

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

UPDATE REPORT

UPDATE ORDER DATE: 11/16/2020

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 11/05/2020

CERTIFICATE # 2017-8415

ACCOUNT # 494218AA0020

ALTERNATE KEY # 322924

TAX DEED APPLICATION # 46197

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Condominium Unit No. 102, Building 1, of MIRA LAGO CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 14585, page 1, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

PROPERTY ADDRESS: 3100 NW 46 STREET #102, OAKLAND PARK FL 33309

OWNER OF RECORD ON CURRENT TAX ROLL:

MICHAEL WINT

3100 NW 46 ST #102

OAKLAND PARK, FL 33309 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

MICHAEL WINT

3100 NW 46 STREET #102

OAKLAND PARK, FL

(Per Re-recorded Deed. Corrects Deed 50760-1042. No ZIP code included in address.)

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

MORTGAGE HOLDER OF RECORD:

No new documents found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

No new documents found.

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 18 AA 0020

CURRENT ASSESSED VALUE: \$123,580

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:

No new documents found.

**Update search found no new recorded documents. Assessed value has been updated to reflect the 2020 Certified Year.

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

PROPERTY INFORMATION REPORT

ORDER DATE: 09/02/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/01/2020

CERTIFICATE # 2017-8415

ACCOUNT # 494218AA0020

ALTERNATE KEY # 322924

TAX DEED APPLICATION # 46197

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Condominium Unit No. 102, Building 1, of MIRA LAGO CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 14585, page 1, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

PROPERTY ADDRESS: 3100 NW 46 STREET #102, OAKLAND PARK FL 33309

OWNER OF RECORD ON CURRENT TAX ROLL:

MICHAEL WINT

3100 NW 46 ST #102

OAKLAND PARK, FL 33309 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

MICHAEL WINT

OR: 50777, Page: 1265

3100 NW 46 STREET #102

OAKLAND PARK, FL

(Per Re-recorded Deed. Corrects Deed 50760-1042. No ZIP code included in address)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

SUNSHINE STATE CERTIFICATES VII, LLLP

7900 MIAMI LAKES DRIVE WEST

MIAMI LAKES, FL 33016 (Tax Deed Applicant)

MIRA LAGO CONDOMINIUM ASSOCIATION, INC.

C/O BENCHMARK PROPERTY MANAGEMENT, INC.

7932 WILES ROAD

CORAL SPRINGS, FL 33067 (Per Sunbiz. Declaration recorded 14585-1.)

STEVE VALENCY, P.A., REGISTERED AGENT

O/B/O MIRA LAGO CONDOMINIUM ASSOCIATION, INC.

311 SE 13 ST

FT LAUDERDALE, FL 33316 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 18 AA 0020

CURRENT ASSESSED VALUE: \$113,010

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: 25767, Page: 796
Certificate of Approval	OR: 25767, Page: 797
Certificate of Title	OR: 50313, Page: 1113
Quit Claim Deed	OR: 50760, Page: 1041
Warranty Deed	OR: 50760, Page: 1042

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Christina Young

Title Examiner



Site Address	3100 NW 46 STREET #102, OAKLAND PARK FL 33309	ID #	4942 18 AA 0020
Property Owner	WINT, MICHAEL	Millage	1712
Mailing Address	3100 NW 46 ST #102 OAKLAND PARK FL 33309	Use	04
Abbr Legal Description	MIRA LAGO CONDO UNIT 102 BLDG 1		

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	\$11,300	\$101,710	\$113,010	\$79,320	
2018	\$10,070	\$90,660	\$100,730	\$72,110	\$1,906.28
2017	\$9,270	\$83,470	\$92,740	\$65,560	\$1,797.22

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$113,010	\$113,010	\$113,010	\$113,010
Portability	0	0	0	0
Assessed/SOH	\$79,320	\$113,010	\$79,320	\$79,320
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	\$79,320	\$113,010	\$79,320	\$79,320

Sales History			
Date	Type	Price	Book/Page or CIN
5/14/2014	DRR-T	\$100	112286820
4/29/2014	SWD-Q-DS	\$58,900	112272890
1/21/2014	QCD-T	\$100	112272889
9/24/2013	CET-D	\$45,800	111915240
12/11/1996	WD	\$56,000	25767 / 796

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		1075
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1988/1987		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		
R								
1						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #46197

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 February 2021, 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:

MICHAEL WINT
3100 NW 46 STREET
#102
OAKLAND PARK, FL
33309

MICHAEL WINT
3100 NW 46 STREET
#102
OAKLAND PARK, FL

***CAMPOS, ADRIANA H**
DE
3100 NW 46 ST #103
OAKLAND PARK, FL
33309

***MCDUFFIE-BAYNES,**
DARLA
3100 NW 46 ST UNIT 101
OAKLAND PARK, FL
33309

CITY OF OAKLAND PARK
ANDREW THOMPSON,
BUDGET OFFICE
3650 NE 12 AVE
OAKLAND PARK, FL
33334

DESIRE MARTINEZ
SHORE TO SHORE TITLE,
LLC
1615 S CONGRESS
AVENUE, SUITE 200
DELRAY BEACH, FL
33445

MIRA LAGO
CONDOMINIUM
ASSOCIATION, INC., C/O
BENCHMARK PROPERTY
MANAGEMENT, INC.
7932 WILES ROAD
CORAL SPRINGS, FL
33067

STEVE VALENCY, P.A.,
REGISTERED AGENT
O/B/O MIRA LAGO
CONDOMINIUM
ASSOCIATION, INC.
311 SE 13 ST
FT LAUDERDALE, FL
33316

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 February 2021 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Juliette M. Aikman**

