

# **TitleExpress<sup>®</sup>**

**A service of Grant Street Group**

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

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

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

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

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 05/01/2020

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 04/30/2020

**CERTIFICATE #** 2017-1313

**ACCOUNT #** 484134BC2070

**ALTERNATE KEY #** 68164

**TAX DEED APPLICATION #** 45196

**COUNTY, STATE:** BROWARD, FL

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

### LEGAL DESCRIPTION:

Unit No. 1336, Building 13, of SAVANNAH AT RIVERSIDE, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 39788 at Page 509 of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto and all amendments thereto as set forth in said Declaration.

**PROPERTY ADDRESS:** 755 RIVERSIDE DRIVE #1336, CORAL SPRINGS FL 33071

### OWNER OF RECORD ON CURRENT TAX ROLL:

RAMON DEL VALLE  
1750 NE 191 ST #725-D  
MIAMI, FL 33179 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

RAMON DEL VALLE Instrument: 114682696  
1750 NE 191 STREET APT. 725-D  
MIAMI, FL 33179 (Per Deed)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CYPRESS TAX, SBMUNI CUST FOR  
PO BOX 54112  
NEW ORLEANS, LA 70154-4112 (Tax Deed Applicant)

CDR EQUITIES, LLC AND OR: 51161, Page: 30  
WIND ATLANTIS MGMT CORP  
223 KATONAH AVE, SUITE J  
KATONAH, NY 10536 (Per Judgment)

CDR EQUITIES LLC, OR: 51161, Page: 32  
C/O ROLFE & LOBELLO, P.A.  
720 BLACKSTONE BUILDING  
233 EAST BAY STREET  
JACKSONVILLE, FL 32202 (Per Affidavit of Foreign Final Judgment)

MATTHEW BLAKE  
(Per Affidavit of Interest. Name is illegible on document.)

OR: 51161, Page: 33

SAVANNAH AT RIVERSIDE CONDOMINIUMS ASSOCIATION, INC.  
C/O BENCHMARK PROPERTY MANAGEMENT  
7932 WILES ROAD  
CORAL SPRINGS, FL 33067 (Per Sunbiz. Declaration recorded 39788-509.)

KAYE BENDER REMBAUM, REGISTERED AGENT  
O/B/O SAVANNAH AT RIVERSIDE CONDOMINIUMS ASSOCIATION, INC.  
1200 PARK CENTRAL BLVD SOUTH  
POMPANO BEACH, FL 33064 (Per Sunbiz)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4841 34 BC 2070

**CURRENT ASSESSED VALUE:** \$92,910

**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: 40760, Page: 1520  
(Deed out of the Developer)

Warranty Deed OR: 47547, Page: 1932

Quit Claim Deed OR: 47802, Page: 1973

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

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

***Christina Young***

Title Examiner



<b>Site Address</b>	755 RIVERSIDE DRIVE #1336, CORAL SPRINGS FL 33071	<b>ID #</b>	4841 34 BC 2070
<b>Property Owner</b>	DEL VALLE, RAMON	<b>Millage</b>	2812
<b>Mailing Address</b>	1750 NE 191 ST #725-D MIAMI FL 33179	<b>Use</b>	04
<b>Abbr Legal Description</b>	SAVANNAH AT RIVERSIDE CONDO UNIT 1336 BLDG 13 PER CDO BK/PG: 39788/509		

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	\$9,290	\$83,620	\$92,910	\$92,910	
2018	\$8,700	\$78,310	\$87,010	\$87,010	\$2,076.43
2017	\$7,940	\$71,480	\$79,420	\$62,010	\$1,728.09

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$92,910	\$92,910	\$92,910	\$92,910
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$92,910	\$92,910	\$92,910	\$92,910
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$92,910	\$92,910	\$92,910	\$92,910

Sales History			
Date	Type	Price	Book/Page or CIN
10/24/2017	QCD-T	\$100	114682696
3/15/2011	QCD-T	\$100	47802 / 1973
9/10/2010	WD-Q-SS	\$42,000	47547 / 1932
9/1/2005	SWD	\$135,400	40760 / 1520

Land Calculations		
Price	Factor	Type
<b>Adj. Bldg. S.F.</b>		780
<b>Units/Beds/Baths</b>		1/1/1
<b>Eff./Act. Year Built: 2006/1988</b>		

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #45196

STATE OF FLORIDA  
COUNTY OF BROWARD

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

DEL VALLE, RAMON  
1750 NE 191 ST #725-D  
MIAMI, FL 33179

CDR EQUITIES LLC, C/O ROLFE  
& LOBELLO, P.A.  
720 BLACKSTONE BUILDING,  
233 EAST BAY STREET  
JACKSONVILLE, FL 32202

CDR EQUITIES, LLC AND WIND  
ATLANTIS MGMT CORP  
223 KATONAH AVE, SUITE J  
KATONAH, NY 10536

KAYE BENDER REMBAUM,  
REGISTERED AGENT O/B/O  
SAVANNAH AT RIVERSIDE  
CONDOMINIUMS ASSOCIATION,  
INC.  
1200 PARK CENTRAL BLVD  
SOUTH  
POMPANO BEACH, FL 33064

