIL
Crespo, Pilar Gallego Le & Piedra, Fiorella Le 9600 Nw 25 Ct Coral Springs FL 33065	

**CITY OF CORAL SPRINGS
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE HEARING**

**FINAL ORDER
AND
NOTICE OF CERTIFICATION OF LIEN HEARING**

CITY OF CORAL SPRINGS, FLORIDA
Petitioner

vs.

Case No: CC18-2780

CRESPO,PILAR GALLEGRO LE & PIEDRA, FIORELLA LE
Respondent(s)

Hearing Date: December 13, 2018
Present for Petitioner: Michael Schroeder, Code Compliance Officer
Present for Respondent: No One was present at the hearing on behalf of the Respondent

Violation(s):

1. **ORDINANCE:** INOV Inoperative Vehicle Section 16 1/2-8 of the Municipal Code of Ordinances of the City of Coral Springs, Florida: An inoperative vehicle shall not be on private property unless it is within a completely enclosed building structure or a designated storage area, which includes a wall or hedge to screen the stored inoperative vehicle from view. An inoperative vehicle as defined in Section 16 1/2-2 means any wrecked or partially dismantled vehicle that is parked or stored without having all the wheels mounted, or is in a condition of substantial disrepair, or which is parked or stored without having tires inflated, or other similar condition.

VIOLATION: Failure to adhere to the restrictions for storing an inoperative vehicle.

CORRECTIVE ACTION: Remove inoperative vehicle from private property or store in a completely enclosed building structure or a designated storage area, which includes a wall or hedge to screen the stored inoperative vehicle from view.

NOTES: Maintain all four tires on vehicle in front of property so that they are inflated at all times.

Record indicates the Respondent owns certain real property as described below:

Property Address: 9600 NW 25 CT
Legal Description: ROYAL PALM VILLAGE 131-35 B LOT 1 BLK B
Folio: 4841-2130-0480

Notice:

Petitioner provided proof of notice pursuant to Section 162.12, Florida Statutes; and/or
 Respondent Stipulated to Notice

Based upon the testimony and evidence, Petitioner, City, met its burden of providing substantial competent evidence that the alleged violation does in fact exist on the subject property. Therefore, based upon the finding of facts and conclusions of law, the undersigned Special Magistrate finds the Respondent is guilty of the following violation(s) and shall comply by the designated compliance date or face a per diem fine, as indicated, for each day the subject property remains in violation beyond the compliance date. In determining the fine amount imposed, consideration was given to the gravity of the violation (s), any actions taken by the respondent (s) to correct the violation (s); and any previous VIOLATION committed by the respondent (s).

Violation(s)	Compliance Date	Daily Fine	Certification of Lien
INOPERATIVE VEHICLE MC 16 1/2-8	1/14/2019	\$100.00	2/14/2019

A Hearing will be held on the Certification of Lien date if subject property not complied by above referenced compliance date(s). Hearing will be held in City Commission Chambers, 9500 West Sample Road, Coral Springs, Florida, on or about 9:00 AM. You have a right to be heard at this hearing.

You are further ordered to contact the City's Code Compliance Division 954-344-5964 to arrange for re-inspection of the property to verify compliance with this final order. IT IS YOUR RESPONSIBILITY TO NOTIFY THE CODE COMPLIANCE DIVISION OF COMPLIANCE.

In addition to the above, the Respondent shall be responsible for paying the applicable administrative costs which shall be determined upon compliance date, pursuant to the Resolution 2011-39 adopted by the City Commission on September 20, 2011. Non-payment of administrative cost will result in a lien being recorded against the property.


Finally, the Special Magistrate orders that if Respondents have a repeat violation of the referenced code provision within five (5) years of the date of this final order, Respondents may be deemed to be a repeat violator and a fine not to exceed five thousand and no/100 dollars (\$5,000.00) per day per violation may be imposed.

DONE AND ORDERED in Coral Springs, Florida, December 13, 2018.

Executed

12.20.18

CITY OF CORAL SPRINGS, FLORIDA


 Mitchell S Kraft, Special Magistrate

Copies provided to:

NAME AND ADDRESS	EMAIL
Crespo,Pilar Gallego Le & Piedra,Fiorella Le 9600 Nw 25 Ct Coral Springs FL 33065	

The Respondents may seek a rehearing of this case by filing a written motion for rehearing within ten (10) calendar days of execution of this Order. The motion shall set forth any issues that were overlooked or omitted at the hearing but shall not consist of re-argument of the case. The motion shall be filed with the Special Magistrate Clerk, Code Compliance Division, City of Coral Springs, 9500 W. Sample Road, Coral Springs, Florida 33065 (see section 190.3, City Land Development Code). A party may appeal the decision of the special magistrate by certiorari to circuit court within thirty (30) days of the date of rendition of the decision as provided by the Florida Rules of Appellate Procedure. See section 162.11, Florida Statutes.