18

Broward County, Florida

INSTR # 116915599
Recorded 12/09/20 at 02:42 PM
Broward County Commission
1 Page(s)
#18

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46197

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: 494218-AA-0020
Certificate Number: 8415
Date of Issuance: 05/24/2018
Certificate Holder: SUNSHINE STATE CERTIFICATES VII, LLLP
Description of Property: MIRA LAGO CONDO
UNIT 102 BLDG 1
PER CDO BK/PG: 14585/1

Name in which assessed: WINT, MICHAEL
Legal Titleholders: WINT, MICHAEL
3100 NW 46 ST #102
OAKLAND PARK, FL 33309

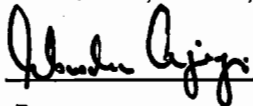
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of March, 2021. 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 December, 2020.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy



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

Publish: DAILY BUSINESS REVIEW
Issues: 02/11/2021, 02/18/2021, 02/25/2021 & 03/04/2021
Minimum Bid: 10215.67

Broward County, Florida

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UNIT 102 BLDG 1
PER CDO BK/PG: 14585/1 Condominium Unit No. 102, Building 1, of MIRA LAGO CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 14585, page 1, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.
Name in which assessed: WINT,MICHAEL
Legal Titleholders: WINT,MICHAEL
3100 NW 46 ST #102
OAKLAND PARK, FL 33309

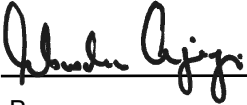
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Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
MIRA LAGO CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N21318
FEI/EIN Number	65-0236286
Date Filed	06/25/1987
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/26/2003

Principal Address

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

Changed: 02/28/2020

Mailing Address

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

Changed: 02/28/2020

Registered Agent Name & Address

STEVE VALENCY P.A.
311 SE 13 ST
FT LAUDERDALE, FL 33316

Name Changed: 03/31/2010

Address Changed: 03/31/2010

Officer/Director Detail

Name & Address

Title T

Johnson , Sonya
3300 NW 46 Street #205
OAKLAND PARK, FL 33306

OAKLAND PARK, FL 33309

Title President

Green , Michelle
3200 NW 46 Street #105
OAKLAND PARK, FL 33309

Title VP

Cantrell, Jack
3200 NW 46 Street #207
OAKLAND PARK, FL 33309

Title S

McDuffie Baynes, Darla
3100 NW 46 Street #101
OAKLAND PARK, FL 33309

Annual Reports

Report Year	Filed Date
2018	04/30/2018
2019	04/26/2019
2020	02/28/2020

Document Images

02/28/2020 -- ANNUAL REPORT	View image in PDF format
04/26/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
04/05/2016 -- ANNUAL REPORT	View image in PDF format
03/24/2015 -- ANNUAL REPORT	View image in PDF format
04/03/2014 -- ANNUAL REPORT	View image in PDF format
02/05/2013 -- ANNUAL REPORT	View image in PDF format
04/27/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
03/31/2010 -- ANNUAL REPORT	View image in PDF format
02/05/2010 -- ANNUAL REPORT	View image in PDF format
02/16/2009 -- ANNUAL REPORT	View image in PDF format
05/08/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
04/17/2006 -- ANNUAL REPORT	View image in PDF format
03/10/2005 -- ANNUAL REPORT	View image in PDF format
02/25/2004 -- ANNUAL REPORT	View image in PDF format
03/26/2003 -- REINSTATEMENT	View image in PDF format
02/03/2001 -- ANNUAL REPORT	View image in PDF format
03/01/2000 -- ANNUAL REPORT	View image in PDF format
05/07/1999 -- ANNUAL REPORT	View image in PDF format
05/05/1998 -- ANNUAL REPORT	View image in PDF format

09/09/1996 -- ANNUAL REPORT	View image in PDF format
03/14/1997 -- ANNUAL REPORT	View image in PDF format
02/15/1996 -- ANNUAL REPORT	View image in PDF format
02/17/1995 -- ANNUAL REPORT	View image in PDF format

This instrument prepared by:
IRA C. HATCH, ESQUIRE
1701 A-1-A, #220
Vero Beach, Fl 32963

\$ 392.00
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY
B. JACK OSTERHOLT
COUNTY ADMIN.