RAMON DEL VALLE  
755 RIVERSIDE DR #1336  
CORAL SPRINGS, FL 33071

SAVANNAH AT RIVERSIDE  
CONDOMINIUMS ASSOCIATION,  
INC., C/O BENCHMARK  
PROPERTY MANAGEMENT  
7932 WILES ROAD  
CORAL SPRINGS, FL 33067

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

LAWRENCE C ROLFE  
PO BOX 4400  
JACKSONVILLE, FL 32201

SAVANNAH AT RIVERSIDE  
CONDOMINIUMS ASSOCIATION  
INC  
881 RIVERSIDE DR  
CORAL SPRINGS, FL 33071

RAMON DELVALLE  
1 MAPLE DR APT 210  
PATCHOGUE, NY 11772

RAMON DELVALLE  
1206 NW 19 ST  
FT LAUDERDALE, FL 33311

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3rd day of August 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**

14

# Broward County, Florida

INSTR # 116536869  
Recorded 06/04/20 at 03:53 PM  
Broward County Commission  
1 Page(s)  
#14

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 45196

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 484134-BC-2070  
Certificate Number: 1313  
Date of Issuance: 05/24/2018  
Certificate Holder: CYPRESS TAX SBMUNI CUST FOR  
Description of Property: SAVANNAH AT RIVERSIDE CONDO  
UNIT 1336 BLDG 13  
PER CDO BK/PG: 39788/509

Name in which assessed: DEL VALLE, RAMON  
Legal Titleholders: DEL VALLE, RAMON  
1750 NE 191 ST #725-D  
MIAMI, FL 33179

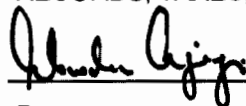
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of September, 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 June, 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: 08/13/2020, 08/20/2020, 08/27/2020 & 09/03/2020  
Minimum Bid: 7481.35



# Broward County, Florida

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

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Description of Property: SAVANNAH AT RIVERSIDE CONDO  
UNIT 1336 BLDG 13  
PER CDO BK/PG: 39788/509

Name in which assessed: DEL VALLE, RAMON  
Legal Titleholders: DEL VALLE, RAMON  
1750 NE 191 ST #725-D  
MIAMI, FL 33179

Unit No. 1336, Building 13, of SAVANNAH AT RIVERSIDE, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 39788 at Page 509 of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto and all amendments thereto as set forth in said Declaration

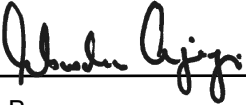
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broward.deedauction.net  
*\*Pre-registration is required to bid.*

Dated this 3rd day of June, 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: 08/13/2020, 08/20/2020, 08/27/2020 & 09/03/2020  
Minimum Bid: 7859.35

# BROWARD DAILY BUSINESS REVIEW

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

## STATE OF FLORIDA COUNTY OF BROWARD:

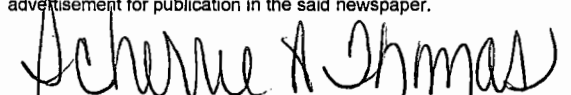
Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida;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

45196  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 1313

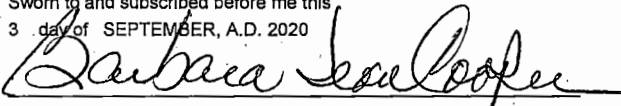
in the XXXX Court,  
was published in said newspaper in the issues of

08/13/2020 08/20/2020 08/27/2020 09/03/2020

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

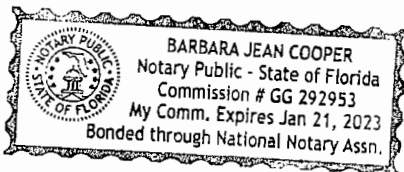


Sworn to and subscribed before me this  
3 day of SEPTEMBER, A.D. 2020



(SEAL)

SCHERRIE A. THOMAS personally known to me



### Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 45196

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 484134-BC-2070  
Certificate Number: 1313  
Date of Issuance: 05/24/2018  
Certificate Holder:

CYPRESS TAX SBMUNI CUST FOR  
Description of Property:

SAVANNAH AT RIVERSIDE CONDO  
UNIT 1336 BLDG 13  
PER CDO BK/PG: 39788/509  
Unit No. 1336, Building 13, of  
SAVANNAH AT RIVERSIDE, a  
condominium according to the  
Declaration of Condominium thereof,  
as recorded in Official Records  
Book 39788 at Page 509 of the  
Public Records of Broward County,  
Florida, together with an undivided  
interest in the common elements  
appurtenant thereto and all amend-  
ments thereto as set forth in said  
Declaration

Name in which assessed:

DEL VALLE, RAMON

Legal Titleholders:  
DEL VALLE, RAMON  
1750 NE 191 ST #725-D,  
MIAMI, FL 33179

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 16th  
day of September, 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 June, 2020.