Prepared by and return to:
Fiorella Piedra
9600 NW 25th Court
Coral Springs, FL 33065

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 28th day of October, 2013 between **Fiorella Piedra, and Eduardo Piedra, wife and husband**, whose post office address is **9600 NW 25th Court, Coral Springs, FL 33065**, and **Julio Angeleri Zapata and Pilar Gallego Crespo, husband and wife**, whose post office address is **200 Leslie Drive, Apt. 310, Hallandale Beach, FL 33009**, grantor, and **Fiorella Piedra, a married woman** whose post office address is **9600 NW 25th Court, Coral Springs, FL 33065**, and **Pilar Gallego Crespo, a married woman**, whose post office address is **200 Leslie Drive, Apt. 310, Hallandale Beach, FL 33009**, reserving a Life Estate unto herself, without any liability for waste, with full power and authority in her to sell, convey, mortgage, lease or otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remaindermen, and to keep absolutely any and all proceeds derived therefrom. Upon the death of the life tenant, title to the extent of life tenant's interest shall immediately vest in the Grantee, **Pilar Gallego Crespo's daughter, Laura Garcia Gallego**, whose post office address is **9600 NW 25th Court, Coral Springs, FL 33065**, as tenants in common, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Lot 1, Block B, Royal Palm Village, according to the Plat thereof, recorded in Plat Book 131, Page 35, of the Public Records of Broward County, Florida.

Parcel Identification Number: 4841 21 30 0480

The purpose of this Deed is to convey Grantor, **Julio Angeleri Zapata's** interest in the property to his wife, **Pilar Gallego Crespo**. 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 address is: **200 Leslie Drive, Apt. 310, Hallandale Beach, FL 33009**.

Grantor, **Eduardo Piedra**, is joining in the execution of this instrument for the sole purpose of waiving any homestead interest in the property. Said spouse makes no representations or warranties with respect to said property or the title thereto.

To Have and to Hold, the same together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence as to all signatories:

Witness Name: Carlos A. Muñoz

Witness Name: Stefan Kirkcaldy

Fiorella Piedra (Seal)

Eduardo Piedra (Seal)

Julio Angeleri Zapata (Seal)

Pilar Gallego Crespo (Seal)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28th day of October, 2013 by Fiorella Piedra, Eduardo Piedra, and Julio Angeleri Zapata, and Pilar Gallego Crespo who have produced Florida Driver's Licenses and Passports for the Country of Peru as identification.

[Notary Seal]



A handwritten signature in black ink, appearing to read 'Carlos A. Munoz', written over a horizontal line.

Notary Public

Printed Name: Carlos A. Muñoz

My Commission Expires: 6/4/2014

Return Recorded Document to:
Code Compliance Division
Department of Development Services
City of Coral Springs
9551 West Sample Road
Coral Springs, Florida 33065

**CITY OF CORAL SPRINGS, FLORIDA
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE HEARING**

ORDER IMPOSING FINE/CERTIFICATION OF LIEN

CITY OF CORAL SPRINGS, FLORIDA

Petitioner

vs.

CASE NO: 16-538

CRESPO, PILAR GALLEGO LE & PIEDRA, FIORELLA LE

Respondent(s)

Hearing Date: September 8, 2016

Property Address: 9600 NW 25 CT
Legal Description: ROYAL PALM VILLAGE 131-35 B LOT 1 BLK B
Folio: 4841-2130-0480

Pursuant to the Order of **July 14, 2016** the Respondent(s) were given until **August 13, 2016** to comply the above referenced case.

Based upon the testimony presented, in accordance with Section 162.09, Florida Statutes, the Special Magistrate certifies as follows:

1. The Respondent(s) violated the Order and the Respondent(s) continues to violate the Order; therefore the Special Magistrate imposes and certifies the following violation and the respective fine, plus administrative costs, which shall continue to accrue, beginning the date indicated below, until the Respondent(s) come into compliance or until a judgment is entered based upon the certification of fine.