Property Appraiser's
Parcel Identification Number:
9218-AA-0020

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

THIS INDENTURE, made this 11th day of December, 1996, BETWEEN ARNOLD OLSEN, a single man, whose post office address is: 5900 N.W. 17th Place, #110, Sunrise, Fl 33313, grantor*, and MELVIN LINZER and SUSAN LEE CHADWICK (LINZER), his wife, whose post office address is 3100 N.W. 46th St., #102, Fort Lauderdale of the County of Broward, State of Florida 33309, grantee*,

WITNESSETH that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, 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:

Condominium Unit 102, Building 1, MIRA LAGO CONDOMINIUM, according to the Declaration thereof, recorded in O.R. Book 14585, Page 1, as amended, all of the Public Records of Broward County, Florida; together with all appurtenances thereto

SUBJECT TO: (1) TAXES FOR 1997 AND SUBSEQUENT YEARS; (2) ZONING AND/OR RESTRICTIONS AND PROHIBITIONS IMPOSED BY GOVERNMENTAL AUTHORITY AND (3) RESTRICTIONS, EASEMENTS AND OTHER MATTERS APPEARING ON THE PLAT AND/OR COMMON TO THE SUBDIVISION OR ABOVE DESCRIBED DECLARATION OF CONDOMINIUM, ALL EXHIBITS AND AMENDMENTS THERETO

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.

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:

[Signature]
Witness Name: Vincent J. Piazza

[Signature]
ARNOLD OLSEN

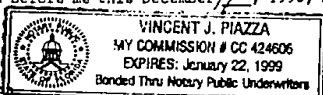
Witness Name: [Signature]

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this December 11th, 1996, by ARNOLD OLSEN, a single man

[Signature]
NOTARY PUBLIC
Personally known OR Produced Identification
Type of Identification Produced Driver's License
LINZER AND



RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK 25767PG 1796

[Handwritten mark]

96-615379 T#002
12-12-96 09:40AM

COVER SHEET

7/12
A

This Instrument to be returned to
IRA C. HATCH, ESQ.
Law Office of Ira C. Hatch, P.A.
1600 SE 17th Street Causeway
Suite 300
Ft. Lauderdale, FL 33316

INSTRUMENT: Condo Approval

Approved: MELVIN LINZER & SUSAN LINZER
Approver: MIRA LAGO CONDOMINIUM ASSOC.

Dated: DECEMBER 10, 1996

BK 25767PG0797

(2) *SW*

MIRA LAGO
CONDOMINIUM ASSOCIATION

CERTIFICATE OF APPROVAL

PURSUANT OF THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF MIRA LAGO CONDOMINIUM ASSOCIATION, INC., THE UNDERSIGNED DO HEREBY CERTIFY THEIR APPROVAL OF SALE/LEASE BY Arnold Olson AND N/A HIS WIFE TO Melvin AND Susan Linzer HIS WIFE OF THE FOLLOWING DESCRIBED PROPERTY, LOCATED, SITUATED AND BEING IN BROWARD COUNTY, FLORIDA TO WITH:

IN WITNESS WHEREOF, THE UNDERSIGNED REPRESENTATIVE OF THE ASSOCIATION, HAS SET HIS HAND AND SEAL THIS 10 DAY OF Dec, 1996

SIGNED, SEALED & DELIVERED

IN THE PRESENCE OF:

Vytor Guebara
Alene Rodriguez

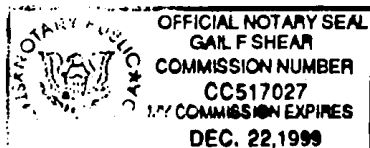
Paul J. Harner, President
MIRA LAGO CONDOMINIUM ASSOC.

STATE OF FLORIDA
COUNTY OF BROWARD

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED Paul J. Harner, MIRA LAGO CONDOMINIUM ASSOCIATION, INC., AGENT FOR THE ASSOCIATION, WHO AFTER BEING FIRST DULY SWORN BY ME, DEPOSE AND SAY THAT HE/SHE IS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION, AND THAT HE/SHE IS FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF December, 1996



Gail F. Shear
NOTARY PUBLIC GAIL F. SHEAR

3150 NORTHWEST 46TH STREET FORT LAUDERDALE, FLORIDA 33309

BR25767PG0798

**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

JP MORGAN CHASE BANK, NATIONAL ASSOCIATION
Plaintiff
VS.
CHADWICK, SUSAN LEE ; MIRE LAGO CONDO ASSN INC
Defendant

CACE-12-022077
Division: 11

Certificate of Title

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on September 24, 2013, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

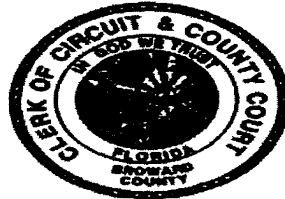
The following property in Broward County, Florida:

**CONDOMINIUM UNIT 102, BUILDING 1, OF MIRA LAGO CONDOMINIUM ,
A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF, AS
RECORDED IN OFFICIAL RECORDS BOOK 14585 PAGE 1 OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ANY AND ALL
AMENDMENTS THERETO.TOGETHER WITH AN UNDIVIDED SHARE OR
INTEREST IN THE COMMON ELEMENTS.**

**Property Address: 3100 NORTHWEST 46TH STREET, UNIT 102, FORT
LAUDERDALE, FLORIDA 33309**

Was sold to: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
C/O ALDRIDGE CONNORS, LLP 1615 South Congress Avenue, Suite 200 Delray Beach, FL, 33445

Witness my hand and the seal of this court on October 08, 2013.