Bertha Henry  
County Administrator,  
RECORDS, TAXES, AND  
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi  
Deputy

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

Minimum Bid: 7859.35  
401-314

8/13-20-27 9/3 20-28/0000482221B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20026866

Broward County, FL VS Ramon Del Valle

**RETURN OF SERVICE**



Court Case # TD 45196

Hearing Date:09/16/2020

Received by CCN 9911

08/14/2020 6:51 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Ramon Del Valle 755 Riverside Drive #1336 Coral Springs FL 33071**

Served:

Not Served:

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

Date: 08/14/2020 Time: 11:45 AM

On Ramon Del Valle 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:

**INDIVIDUAL SERVICE**

**COMMENTS: POSTED**

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

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

By: *Kevin Bailey*

D.S.

K. Bailey, #9911

**RECEIPT INFORMATION**

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

**EXECUTION COSTS**

**DEMAND/LEVY INFORMATION**

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 484134-BC-2070 (TD #45196)

# 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 August 31, 2020 .....\$7,755.04

Or

\* Amount due if paid by September 15, 2020 .....\$7,859.35

\*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 September 16, 2020 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

DEL VALLE, RAMON  
755 RIVERSIDE DR #1336  
CORAL SPRINGS, FL 33071

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

RECEIVED SHERIFF  
2020 AUG 13 AM 7:45  
BROWARD COUNTY, FLORIDA



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

## Detail by Entity Name

Florida Not For Profit Corporation  
SAVANNAH AT RIVERSIDE CONDOMINIUMS ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N05000005834
<b>FEI/EIN Number</b>	51-0546089
<b>Date Filed</b>	06/06/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/13/2009

### Principal Address

881 RIVERSIDE DRIVE  
CORAL SPRINGS, FL 33071

### Mailing Address

C/O BENCHMARK PROPERTY MANAGEMENT  
7932 WILES ROAD  
CORAL SPRINGS, FL 33067

Changed: 04/23/2014

### Registered Agent Name & Address

KAYE BENDER REMBAUM  
1200 PARK CENTRAL BLVD SOUTH  
POMPANO BEACH, FL 33064

Name Changed: 02/21/2017

Address Changed: 02/21/2017

### Officer/Director Detail

#### **Name & Address**

Title President

MAREK, GARY  
881 RIVERSIDE DRIVE  
CORAL SPRINGS, FL 33071

Title VP, T

RIBNER, COREY  
777 Riverside Drive #1514  
CORAL SPRINGS, FL 33071

Title S

KEIL, JENNIFER  
733 Riverside Drive #1216  
CORAL SPRINGS, FL 33071

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2018	04/19/2018
2019	03/13/2019
2020	03/25/2020

#### **Document Images**

<a href="#">03/25/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/13/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/21/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/22/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/20/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/02/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/25/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/07/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/01/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/04/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/13/2009 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/19/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/27/2007 -- Reg. Agent Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">05/03/2007 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">03/07/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/06/2005 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>

This instrument was prepared by  
and record and return to:  
Theda J. Collins, Esquire  
Becker & Poliakoff, P.A.  
3111 Stirling Road  
Fort Lauderdale, FL 33312

## SAVANNAH AT RIVERSIDE CONDOMINIUMS

### SPECIAL WARRANTY DEED

THIS DEED, made this September 6, 2005, by and between CREEKWOOD SAVANNAH LIMITED PARTNERSHIP, a Delaware Limited Partnership, successor by merger to Coral Springs, a Louisiana partnership in Commendam whose address is 811 Riverside Drive, Coral Springs, FL 33071, as "**GRANTOR**", and **Patricia Gonzalez, a single woman**, whose post office address is 1750 NE 191th Street, Apt. 725 D, Miami, FL 33179, as "**GRANTEE**".

(Wherever used herein, the terms "**GRANTOR**" and "**GRANTEE**" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

#### WITNESSETH:

That the GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to GRANTOR by said GRANTEE, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE the following described real property, and rights and interest in real property located and situated in the County of Broward and State of Florida, to wit:

That certain Condominium, Building # 13, Unit # 1336, SAVANNAH AT RIVERSIDE CONDOMINIUMS, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 39788, Page 509 of the Public Records of Broward County, Florida (the "Property") a/k/a 755 Riverside Drive, Apt. No.1336, Coral Springs, Florida 33071.

Master Folio Number # 4841-27-03-6200

This conveyance is subject to the following:

1. Taxes and assessments for the year 2006 and years subsequent thereto.
2. Conditions, reservations, restrictions, limitations, dedications and easements of record.
3. Zoning and other governmental restrictions and regulations.
4. Covenants, conditions, easements, restrictions, assessments and lien rights, exhibits, terms and other provisions of the Declaration of Condominium of SAVANNAH AT RIVERSIDE CONDOMINIUMS, a Condominium, recorded in Official Records Book 39788 at Page 509 of the Public Records of Broward County, Florida, including all exhibits and amendments thereto, as same are amended from time to time.
5. The Condominium Act of the State of Florida, the same being Chapter 718, Florida Statutes.

DoubleTime®



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

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

The GRANTOR hereby specially warrants the title to the said real property and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR.

GRANTEE, by acceptance and recordation of this Special Warranty Deed, expressly and specifically approves, accepts, covenants and agrees to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the recorded Declaration of Condominium described above and all amendments and/or supplements thereto, which provisions and requirements are acknowledged by Grantee to be reasonable, fair, and all of which are incorporated herein by this reference.