Violation(s):	Beginning Date for Accrual:	Fine Amount:
No. 1 (ASH)	AUGUST 14, 2016	\$100.00 PER DAY

2. Interest on the daily fine amount shall continue to accrue until total fine and costs are paid by the Respondent(s) or until a judgment is entered based upon this certification of fine. In determining the fine amount to be imposed, consideration was given to: (1) the gravity of the violation(s), (2) any actions taken by the Respondent(s) to correct the violation(s); and (3) any previous violation(s) committed by the Respondent(s).

CERTIFIED

I certify this to be an original record of the
City of Coral Springs.

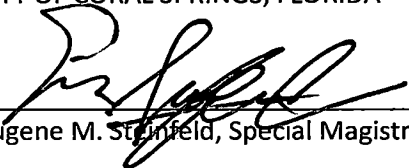
WITNESSETH my hand and official seal of the
City of Coral Springs, Florida this 16th day
of September, 20 16.

Allyson Morales Asst City Clerk

3. That this Certification, together with the original Final Order, will be recorded in the Public Records of the Office of the Clerk of the Circuit Court in and for Broward County, Florida. Pursuant to Section 162.09, Florida Statutes, these documents, once recorded, shall constitute a lien against the land on which the violations(s) exist, and upon any other real or personal property owned by Respondent(s).
4. If any person desires to appeal, pursuant to section 162.11, Florida Statutes, such person will need a record of the proceedings, which includes the testimony, and evidence upon which the appeal is based.

DONE AND ORDERED in Coral Springs, Florida, September 8, 2016. Executed September 8, 2016.

CITY OF CORAL SPRINGS, FLORIDA


Eugene M. Steinfield, Special Magistrate

Copies provided to:

CRESPO, PILAR GALLEGU LE & PIEDRA, FIORELLA LE, 9600 NW 25 CT, CORAL SPRINGS, FL 33065

CITY OF CORAL SPRINGS
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE HEARING

FINAL ORDER

CITY OF CORAL SPRINGS, FLORIDA

Petitioner

vs.

Case No: 16-538

CRESPO, PILAR GALLEGO LE & PIEDRA, FIORELLA LE

Respondent

Hearing Date: July 14, 2016
Present for Petitioner: Terry Gartner, Code Compliance Officer
Present for Respondent: No one was present at the hearing on behalf of the Respondents

Violation(s):

No. 1 ORDINANCE: ASH ACCESSORY STRUCTURE HEDGE

Section 250129(4)(a) of the Land Development Code of Ordinances of the City of Coral Springs: Failure to screen accessory structure.

VIOLATION:

Failure to screen accessory structure.

Screen accessory structure with hedges, walls or fencing to substantially conceal from view at eye level from adjacent properties and public rights-of-way. If hedged, shrubs must be of approved species and size.

Please plant shrubs around mechanical units (such as A/C, pool, and sprinkler pumps/plumbing) in order to screen it from view (facing the street and adjacent properties). Shrubs must be at least 2' tall.

Record indicates the Respondents own certain real property as described below:

Property Address: 9600 NW 25 CT
Legal Description: ROYAL PALM VILLAGE 131-35 B LOT 1 BLK B
Folio: 4841-2130-0480

Notice:

Petitioner provided proof of notice pursuant to Section 162.12, Florida Statutes; and/or
 Respondent Stipulated to Notice

Based upon the testimony and evidence, Petitioner, City, met its burden of providing substantial competent evidence that the alleged violation does in fact exist on the subject property. Therefore, based upon the finding of facts and conclusions of law, the undersigned Special Magistrate finds the Respondent is guilty of the following violation(s) and shall comply by the designated compliance date or face a per diem fine, as indicated, for each day the subject property remains in violation beyond the compliance date. In determining the fine amount imposed, consideration was given to the gravity of the violation (s), any actions taken by the respondent (s) to correct the violation (s); and any previous VIOLATION committed by the respondent (s).

<u>Violation(s)</u>	<u>Compliance Date:</u>	<u>Fine Amount:</u>
No. 1 (ASH)	AUGUST 13, 2016	\$100.00 PER DAY

Certification of Lien Date: September 8, 2016 for violation(s) No. 1

Hearing will be held on this date if subject property not complied by above referenced compliance date(s). Hearing will be held in City Commission Chambers, 9551 West Sample Road, Coral Springs, Florida, on or about 9:00 AM. You have a right to be heard at this hearing.