Howard C. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration: \$45,800.00
Doc Stamps: \$320.60

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Desire Martinez/kr
Shore to Shore Title, Inc.
1615 South Congress, Ste. 201
Delray Beach, FL 33445
Property Appraisers Parcel I.D. #: 49-42-18-AA-0020

QUITCLAIM DEED

This Quitclaim Deed, made this 21st day of JAN, 2014, JPMorgan Chase Bank, National Association, whose post office address is c/o 1615 South Congress, Ste. 201, Delray Beach, FL 33445, Grantor, and Federal Home Loan Mortgage Corporation, whose post office address is 8200 Jones Branch Drive, McLean, VA 22102, Grantee.

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

Condominium Unit 102, Building 1, of MIRA LAGO CONDOMINIUM, a Condominium according to the Declaration thereof, as recorded in Official Records Book 14585, page 1, of the Public Records of Broward County, Florida, and any and all amendments thereto, together with an undivided share or interest in the common elements.

Subject to easements, restrictions and reservations of record and to taxes for the year 2014 and thereafter.

****GRANTOR IS EXEMPT OF DOCUMENTARY STAMPS PURSUANT TO 12 U.S.C. 1452 (E) FOR CONVEYANCE OF SUBJECT PROPERTY.****

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 Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Teresa E. Grace JAN 21 2014
Witness #1 Signature

Teresa E Grace
Witness #1 Printed Name

Carl W Foulke JAN 21 2014
Witness #2 Signature

Carl W Foulke
Witness #2 Printed Name

JPMorgan Chase Bank, National Association

Timothy J Wilson JAN 21 2014
By: TIMOTHY J WILSON
Vice President

STATE OF Ohio
COUNTY OF Franklin

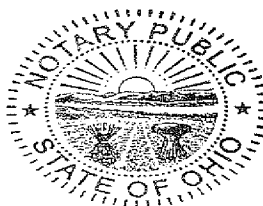
The foregoing instrument was acknowledged before me this 21 day of JAN, 2014 by TIMOTHY J WILSON as Vice President of JPMorgan Chase Bank, National Association, who is personally known to me or has produced Personal Knowledge identification.

SEAL

Barbara J. Crawl JAN 21 2014
Notary Public
Barbara J. Crawl
Printed Notary Name

My Commission Expires: 5-7-2017

File #: S132103



BARBARA J. CRAWL
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 5/7/2017

This Instrument Prepared by and Return to:
Desire Martinez
Shore to Shore Title, LLC
1615 S. Congress Avenue, Suite 200
Delray Beach, FL 33445
Property Appraisers Parcel ID #: 49-42-18-AA-0020

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made and executed the 29th day of April, 2014, by **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose post office address is **5000 PLANO PARKWAY, CARROLLTON, TX 75010**, herein called the Grantor(s), to **MICHAEL WINT**, whose address is **3100 NW 46 STREET # 102, OAKLAND PARK, FL**, hereinafter called the Grantee(s):

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

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

Condominium Unit No. 102, Building 1, of MIRA LAGO CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 14585, page 1, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Exhibit A attached hereto and made apart hereof.

Certificate of Approval of Sale attached, if applicable.

Subject to easements, restrictions and reservations of record and to taxes for the year 2014 and thereafter.

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

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

AND, the grantor hereby covenants with said grantees that except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in the presence of:

Lisa Booker
Witness #1 Signature

LISA BOOKER
Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

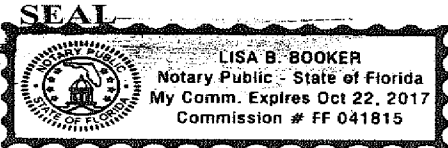
Federal Home Loan Mortgage Corporation, by

By: Aldridge Connors LLP by Power of Attorney

[Signature]
By: Steven B. Greenfield, Partner

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 29 day of April, 2014, by Steven B. Greenfield, Partner of Aldridge Connors LLP as Attorney-in-Fact for Federal Home Loan Mortgage Corporation, on behalf of the corporation. He is personally known to me.



Lisa B. Booker
Notary Signature

LISA B. BOOKER
Printed Notary Signature

My Commission Expires:

ALDRIDGE CONNORS, LLP

ACTION OF EQUITY PARTNERS
BY UNANIMOUS WRITTEN CONSENT IN LIEU OF SPECIAL MEETING

AC RESOLUTION 2013-16

Pursuant to the Partnership Agreement of Aldridge Connors, LLP, dated January 10, 2010, the undersigned, constituting all of the Equity Partners of Aldridge Connors, LLP (the "Partnership"), do hereby affirmatively vote for, consent to, adopt, and approve the following recitals and resolutions by unanimous written consent:

WHEREAS, Federal Home Loan Mortgage Corporation ("Freddie Mac") appointed the Partnership, as its true and lawful Attorney-in-Fact to execute certain documents on behalf of Freddie Mac in connection with the closing of sales and the conveyance of real properties owned by Freddie Mac in the State of Florida, pursuant to that certain Limited Power of Attorney dated March 28, 2011, a copy of which is attached hereto as **Exhibit "A"** (the "LPOA"); and

WHEREAS, the Partnership desires to authorize certain attorneys, employed by the Partnership, to execute documents pursuant to the LPOA;

WHEREAS, the Partnership desires to ratify any and all documents previously executed by the duly authorized attorneys, employed by the Partnership and named herein, pursuant to the LPOA;

THEREFORE, BE IT RESOLVED THAT:

1. The persons named below are hereby duly authorized to execute any and all documents on behalf of the Partnership pursuant to the LPOA:

Steven B. Greenfield, Esq.