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

Signed, sealed and delivered in the presence of:

CREEKWOOD SAVANNAH LIMITED PARTNERSHIP, a Delaware Limited Partnership, successor by merger to Coral Springs, a Louisiana Partnership in Commendam

[Signature]  
Witness Signature

By: Coral Springs Property Corporation, a Louisiana corporation, its General Partner

Sandra Sjostrom  
Witness Printed Name

By: [Signature]  
Rick Perdue, as Vice President

[Signature]  
Witness Signature

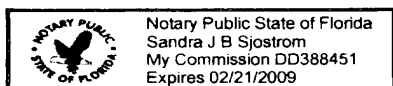
Anish Gajraj  
Witness Printed Name

STATE OF FLORIDA )  
 ) :ss  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 1 day of September, 2005, by Rick Perdue, as Vice President of CORAL SPRINGS PROPERTY CORPORATION, a Louisiana corporation, sole General Partner of Creekwood Savannah Limited Partnership, a Delaware Limited Partnership, successor by merger to Coral Springs, a Louisiana partnership in Commendam ("Company"), on behalf of the Company. He is personally known to me and/or has produced a driver's license.

[Signature]  
Notary Public Signature

(SEAL)



\_\_\_\_\_  
Notary Public Printed Name



Prepared by and return to:

**Tiffany Canals  
Prime Resource Title, Inc.  
1110 Brickell Avenue Suite 208  
Miami, FL 33131**

File Number: **Gonzalez-DeToto**

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this **10th** day of **September, 2010** between **Patricia Gonzalez, a single woman** whose post office address is **1750 NE 191 St Apt 725 D, Miami, FL 33179**, grantor, and **Mariette Detotto, a single woman** whose post office address is **755 Riverside Drive Unit 1336, Coral Springs, FL 33071**, grantee:

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

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

**Unit No. 1336 Building 13 of SAVANNAH AT RIVERSIDE, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 39788 at Page 509 of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto and all amendments thereto as set forth in said Declaration.**

**Parcel Identification Number: 4841 34 BC 2070**

**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, 2009**.

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

DoubleTimes



Signed, sealed and delivered in our presence:

[Signature]  
Witness

Printed Name: PATRICIA URQUIZU

[Signature]  
Witness

Printed Name: YANISEL LIMONTE

[Signature]  
Patricia Gonzalez

State of Florida

County of Miami-Dade

The foregoing instrument was acknowledged before me this 10th day of September, 2010 by Patricia Gonzalez, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public

Printed Name: PATRICIA URQUIZU

My Commission Expires: 1/16/2011

These documents prepared by and return to:  
Mariette Detotto  
755 Riverside Drive  
Unit # 1336  
Coral springs, FL 33071

Property Appraisers Parcel Identification (Folio) Number: 4841 34 BC 2070

**QUIT CLAIM DEED**

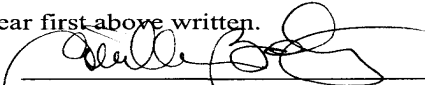
**THIS QUIT CLAIM DEED**, Executed this **15** day of **March, 2011**, by **Mariette Detotto**, a single woman first party, whose post office address is 755 Riverside Drive Unit # 1336 Coral springs, FL 33071 , **Susana Paneque, a single woman** whose post office address is P.O. Box #227443 Miami, Fl 33222, second party (wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires):

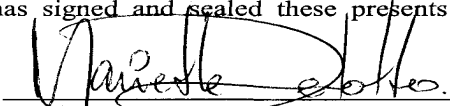
**WITNESSETH**, That the said first party, for and in consideration of the sum of ten dollars (\$10.00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described land, situate, lying and being in Broward Country, Florida to wit:

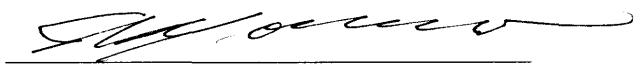
**Unit No. 1336, Building 13, of SAVANNAH AT RIVERSIDE, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 39788 at Page 509 of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto and all amendments thereto as set forth in said Declaration.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

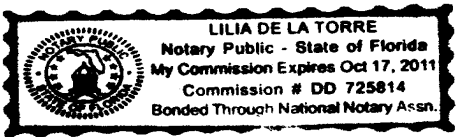
**IN WITNESS WHEREOF**, The said first party has signed and sealed these presents the day and year first above written.

  
\_\_\_\_\_  
Witness Signature  
Printed Name: **Susana Paneque**

  
\_\_\_\_\_  
Mariette Detotto  
Grantor

  
\_\_\_\_\_  
Witness signature  
Printed Name: **G. M. Moore**

STATE OF FLORIDA        )  
COUNTY OF BROWARD    )



I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take Acknowledgment, personally appeared **Mariette Detotto**, personally known to me to be the persons Described in or who have produced **FL Driver License** as identification and who executed the foregoing instrument, who acknowledge before me that they executed the same, and who did (did not) take an oath. Witness my hand and official seal in aforesaid County and State this **15** day of **March, 2011**

My commission expires: **Oct. 17/2011**

  
\_\_\_\_\_  
Notary Public

These documents prepared by and return to:  
Susana Paneque  
755 Riverside Drive  
Unit # 1336  
Coral springs, FL 33071