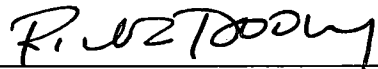
You are further ordered to contact the City's Code Compliance Division (954-344-1018) to arrange for re-inspection of the property to verify compliance with this final order. IT IS YOUR RESPONSIBILITY TO NOTIFY THE CODE COMPLIANCE DIVISION OF COMPLIANCE.

In addition to the above, the Respondent shall be responsible for paying the applicable administrative costs which shall be determined upon compliance date, pursuant to the Resolution 2011-39 adopted by the City Commission on September 20, 2011. Non-payment of administrative cost will result in a lien being recorded against the property.

Finally, the Special Magistrate orders that if Respondents have a repeat violation of the referenced code provision within five (5) years of the date of this final order, Respondents may be deemed to be a repeat violator and a fine not to exceed five thousand and no/100 dollars (\$5,000.00) per day per violation may be imposed.

DONE AND ORDERED in Coral Springs, Florida, July 14, 2016. Executed July 20, 2016.

CITY OF CORAL SPRINGS, FLORIDA


 Richard L. Doody, Special Magistrate

Copy(ies) provided to:

CRESPO, PILAR GALLEG0 LE & PIEDRA, FIORELLA LE, 9600 NW 25 CT, CORAL SPRINGS, FL, 33065

The Respondents may seek a rehearing of this case by filing a written motion for rehearing within ten (10) calendar days of execution of this Order. The motion shall set forth any issues that were overlooked or omitted at the hearing but shall not consist of re-argument of the case. The motion shall be filed with the Special Magistrate Clerk, Code Compliance Division, City of Coral Springs, 9551 W. Sample Road, Coral Springs, Florida 33065 (see section 190.3, City Land Development Code). A party may appeal the decision of the special magistrate by certiorari to circuit court within thirty (30) days of the date of rendition of the decision as provided by the Florida Rules of Appellate Procedure. See section 162.11, Florida Statutes. A record of the proceedings is required.

DATE: July 1st, 2020
PROPERTY ID # 484121-30-0480 (TD # 45119)

WARNING

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

CRESPO, PILAR GALLEGO LE
9600 NW 25 CT
CORAL SPRINGS, FL 33065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9600 NW 25 COURT, CORAL SPRINGS, FL 33065 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

- * Estimated Amount due if paid by July 31, 2020\$25,458.88
- Or
- * Estimated Amount due if paid by August 18, 2020\$25,819.19

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 19, 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

DATE: July 1st, 2020
PROPERTY ID # 484121-30-0480 (TD # 45119)

WARNING

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

PIEDRA, FIORELLA LE
9600 NW 25 CT
CORAL SPRINGS, FL 33065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9600 NW 25 COURT, CORAL SPRINGS, FL 33065 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: July 1st, 2020
PROPERTY ID # 484121-30-0480 (TD # 45119)

WARNING

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

PILAR GALLEGOS CRESPO
200 LESLIE DRIVE, APT. 310
HALLANDALE BEACH, FL 33009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9600 NW 25 COURT, CORAL SPRINGS, FL 33065 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

- * Estimated Amount due if paid by July 31, 2020\$25,458.88
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www.broward.org/recordstaxestreasury

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

DATE: July 1st, 2020
PROPERTY ID # 484121-30-0480 (TD # 45119)

WARNING

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

CITY OF CORAL SPRINGS CODE COMPLIANCE DIVISION
9551 WEST SAMPLE ROAD
CORAL SPRINGS, FL 33065

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

- * Estimated Amount due if paid by July 31, 2020\$25,458.88
- Or
- * Estimated Amount due if paid by August 18, 2020\$25,819.19

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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: July 1st, 2020
PROPERTY ID # 484121-30-0480 (TD # 45119)

WARNING

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

CITY OF CORAL SPRINGS CODE COMPLIANCE DIVISION
9500 W SAMPLE ROAD
CORAL SPRINGS, FL 33065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9600 NW 25 COURT, CORAL SPRINGS, FL 33065 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: July 1st, 2020
PROPERTY ID # 484121-30-0480 (TD # 45119)

WARNING

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

STEVEN VALANCY, P.A., REGISTERED AGENT O/B/O THE ROYAL PALM VILLAGE
ASSOCIATION, INC.
311 SE 13TH STREET
FORT LAUDERDALE, FL 33316