Stephen Rubino, Esq.

Zakkiyyah White, Esq.

Avri Ben-Hamo, Esq.

(hereinafter collectively the "Authorized LPOA Signers").

2. The Partnership hereby ratifies any and all documents previously executed by Steven B. Greenfield, Stephen Rubino, Zakkiyyah White, and Avri Ben-Hamo on behalf of the Partnership, pursuant to the LPOA.
3. The Authorized LPOA Signers have indicated their acceptance of the authorization by his/her signature below.

Page 2
AC Resolution 2013-16

- 4. The authorization conveyed hereby is limited to the execution of documents under the LPOA and does not convey authority to execute any other documents on behalf of the Partnership.


Execution of this document by the undersigned, being the Equity Partners, pursuant to the Partnership Agreement and the subsequent insertion of this document in the minute book of the Partnership, waives any requirement of a formal annual meeting of the Equity Partners to conduct the business referred to herein.

Dated as of the 20th day of June, 2013.

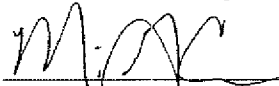
ALDRIDGE CONNORS, LLP

EQUITY PARTNERS

John G. Aldridge, Jr. P.C.

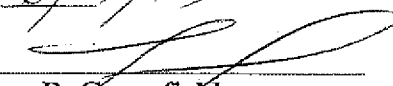


 By: John G. Aldridge, Jr.
 Title: Managing Partner



 Marissa G. Connors

I accept the designation of being an authorized signer under the LPOA and agree to comply with all policies and procedures implemented by the Partnership in connection with the LPOA.

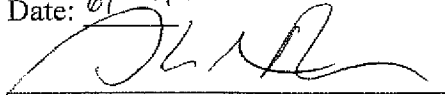
Date: 6/27/13


Stephen B. Greenfield
 Attorney Aldridge Connors, LLP

Stacy

I accept the designation of being an authorized signer under the LPOA and agree to comply with all policies and procedures implemented by the Partnership in connection with the LPOA.

Date: 6/21/13

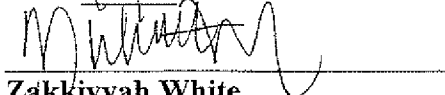


Stephen Rubino
Attorney – Aldridge Connors, LLP

Page 3
AC Resolution 2013-16

I accept the designation of being an authorized signer under the LPOA and agree to comply with all policies and procedures implemented by the Partnership in connection with the LPOA.

Date: 6/21/13



Zakkiyyah White
Attorney – Aldridge Connors, LLP

I accept the designation of being an authorized signer under the LPOA and agree to comply with all policies and procedures implemented by the Partnership in connection with the LPOA.

Date: 6/27/13



Avri Ben-Hamo
Attorney – Aldridge Connors, LLP

INSTRUMENT#: 2011107337, BK: 20435 PG: 636 PGS: 636 - 639 03/30/2011 at
04:02:49 PM, DEPUTY CLERK:ADANIEL Pat Frank, Clerk of the Circuit Court
Hillsborough County

EXHIBIT A

This Instrument was Prepared By:
Ronald R. Wolfe, Esq.
FLORIDA DEFAULT LAW GROUP, P.L.
9119 Corporate Lake Drive, Suite 300
Tampa, Florida 33634

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Federal Home Loan Mortgage Corporation ("Freddie Mac"), a corporation organized and existing under the laws of the United States of America, with its principal office located at 8200 Jones Branch Drive, McLean, VA 22102, does hereby make, constitute and appoint the following:

Florida Default Law Group, P.L.

Kass, Shuler, Solomon, Spector, Foyle & Singer, P.A.

Law Offices of Daniel C. Consuegra, P.L.

Aldridge Connors, LLP

Florida Foreclosure Attorneys, PLLC

Gilbert Garcia Group, P.A.

Johnson & Freedman, LLC

Law Offices of Douglas C. Zahm, P.A.

Stone, McGehee & Silver, LLC dba McCalla Raymer, LLC

Morales Law Group, P.A.

Phelan Hallinan, PLC

Robertson, Anschutz & Schneid, P.L.

Udren Law Offices, P.C.