Property Appraisers Parcel Identification (Folio) Number: 4841 34 BC 2070

**QUIT CLAIM DEED**

**THIS QUIT CLAIM DEED**, Executed this **24** day of **October, 2017**, by **Susana Paneque**, a single woman first party, whose post office address is 755 Riverside Drive Unit # 1336 Coral springs, FL 33071, **Ramon Del Valle**, a **married** man whose post office address is 1750 NE 191street Apt.725-d Miami, Fl 33179, second party (wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires):

**WITNESSETH**, That the said first party, for and in consideration of the sum of ten dollars (\$10.00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described land, situate, lying and being in Broward Country, Florida to wit:

**Unit No. 1336, Building 13, of SAVANNAH AT RIVERSIDE, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 39788 at Page 509 of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto and all amendments thereto as set forth in said Declaration.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

*Deborah A. Moore*  
\_\_\_\_\_  
Witness Signature

Printed Name: Deborah A. Moore

*Lindsay Silva*  
\_\_\_\_\_  
Witness signature

Printed Name: Lindsay Silva

*Susana Paneque*  
\_\_\_\_\_  
Susana Paneque

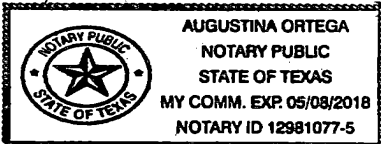
**Grantor**

STATE OF TEXAS )  
COUNTY OF TARRANT )

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take Acknowledgment, personally appeared **Susana Paneque**, personally known to me to be the persons Described in or who have produced **FL Driver License** [redacted] as identification and who executed the foregoing instrument, who acknowledge before me that they executed the same, and who did (did not) take an oath. Witness my hand and official seal in aforesaid County and State this **24** day of **October, 2017**.

My commission expires: 05/08/2018

*Augustina Ortega*  
\_\_\_\_\_  
Notary Public



19178  
~~23719~~

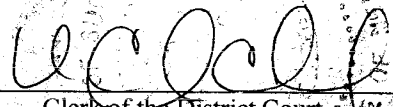
**Exemplification Of A Judgment  
Suffolk County District Court - Third District**

**Certification Of The Clerk**

I, Denise C. Schery, Clerk of the Suffolk County District Court - Third District, do hereby certify that the within is a true copy of the judgment information entered in this Court and that they are legally kept in my possession.

Witness my hand and seal of the said Court at 1850 New York Avenue, Huntington Station, New York 11746


2/3/14  
Dated

  
Clerk of the District Court

**Certification Of A Judge Of The Suffolk County District Court - Third District**

I, **Hon. C. Stephen Hackeling**, a Judge of the District Court of Suffolk County District Court - Third District, do hereby certify that the Clerk, whose name is subscribed above, is the Clerk of the Suffolk County District Court - Third District, that the signature on the above attestation is genuine, and that the affixed seal is the Seal of the District Court of Suffolk County District Court - Third District. In Witness Whereof, I have hereunto set my hand and seal and the seal of said Court.

2/3/14  
Dated

  
Judge of the Suffolk County District Court - Third District

**SUMMARY OF JUDGMENT for Index Number CV-004653-05/HU**

**Title of action or proceeding:**

CDR Equities, LLC; Wind Atlantis Mgmt Corp.  
Plaintiff(s)  
-against-  
Ramon Delvalle  
Defendant(s)

76

**Judgment Entered On Default: December 30, 2005**

**In favor of:** CDR Equities, LLC, at 223 Katonah Ave, Suite J, Katonah, New York 10536; Wind Atlantis Mgmt Corp., at 223 Katonah Ave, Suite J, Katonah, New York 10536

**And against:** Ramon Delvalle, at 1 Maple Drive, Apt 210, Patchogue, New York 11772

Damages ..... \$9,304.97  
Interest ..... \$0.00  
Costs ..... \$50.00  
Disbursements..... \$114.34  
Other ..... \$0.00  
Total Judgment .... \$10,469.31

This is to certify that on 10/13/14, notice of this recording was sent, certified mail, to the Debtor(s) at the addresses given in the affidavit recorded concurrently herewith.



County Administrator  
By   
Deputy

19178-7

**THIRD DISTRICT COURT  
COUNTY OF SUFFOLK**

**Index No. 4653-05**

**CDR EQUITIES, LLC & WIND ATLANTIS  
MGMT CORP.**

*Plaintiff(s)*  
*against*

**RAMON DELVALLE**

*Defendant(s)*

**JUDGMENT RENDERED IN FAVOR OF  
CDR EQUITIES, LLC & WIND ATLANTIS  
MGMT CORP.**

*Plaintiff(s)*

*With offices located at:*  
223 KATONAH AVENUE, SUITE J  
KATONAH, NY, 10536  
Debtor # 19178

Amount claimed in complaint.....			
Attorney Fees.....	\$1,000.00		\$9,304.97
Costs by Statute.....	\$ 50.00	TOTAL .....	\$9,304.97
Service of Summons & Complaint.....	\$ 25.00		
Filing of Summons & Complaint.....	\$ 45.00		
Prospective Sheriff's Fee.....	\$ 35.00		
Military Service Affidavit.....			
Transcript & Docketing.....			