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9600 NW 25 COURT, CORAL
SPRINGS, FL 33065 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS
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& TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT
LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374**

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

DATE: July 1st, 2020
PROPERTY ID # 484121-30-0480 (TD # 45119)

WARNING

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

THE ROYAL PALM VILLAGE ASSOCIATION, INC. C/O CCM
7124 NORTH NOB HILL ROAD
TAMARAC, FL 33321

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9600 NW 25 COURT, CORAL SPRINGS, FL 33065 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: July 1st, 2020
PROPERTY ID # 484121-30-0480 (TD # 45119)

WARNING

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

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

DATE: July 1st, 2020
PROPERTY ID # 484121-30-0480 (TD # 45119)

WARNING

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LAURA GARCIA GALLEGO
9600 NW 25TH COURT
CORAL SPRINGS, FL 33065

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DATE: July 1st, 2020
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MCFARLANE, BRIAN DOUGLAS
SAMUELS, STACEY ANN
9620 NW 25 CT
CORAL SPRINGS, FL 33065-4985

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DATE: July 1st, 2020
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RAMACHANDRAN, ANITHA DEVI B H/E
RANGANATHAM, PHANI KUMAR
2488 NW 95 WAY
CORAL SPRINGS, FL 33065

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DATE: July 1st, 2020
PROPERTY ID # 484121-30-0480 (TD # 45119)

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SABOTKA, ALFRED A & BARBARA
9603 NW 24 PL
CORAL SPRINGS, FL 33065-4984

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SOTO, MARC & NADINE
2480 NW 95 WAY
CORAL SPRINGS, FL 33065-4900

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U.S. Postal Service™
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Certified Mail Fee

\$

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

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

Postmark
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Postage

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Total Postage at

\$

Sent To

Street and Apt. #

City, State, ZIP+

TD 45119 AUGUST 2020 WARNING
CITY OF CORAL SPRINGS
9551 WEST SAMPLE RD
CORAL SPRINGS, FL 33065

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

See Reverse for Instructions

7019 1640 0001 2317 4257

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

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

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

Postmark
Here

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+4

TD 45119 AUGUST 2020 WARNING
CRESPO, PILAR GALLEGO LE
9600 NW 25 CT
CORAL SPRINGS, FL 33065

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

See Reverse for Instructions

7019 1640 0001 2317 4264

U.S. Postal Service™
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\$ _____

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

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

Postmark
Here

Postage
\$ _____

Total Postage at
\$ _____

TD 45119 AUGUST 2020 WARNING
PIEDRA, FIORELLA LE
9600 NW 25 CT
CORAL SPRINGS, FL 33065

Sent To
Street and Apt. #
City, State, ZIP+

7019 1640 0001 2317 4271

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

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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 \$ _____

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 45119 AUGUST 2020 WARNING
PILAR GALLEGO CRESPO
200 LESLIE DRIVE, APT. 310
HALLANDALE BEACH, FL 33009

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

See Reverse for Instructions

7019 1640 0001 2317 4288

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 45119 AUGUST 2020 WARNING
LAURA GARCIA GALLEG0
9600 NW 25TH COURT
CORAL SPRINGS, FL 33065

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

See Reverse for Instructions

7019 1640 0001 2317 4295

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OFFICIAL USE

Certified Mail Fee
\$ _____

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

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

Postmark
Here

Postage
\$ _____

Total Postage and
\$ _____

TD 45119 AUGUST 2020 WARNING
CITY OF CORAL SPRINGS
CODE COMPLIANCE DIVISION
9551 WEST SAMPLE ROAD
CORAL SPRINGS, FL 33065

Sent To
Street and Apt. N
City, State, ZIP+4

7019 1640 0001 2317 4301

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\$ _____

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

Postmark
Here

Postage
\$ _____

Total Postage :
\$ _____

Sent To _____

Street and Apt. _____

City, State, ZIP: _____

TD 45119 AUGUST 2020 WARNING
CITY OF CORAL SPRINGS CODE
COMPLIANCE DIVISION
9500 W SAMPLE ROAD
CORAL SPRINGS, FL 33065

7019 1640 0001 2317 4318

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 45119 AUGUST 2020 WARNING
THE ROYAL PALM VILLAGE
ASSOCIATION, INC. C/O CCM
7124 NORTH NOB HILL ROAD
TAMARAC, FL 33321