Weftman Weinberg & Reis Co., LPA

As attorneys-in-fact and/or agents, to be authorized to act, do and perform, separately from each other, on behalf of Freddie Mac, with full power and authority to act for it, in its place and stead any and all lawful acts, matters and things whatsoever requisite, necessary, proper or convenient to be done as fully as Freddie Mac might or could do itself for all intents and purposes, with regard to the matters listed below and performed in connection with the disposition of real estate held by Freddie Mac;

Bk 20435 Pg 637

1. **POWERS:** WITH REGARD TO FLORIDA REAL PROPERTY, to execute, to acknowledge, to seal, to deliver and to revoke:

- a.) any agreement to sell or assign a note, mortgage or security deed, and/or any assignment of such note, mortgage or security deed or any interest thereof; and
- b.) any loan documents or mortgage documents necessary to permit the assignment of, or to accept an assignment of, a bid to purchase real estate at a foreclosure sale; and
- c.) any documents necessary to foreclose on a loan or prosecute a claim in bankruptcy in the name of Freddie Mac; and deeds and instruments that convey title to 1-4 residential units of real estate owned by Freddie Mac; and
- d.) documents required of Freddie Mac as a seller of real estate, or otherwise required to be prepared, executed and/or delivered in connection with or to effectuate the sale of such real estate, to include but not be limited to sales contracts and amendments thereto, deeds of conveyance, and HUD-1 settlement statements; and
- e.) documents required of Freddie Mac to obtain, transfer and/or convey title or ownership rights to mobile or manufactured homes.

2. **DURATION:** This Limited Power of Attorney shall be effective from the date of execution hereof until such time as it is revoked in writing by Freddie Mac. Such revocation must be filed for record in the applicable public records of Hillsborough County, Florida for real estate transactions, in order to be effective, and may thereafter also be recorded in the applicable public records for real estate transactions of any other county of the State of Florida. The revocation of such Limited Power of Attorney shall only affect the specific parties/entities named in any revocation and shall not affect nor impair the powers of any party/entity not named. The revocation shall not affect any liability in any way resulting from transactions initiated prior to the revocation.

3. Subject to the provisions of Paragraph 2 above, this Limited Power of Attorney shall, upon its recordation, serve to revoke, cancel and terminate that certain Limited Power of Attorney previously given by Freddie Mac, filed for record on September 29, 2008, and recorded in Official Records Book 18884, at Page 1293, of the Public Records of Hillsborough County, Florida.

IN WITNESS WHEREOF, the Federal Home Loan Mortgage Corporation has caused this instrument to be executed in its corporate name by its officer thereunto duly authorized this 28 day of March, 2011.

In the presence of:

Lynda Malley

Printed Name: Lynda Malley

Peter Kunk

Printed Name: Peter Kunk

FEDERAL HOME LOAN MORTGAGE CORPORATION ("Freddie Mac")

By: Elizabeth Taylor-Counts
Elizabeth Taylor-Counts
Assistant Treasurer, Freddie Mac

Bk 20435 Pg 638

STATE OF TEXAS
COUNTY OF DENTON

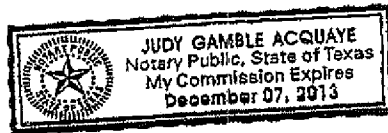
I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Elizabeth Taylor-Counts, as Assistant Treasurer of Federal Home Loan Mortgage Corporation, a corporation organized and existing under the laws of the United States of America, to me known to be the person described in and who executed the foregoing instrument and who is personally known to me or who produced Personally known as identification and who acknowledged before me that she executed the same on behalf of the said entity and for the purposes therein set forth.

WITNESS my hand and official seal in the County and State last aforesaid this 28 of March, 2011.

Judy Gamble Acquaye
Notary Public, State of Texas

Judy Gamble Acquaye
Printed Name

My commission expires:



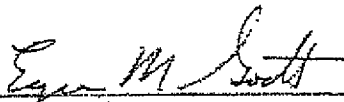
Bk 20435 Pg 639

**CERTIFICATE
OF
APPOINTMENT AND AUTHORITY**

Pursuant to the authority vested in me by Delegations of Authorities Certificate, Section VII, Legal, I hereby appoint **ELIZABETH TAYLOR-COUNTS** as Assistant Treasurer of the Federal Home Loan Mortgage Corporation (Freddie Mac) for the sole purpose of executing the documents regarding real properties which are foreclosed or real property acquired by other means and assigned to REO for disposition, including, but not limited to, the following:

- Sales contracts;
- Advances for money to brokers or others;
- Listing agreements;
- Any and all documents required in connection with the disposition of such property, including, but not limited to, deeds, settlement statements, seller financing and assumptions and Limited Powers of Attorney to execute any and all documents necessary to convey the property;
- Property management agreements and rental agreements;
- Form 104 expenses related to property activity;
- Deeds to transfer or donate properties to outside organizations; and
- Documents with respect to special financing or special concessions.

This appointment and authority becomes effective immediately and shall continue in full force and effect until December 31, 2011, unless modified or revoked. This authority shall not be redelegated.



Eugene M. Grott
Managing Associate General Counsel -
Corporate Governance
Office of the Corporate Secretary

Effective Date: January 1, 2011

CERTIFICATE OF APPROVAL

This is to certify that Michael Wint has been approved by the Board of Directors as the purchaser of the following described property in Broward County, Florida:

Mira Lago Condominium Association

Condominium Parcel No. 102 of Building No. 1 all set forth in the Declaration of Condominium and Exhibits annexed thereto and forming a part thereof, recorded in Official Records Book _____ Page _____ of the Public Records of Broward County, Florida, and as amended. The above described, including the undivided interest in the common elements of said Condominium.