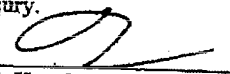
Total Costs..... \$1,155.00  
Total..... \$10,459.97

**STATE OF NEW YORK, COUNTY OF SUFFOLK**

The undersigned attorney at law of the State of New York, one of the attorney(s) of record for plaintiff(s) in the above entitled action, states that the disbursements above specified have been or will necessarily be made or incurred and are reasonable amounts; that the time for the defendant(s) to appear and answer herein has expired and that said defendant(s) has not appeared and answered herein.

The undersigned affirms this statement to be true under the penalties of perjury.

Dated: **DEC 1 2 2005**

  
Todd E. Houslanger, Esq.  
Houslanger & Assoc.  
372 New York Avenue  
Huntington, NY 11743  
(914) 767-3803

**JUDGMENT entered on**

Service of the summons and complaint in this action on the defendant(s) herein having been completed on 7/11/2005.

- by personal delivery thereof to RAMON DELVALLE, defendant(s) within the county of SUFFOLK on that day and more than 20 days having elapsed
- by the filing on said day of proof of the service thereof on defendant(s)

and more than 30 days having elapsed since the day of completion of service and the time of said defendant(s) to appear and defendant(s) answer having expired, and the said defendant(s) not having appeared and answered herein.

NOW, ON MOTION OF, Todd Houslanger, Esq., of Houslanger & Associates, 372 New York Avenue, Huntington, NY, 11743, (631) 427-1140, attorney(s) for the plaintiff(s) it is,

ADJUDGED that CDR EQUITIES, LLC & WIND ATLANTIS MGMT CORP., plaintiff(s) with offices at 223 KATONAH AVENUE, SUITE J, KATONAH, NY, 10536, recover of, RAMON DELVALLE, defendant(s), (jointly and severally), residing at 1 MAPLE DR APT 210, EAST PATCHOGUE, NY, 11772 the sum of \$ 9,304.97 together with costs and disbursements, amounting in all to the sum of \$10,459.97 and let plaintiff(s) have execution therefore.

.....Clerk

7

**COCE**

Record and Return to:

**LAWRENCE C. ROLFE**  
Rolfe & Lobello, P.A.  
720 Blackstone Building  
Jacksonville, Florida 32202

**AFFIDAVIT OF FOREIGN FINAL JUDGMENT**

**STATE OF FLORIDA**  
**COUNTY OF DUVAL**

On this day personally appeared, **LAWRENCE C. ROLFE**, as agent and attorney for Plaintiff, **CDR EQUITIES, LLC**, who being first duly sworn deposed and says:

1. That the Judgment Creditor, **CDR EQUITIES, LLC**, has the Post Office address of: c/o Rolfe & Lobello, P.A., 720 Blackstone Building, 233 East Bay Street, Jacksonville, Florida, 32202.

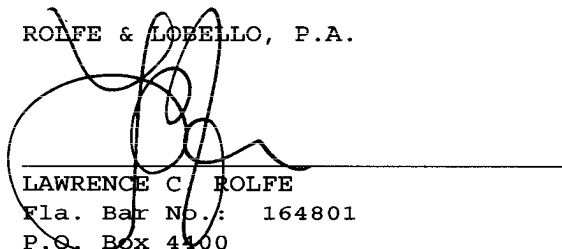
2. That the true name(s) and social security number(s) of the Defendant is **RAMON DELVALLE**, [REDACTED], having the mailing address of **1206 NW 19TH ST FT. LAUDERDALE FL 33311**.

3. That the Exemplified Copy of the Final Judgment against the Judgment Debtor(s) reflects that Judgment was entered on December 30, 2005.

4. That the post-judgment interest rate on the NEW YORK Final Judgment is 9.00% per annum.

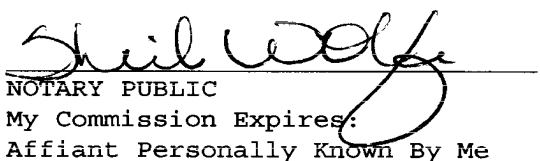
**FURTHER AFFIANT SAYETH NAUGHT.**

ROLFE & LOBELLO, P.A.



\_\_\_\_\_  
**LAWRENCE C. ROLFE**  
Fla. Bar No.: 164801  
P.O. Box 4400  
Jacksonville, FL 32201-4400  
(904) 358-1666  
(904) 356-0516 (facsimile)  
**E-SERVICE: mail@rolfelaw.com**  
Direct E-Mail: lcr@rolfelaw.com  
Attorney for Plaintiff

Sworn to and subscribed before me this 14 day of August, 2014.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:  
Affiant Personally Known By Me

**SHEILA WOLFE**  
Notary Public, State of Florida  
My Comm. Expires Dec. 11, 2016  
Commission No. EE 845505

①

3

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

UCN:  
CASE NO.:  
DIVISION:

CDR EQUITIES, LLC,

Plaintiff,

vs.

RAMON DELVALLE,

Defendant.