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

See Reverse for Instructions

7019 1640 0001 2317 4325

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. #

City, State, ZIP+

TD 45119 AUGUST 2020 WARNING

STEVEN VALANCY, P.A., REGISTERED
AGENT O/B/O THE ROYAL PALM VILLAGE
ASSOCIATION, INC.
311 SE 13TH STREET
FORT LAUDERDALE, FL 33316

7019 1640 0001 2317 4332

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+4

TD 45119 AUGUST 2020 WARNING
SABOTKA, ALFRED A & BARBARA
9603 NW 24 PL
CORAL SPRINGS, FL 33065-4984

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

See Reverse for Instructions

7019 1640 0001 2317 4349

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage ar

\$

Sent To

Street and Apt. N

City, State, ZIP+

TD 45119 AUGUST 2020 WARNING
SOTO, MARC & NADINE
2480 NW 95 WAY
CORAL SPRINGS, FL 33065-4900

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

See Reverse for Instructions

7039 1640 0001 2317 4356

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage a

\$

Sent To

Street and Apt. #

City, State, ZIP+

TD 45119 AUGUST 2020 WARNING
MCFARLANE, BRIAN DOUGLAS
SAMUELS, STACEY ANN
9620 NW 25 CT
CORAL SPRINGS, FL 33065-4985

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

See Reverse for Instructions

7019 1640 0001 2317 4363

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 45119 AUGUST 2020 WARNING
RAMACHANDRAN, ANITHA DEVI B H/E
RANGANATHAM, PHANI KUMAR
2488 NW 95 WAY
CORAL SPRINGS, FL 33065

7019 1640 0001 2317 4370

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 45119 AUGUST 2020 WARNING
 CITY OF CORAL SPRINGS
 9551 WEST SAMPLE RD
 CORAL SPRINGS, FL 33065



9590 9402 5108 9092 2542 96

2. **7019 1640 0001 2317 4257**

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature] Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

T. Alexander *7-6-2020*

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 |

(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 45119 AUGUST 2020 WARNING
 CITY OF CORAL SPRINGS
 CODE COMPLIANCE DIVISION
 9551 WEST SAMPLE ROAD
 CORAL SPRINGS, FL 33065



9590 9402 5108 9092 2542 41

2 7019 1640 0001 2317 4301

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *T. Alexander* A At See

B. Received by (Printed Name)

C. Date of Delivery

T. Alexander *7-6-2020*

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 45119 AUGUST 2020 WARNING
 SOTO, MARC & NADINE
 2480 NW 95 WAY
 CORAL SPRINGS, FL 33065-4900



9590 9402 5108 9092 2541 97

2. Article Number (Transfer from)

10 0001 2317 4356

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]
 Agent
 Addressee

B. Received by (Printed Name)

M. Soto

C. Date of Delivery

7/7/20

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

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 45119 AUGUST 2020 WARNING
 THE ROYAL PALM VILLAGE
 ASSOCIATION, INC. C/O CCM
 7124 NORTH NOB HILL ROAD
 TAMARAC, FL 33321



9590 9402 5108 9092 2542 27

2. 7019 1640 0001 2317 4325

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

CAV-19

C. Date of Delivery

07/02/20

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

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 45119 AUGUST 2020 WARNING
 STEVEN VALANCY, P.A., REGISTERED
 AGENT O/B/O THE ROYAL PALM VILLAGE
 ASSOCIATION, INC.
 311 SE 13TH STREET
 FORT LAUDERDALE, FL 33316



9590 9402 5108 9092 2542 10

2 7019 1640 0001 2317 4332

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)

ROBERT J. SMITH

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®
- Collect on Delivery
- Certified Mail Restricted 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)

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 45119 AUGUST 2020 WARNING
 PILAR GALLEGO CRESPO
 200 LESLIE DRIVE, APT. 310
 HALLANDALE BEACH, FL 33009



9590 9402 5108 9092 2542 65

2. Article Identification Number: 7019 1640 0001 2317 4288

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Handwritten Signature]* Agent
 Addressee

B. Received by (Printed Name) *PILAR CRESPO* C. Date of Delivery *7/3/20*

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
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation 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 45119 AUGUST 2020 WARNING
 SABLONKA, ALFRED A & BARBARA
 9603 NW 24 PL
 COGAL SPRINGS, FL 33065-4984



9590 9402 5108 9092 2542 03

2 7019 1640 0001 2317 4349

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Jm* Agent
 Addressee

B. Received by (Printed Name) *Jm* C. Date of Delivery *8/11/20*

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

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