Such approval has been given pursuant to the provisions of the Declaration of Condominium of such Condominium.

The Condominium Association acknowledges that there is a Management firm managing the assets of the Association.

Dated this 15 day of April 2014.

Mira Lago Condominium Association

By: [Signature]
By: _____

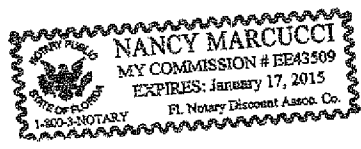
State of Florida
County of Broward

Before me personally appeared Sonya Johnson and _____
Known to me to be the persons who executed the foregoing certificate, who after being duly sworn, say that they are President and Secretary respectively of Mira Lago Condominium Association, a corporation not for profit under the laws of the State of Florida, and that the statement contained in said certificate are true and correct: and each of them acknowledges the execution thereof.

SWORN TO AND SUBSCRIBED before me this 15 day of April, 2014.

[Signature]
(Notary Public)

My Commission expires:



INSTR # 112272890, OR BK 50760 PG 1042, Page 1 of 10, Recorded 05/07/2014 at 03:29 PM, Broward County Commission, Doc. D: \$412.30 Deputy Clerk ERECORD

This Instrument Prepared by and Return to:
Desire Martinez
Shore to Shore Title, LLC
1615 S. Congress Avenue, Suite 200
Delray Beach, FL 33445
Property Appraisers Parcel ID #: 49-42-18-AA-0020

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made and executed the 29th day of April, 2014, by FEDERAL HOME LOAN MORTGAGE CORPORATION, whose post office address is 5000 PLANO PARKWAY, CARROLLTON, TX 75010, herein called the Grantor(s), to MICHAEL WINT, whose address is 3100 NW 46 STREET # 102, OAKLAND PARK, FL, hereinafter called the Grantee(s):

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

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

Condominium Unit No. 102, Building 1, of MIRA LAGO CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 14585, page 1, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Exhibit A attached hereto and made apart hereof.

Certificate of Approval of Sale attached, if applicable.

Subject to easements, restrictions and reservations of record and to taxes for the year 2014 and thereafter.

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

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

AND, the grantor hereby covenants with said grantees that except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

THIS DEED IS BEING RE-RECORDED TO SHOW BOTH WITNESSES' SIGNATURES

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

Signed, sealed and delivered in the presence of

Lisa Booker
Witness #1 Signature

LISA BOOKER
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Robert
Witness #2 Printed Name

Federal Home Loan Mortgage Corporation, by

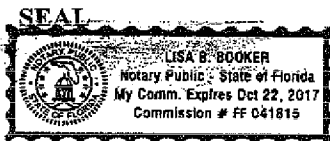
By: Aldridge Connors LLP by Power of Attorney

[Signature]

By: Steven B. Greenfield, Partner

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 29 day of April, 2014, by Steven B. Greenfield, Partner of Aldridge Connors LLP as Attorney-in-Fact for Federal Home Loan Mortgage Corporation, on behalf of the corporation. He is personally known to me.



Lisa B. Booker
Notary Signature

LISA B. BOOKER
Printed Notary Signature

My Commission Expires:

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

DATE: February 1st, 2021
PROPERTY ID # 494218-AA-0020 (TD # 46197)

WARNING

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

MICHAEL WINT
3100 NW 46 STREET #102
OAKLAND PARK, FL 33309

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3100 NW 46 STREET, #102, OAKLAND PARK, FL 33309 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by February 26, 2021\$8,148.81
- Or
- * Estimated Amount due if paid by March 16, 2021\$8,255.26

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 17, 2021 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

DATE: February 1st, 2021
PROPERTY ID # 494218-AA-0020 (TD # 46197)

WARNING

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MICHAEL WINT
3100 NW 46 STREET #102
OAKLAND PARK, FL

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3100 NW 46 STREET, #102, OAKLAND PARK, FL 33309 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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www.broward.org/recordstaxestreasury

DATE: February 1st, 2021
PROPERTY ID # 494218-AA-0020 (TD # 46197)

WARNING

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

*CAMPOS, ADRIANA H DE
3100 NW 46 ST #103
OAKLAND PARK, FL 33309

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3100 NW 46 STREET, #102, OAKLAND PARK, FL 33309 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

DATE: February 1st, 2021
PROPERTY ID # 494218-AA-0020 (TD # 46197)

WARNING

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

*MCDUFFIE-BAYNES, DARLA
3100 NW 46 ST UNIT 101
OAKLAND PARK, FL 33309

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* Estimated Amount due if paid by March 16, 2021\$8,255.26

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

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

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

DATE: February 1st, 2021
PROPERTY ID # 494218-AA-0020 (TD # 46197)

WARNING

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

CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12 AVE
OAKLAND PARK, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3100 NW 46 STREET, #102, OAKLAND PARK, FL 33309 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by February 26, 2021\$8,148.81
- Or
- * Estimated Amount due if paid by March 16, 2021\$8,255.26

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

DATE: February 1st, 2021
PROPERTY ID # 494218-AA-0020 (TD # 46197)