AFFIDAVIT OF INTEREST

STATE OF New Jersey  
COUNTY OF Bergen

BEFORE ME, the undersigned authority, appeared Matthew Alke, who upon being duly sworn, deposes and says: that he/she is the Plaintiff or Plaintiff's Agent named in the NEW YORK Final Judgment that has been Domesticated in BROWARD County and has the personal information and knowledge to make this Affidavit by being Custodian of this account: that the State of NEW YORK statutory interest rate for the year 2005 was 9%, that said Final Judgment was entered in 2005 and is accruing Interest at the rate of 9% per annum.

FURTHER AFFIANT SAYETH NOT.

[Signature]  
SIGNATURE AND TITLE  
President

Sworn to and subscribed before me this 19th day of June, 2014.

[Signature]  
Notary Public  
My Commission Expires:

Affiant Personally Known By Me  
 Affiant Produced Identification

Type of Identification Produced

SEW-20140313.001  
# 19178

**LAURA A TROETTI**  
Notary Public, State of New York  
No. 01TR6270680  
Qualified in Westchester County  
Commission Expires October 22, 2016

①



DATE: August 3rd, 2020  
PROPERTY ID # 484134-BC-2070 (TD # 45196)

# WARNING

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

DEL VALLE, RAMON  
1750 NE 191 ST #725-D  
MIAMI, FL 33179

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 755 RIVERSIDE DR, FL 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 August 31, 2020 .....\$7,755.04
- Or
- \* Estimated Amount due if paid by September 15, 2020 .....\$7,859.35

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 16, 2020 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

DATE: August 3rd, 2020  
PROPERTY ID # 484134-BC-2070 (TD # 45196)

# WARNING

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

DEL VALLE, RAMON  
755 RIVERSIDE DR #1336  
CORAL SPRINGS, FL 33071

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 755 RIVERSIDE DR, FL 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.

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- Or
- \* Estimated Amount due if paid by September 15, 2020 .....\$7,859.35

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 16, 2020 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

DATE: August 3rd, 2020  
PROPERTY ID # 484134-BC-2070 (TD # 45196)

# WARNING

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

CDR EQUITIES LLC, C/O ROLFE & LOBELLO, P.A.  
720 BLACKSTONE BUILDING, 233 EAST BAY STREET  
JACKSONVILLE, FL 32202

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

- \* Estimated Amount due if paid by August 31, 2020 .....\$7,755.04
- Or
- \* Estimated Amount due if paid by September 15, 2020 .....\$7,859.35

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

**DATE: August 3rd, 2020**  
**PROPERTY ID # 484134-BC-2070 (TD # 45196)**

# WARNING

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

CDR EQUITIES, LLC AND WIND ATLANTIS MGMT CORP  
223 KATONAH AVE, SUITE J  
KATONAH, NY 10536

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

DATE: August 3rd, 2020  
PROPERTY ID # 484134-BC-2070 (TD # 45196)

# WARNING

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

KAYE BENDER REMBAUM, REGISTERED AGENT O/B/O SAVANNAH AT RIVERSIDE  
CONDOMINIUMS ASSOCIATION, INC.  
1200 PARK CENTRAL BLVD SOUTH  
POMPANO BEACH, FL 33064

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

DATE: August 3rd, 2020  
PROPERTY ID # 484134-BC-2070 (TD # 45196)

# WARNING

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

SAVANNAH AT RIVERSIDE CONDOMINIUMS ASSOCIATION, INC., C/O BENCHMARK  
PROPERTY MANAGEMENT  
7932 WILES ROAD  
CORAL SPRINGS, FL 33067

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DATE: August 3rd, 2020  
PROPERTY ID # 484134-BC-2070 (TD # 45196)

# WARNING

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

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DATE: August 3rd, 2020  
PROPERTY ID # 484134-BC-2070 (TD # 45196)

# WARNING

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LAWRENCE C ROLFE  
PO BOX 4400  
JACKSONVILLE, FL 32201

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

DATE: August 3rd, 2020  
PROPERTY ID # 484134-BC-2070 (TD # 45196)

# WARNING

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RAMON DELVALLE  
1 MAPLE DR APT 210  
PATCHOGUE, NY 11772

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RAMON DELVALLE  
1206 NW 19 ST  
FT LAUDERDALE, FL 33311

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SAVANNAH AT RIVERSIDE CONDOMINIUMS ASSOCIATION INC  
881 RIVERSIDE DR  
CORAL SPRINGS, FL 33071

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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To: **TD 45196 SEPTEMBER 2020 WARNING**

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Se: **DEL VALLE, RAMON**  
1750 NE 191 ST #725-D  
MIAMI, FL 33179

7017 1450 0000 5210 5187

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Street

City

**TD 45196 SEPTEMBER 2020 WARNING**

**RAMON DEL VALLE**

**755 RIVERSIDE DR #1336**

**CORAL SPRINGS, FL 33071**

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

See Reverse for Instructions

7017 1450 0000 5210 5194

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- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

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Total **TD 45196 SEPTEMBER 2020 WARNING**

*Sent* CDR EQUITIES LLC, C/O ROLFE & LOBELLO, P.A.  
720 BLACKSTONE BUILDING, 233 E BAY STREET  
*Street* JACKSONVILLE, FL 32202

*City*

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

See Reverse for Instructions

7017 1450 0000 5210 5200

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- Adult Signature Required \$ \_\_\_\_\_
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**D 45196 SEPTEMBER 2020 WARNING**

Total Po:

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CDR EQUITIES, LLC AND WIND ATLANTIS

Sent To

MGMT CORP

Street or

223 KATONAH AVE, SUITE J

City, Sta

KATONAH, NY 10536

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

See Reverse for Instructions

7017 1450 0000 5210 5217

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- Adult Signature Restricted Delivery \$ \_\_\_\_\_

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**TD 45196 SEPTEMBER 2020 WARNING**

Total

KAYE BENDER REMBAUM, REGISTERED AGENT O/B/O  
SAVANNAH AT RIVERSIDE CONDOMINIUMS

Sent

ASSOCIATION, INC.

Street

1200 PARK CENTRAL BLVD SOUTH  
POMPANO BEACH, FL 33064

City

7017 1450 0000 5210 5224



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\$ **TD 45196 SEPTEMBER 2020 WARNING**

**Total** SAVANNAH AT RIVERSIDE CONDOMINIUMS

\$ ASSOCIATION, INC., C/O BENCHMARK PROPERTY

**Sen.** MANAGEMENT

**Stre.** 7932 WILES ROAD

**City,** CORAL SPRINGS, FL 33067

7017 1450 0000 5210 5231

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**TD 45196 SEPTEMBER 2020 WARNING**

CITY OF CORAL SPRINGS

9551 W SAMPLE RD

CORAL SPRINGS, FL 33065

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

See Reverse for Instructions

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**Total** TD 45196 SEPTEMBER 2020 WARNING

**\$** LAWRENCE C ROLFE

**Street** PO BOX 4400

**City** JACKSONVILLE, FL 32201

**City**

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

See Reverse for Instructions

7017 1450 0000 5210 5255

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

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

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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  
Here

Postage

\$

To

**\$ TD 45196 SEPTEMBER 2020 WARNING**

**\$6 SAVANNAH AT RIVERSIDE CONDOMINIUMS**

**\$7 ASSOCIATION INC**

**\$8 881 RIVERSIDE DR**

**\$9 CORAL SPRINGS, FL 33071**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 1450 0000 5210 0542 2T02

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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
\$

**TD 45196 SEPTEMBER 2020 WARNING**

Sen	RAMON DELVALLE	_____
Stre	1 MAPLE DR APT 210	_____
City	PATCHOGUE, NY 11772	_____

7017 1450 0000 5210 5274

U.S. Postal Service™  
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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

\$ **FD 45196 SEPTEMBER 2020 WARNING**

Total  
\$ **DEL VALLE, RAMON**

Sent **1206 NW 19 ST**

Street **FT LAUDERDALE, FL 33311**

City, St.

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

See Reverse for Instructions

7017 1450 0000 0525 0125 5286

**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 45196 SEPTEMBER 2012 WARNING**  
CDR EQUITIES LLC, C/O ROLFE & LOBELLO, P.A.  
720 BLACKSTONE BUILDING, 233 E BAY STREET  
JACKSONVILLE, FL 32202



9590 9402 5108 9092 2843 23

2. Article Number (Transfer from service label)

7017 1450 0000 5210 5200

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *C. Rolfe*

- Agent
- Addressee

B. Received by (Printed Name)

*S. D...*

C. Date of Delivery

*8-12*

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

3. Service Type

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

**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 45196 SEPTEMBER 2020 WARNING**

RAMON DELVALLE  
1 MAPLE DR APT 210  
PATCHOGUE, NY 11772



9590 9402 5108 9092 2841 70

2. Article Number (Transfer from service label)

7017 1450 0000 5210 5279

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

8/10

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

Domestic Return Receipt



**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 45196 SEPTEMBER 2020 WARNING**  
SAVANNAH AT RIVERSIDE CONDOMINIUMS  
ASSOCIATION, INC., C/O BENCHMARK PROPERTY  
MANAGEMENT  
7932 WILES ROAD  
CORAL SPRINGS, FL 33067



9590 9402 5108 9092 2843 54

2. Article Number (Transfer from service label)

7017 1450 0000 5210 5231

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x *C-19* *SE*

- 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

**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 45196 SEPTEMBER 2020 WARNING**  
SAVANNAH AT RIVERSIDE CONDOMINIUMS  
ASSOCIATION INC  
881 RIVERSIDE DR  
CORAL SPRINGS, FL 33071



9590 9402 5108 9092 2841 56

2. Article Number (Transfer from service label)

7017 1450 0000 5210 5262

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X SAVANA  Agent  
 Addressee

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

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

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
- Mail Restricted Delivery (00)

**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 45196 SEPTEMBER 2020 WARNING**  
RAMON DEL VALLE  
755 RIVERSIDE DR #1336  
CORAL SPRINGS, FL 33071




9590 9402 5108 9092 2843 16

2. Article Number (Transfer from service label)

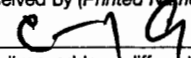
7017 1450 0000 5210 5194

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X   Agent  
 Addressee

B. Received by (Printed Name)



C. Date of Delivery

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

3. Service Type

- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Mail Restricted Delivery (00)
- Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