WARNING

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DESIRE MARTINEZ
SHORE TO SHORE TITLE, LLC
1615 S CONGRESS AVENUE, SUITE 200
DELRAY BEACH, FL 33445

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

DATE: February 1st, 2021
PROPERTY ID # 494218-AA-0020 (TD # 46197)

WARNING

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

MIRA LAGO CONDOMINIUM ASSOCIATION, INC., C/O BENCHMARK PROPERTY
MANAGEMENT, INC.
7932 WILES ROAD
CORAL SPRINGS, FL 33067

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3100 NW 46 STREET, #102,
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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: February 1st, 2021
PROPERTY ID # 494218-AA-0020 (TD # 46197)

WARNING

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

STEVE VALENCY, P.A., REGISTERED AGENT O/B/O MIRA LAGO CONDOMINIUM
ASSOCIATION, INC.
311 SE 13 ST
FT LAUDERDALE, FL 33316

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OAKLAND PARK, FL 33309 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE
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LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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www.broward.org/recordstaxestreasury

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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	\$ _____

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TD 46197 MARCH 2021 WARNING
STEVE VALENCY, P.A., REGISTERED AGENT
O/B/O MIRA LAGO CONDOMINIUM
ASSOCIATION, INC.
311 SE 13 ST
FT LAUDERDALE, FL 33316

7020 0640 0000 9698 2766

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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee

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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 | \$ _____ |

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TD 46197 MARCH 2021 WARNING

**MIRA LAGO CONDOMINIUM ASSOCIATION,
INC., C/O BENCHMARK PROPERTY
MANAGEMENT, INC.
7932 WILES ROAD
CORAL SPRINGS, FL 33067**

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

See Reverse for Instructions

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U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

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

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TD 46197 MARCH 2021 WARNING
DESIRE MARTINEZ
SHORE TO SHORE TITLE, LLC
1615 S CONGRESS AVENUE, SUITE 200
DELRAY BEACH, FL 33445

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

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

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

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CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET
OFFICE
3650 NE 12 AVE
OAKLAND PARK, FL 33334

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

See Reverse for Instructions

7020 0640 0000 9698 2735

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

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

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- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
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TD 46197 MARCH 2021 WARNING
***MCDUFFIE-BAYNES, DARLA**
3100 NW 46 ST UNIT 101
OAKLAND PARK, FL 33309

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

See Reverse for Instructions

7020 0640 0000 9698 2728

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

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

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| <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 | \$ _____ |

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TD 46197 MARCH 2021 WARNING
***CAMPOS, ADRIANA H DE**
3100 NW 46 ST #103
OAKLAND PARK, FL 33309

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

See Reverse for Instructions

7020 0640 0000 9698 2711

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)

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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 | \$ _____ |

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TD 46197 MARCH 2021 WARNING
MICHAEL WINT
3100 NW 46 STREET #102
OAKLAND PARK, FL

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

See Reverse for Instructions

7020 0640 0000 9698 2704

7020 0640 0000 9698 2698

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

TD 46197 MARCH 2021 WARNING
MICHAEL WINT
3100 NW 46 STREET #102
OAKLAND PARK, FL 33309

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

A. Signature Agent
 Addressee

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

1. Article Addressed to:

TD 46197 MARCH 2021 WARNING
 *CAMPOS, ADRIANA H DE
 3200 NW 46 ST #103
 OAKLAND PARK, FL 33309



9590 9402 5685 9346 8348 96

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

2. Article Number (Transfer from service label)

020 0640 0000 9698 2710

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 46197 MARCH 2021 WARNING
 STEVE VALENCY, P.A., REGISTERED AGENT
 O/B/O MIRA LAGO CONDOMINIUM
 ASSOCIATION, INC.
 311 SE 13 ST
 FT LAUDERDALE, FL 33316**



9590 9402 5685 9346 8348 58

Article Number (Transfer from service label)

7020 0640 0000 9698 2766

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

COMPLETE THIS SECTION

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

STARROWLEY

C. Date of Delivery

2-5-2

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

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

Domestic Return Receipt

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TD 46197 MARCH 2021 WARNING
DESIRE MARTINEZ
SHORE TO SHORE TITLE, LLC
1615 S CONGRESS AVENUE, SUITE 200
DELRAY BEACH, FL 33445



9590 9402 5685 9346 8348 72

7020 0640 0000 9698 2742

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *COVID 19*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/19/21

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

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
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MANAGEMENT, INC.
7932 WILES ROAD
CORAL SPRINGS, FL 33067**



9590 9402 5685 9346 8348 65

(Transfer from service label)

7020 0640 0000 9698 2759

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Corrid 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
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- Insured Mail Restricted Delivery (over \$500)
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**CITY OF OAKLAND PARK
 ANDREW THOMPSON, BUDGET
 OFFICE
 3650 NE 12 AVE
 OAKLAND PARK, FL 33334**



9590 9402 5685 9346 8349 02

2. Article Number (Transfer from service label)

020 0640 0000 7698 2735

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

Amy McMahon

C. Date of Delivery

2/8/21

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
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- Collect on Delivery
- Collect on Delivery Restricted Delivery
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- Insured Mail Restricted Delivery (over \$500)
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02/12/21 Domestic Return Receipt