

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: 11/24/2020

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 11/15/2020

CERTIFICATE # 2017-7105

ACCOUNT # 494132040240

ALTERNATE KEY # 271468

TAX DEED APPLICATION # 46257

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Lot 24, Block 1, of JACARANDA LAKES SECTION 1, according to the Plat thereof, as recorded in Plat Book 92, Page 35, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 9071 NW 13 STREET, PLANTATION FL 33322-4915

OWNER OF RECORD ON CURRENT TAX ROLL:

BRANDON SHUPACK

9071 NW 13 ST

PLANTATION, FL 33322 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

BRANDON SHUPACK

9071 NW 13TH STREET

PLANTATION, FL 33322 (Per Order Determining Homestead)

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: 4941 32 04 0240

CURRENT ASSESSED VALUE: \$401,730

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.

Karen Klein

Title Examiner



Site Address	9071 NW 13 STREET, PLANTATION FL 33322-4915	ID #	4941 32 04 0240
Property Owner	SHUPACK, BRANDON	Millage	2212
Mailing Address	9071 NW 13 ST PLANTATION FL 33322	Use	01
Abbr Legal Description	JACARANDA LAKES SEC 1 92-35 B LOT 24 BLK 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
2020	\$112,200	\$289,530	\$401,730	\$401,730	
2019	\$112,200	\$268,380	\$380,580	\$369,500	\$7,710.84
2018	\$112,200	\$223,710	\$335,910	\$335,910	\$6,863.03

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$401,730	\$401,730	\$401,730	\$401,730
Portability	0	0	0	0
Assessed/SOH	\$401,730	\$401,730	\$401,730	\$401,730
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	\$401,730	\$401,730	\$401,730	\$401,730

Sales History			
Date	Type	Price	Book/Page or CIN
9/24/2015	ODH-T		113271679
1/1/1994	WD	\$196,000	21715 / 520
12/1/1991	WD	\$149,000	
8/1/1991	CET	\$100	
8/1/1988	WD	\$170,000	

Land Calculations		
Price	Factor	Type
\$11.00	10,200	SF
Adj. Bldg. S.F. (Card, Sketch)		2612
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1980/1978		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
			P			PL		
			P					
			.23			1		

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PROPERTY INFORMATION REPORT

ORDER DATE: 09/04/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/03/2020

CERTIFICATE # 2017-7105

ACCOUNT # 494132040240

ALTERNATE KEY # 271468

TAX DEED APPLICATION # 46257

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Lot 24, Block 1, of JACARANDA LAKES SECTION 1, according to the Plat thereof, as recorded in Plat Book 92, Page 35, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 9071 NW 13 STREET, PLANTATION FL 33322-4915

OWNER OF RECORD ON CURRENT TAX ROLL:

BRANDON SHUPACK

9071 NW 13 ST

PLANTATION, FL 33322 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

BRANDON SHUPACK

Instrument: 113271679

9071 NW 13TH STREET

PLANTATION, FL 33322 (Per Order Determining Homestead)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

GSRAN-Z LLC

CHRISTIANA TRUST AS CUSTODIAN

PO BOX 71276

PHILADELPHIA, PA 19176-6276 (Tax Deed Applicant)

JACARANDA LAKES

Instrument: 116396595

HOMEOWNER'S ASSOCIATION INC.

C/O UNITED COMMUNITY MANAGEMENT INC.

ATTN: DIANA GONZALEZ

CORAL SPRINGS, FL 33065 (Per Lien. No Street address included on document.)

UNITED COMMUNITY MANAGEMENT CORP, REGISTERED AGENT

O/B/O JACARANDA LAKES HOMEOWNER'S ASSOCIATION, INC.

11784 WEST SAMPLE RD, SUITE 103

CORAL SPRINGS, FL 33065 (Per Sunbiz. Declaration recorded 7022-1977.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 32 04 0240

CURRENT ASSESSED VALUE: \$380,580

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:

Warranty Deed

OR: 21715, Page: 520

Continuous Marriage Affidavit

OR: 46607, Page: 99

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



Site Address	9071 NW 13 STREET, PLANTATION FL 33322-4915	ID #	4941 32 04 0240
Property Owner	SHUPACK, BRANDON	Millage	2212
Mailing Address	9071 NW 13 ST PLANTATION FL 33322	Use	01
Abbr Legal Description	JACARANDA LAKES SEC 1 92-35 B LOT 24 BLK 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	\$112,200	\$268,380	\$380,580	\$369,500	
2018	\$112,200	\$223,710	\$335,910	\$335,910	\$6,863.03
2017	\$112,200	\$217,440	\$329,640	\$329,640	\$6,829.58

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$380,580	\$380,580	\$380,580	\$380,580
Portability	0	0	0	0
Assessed/SOH	\$369,500	\$380,580	\$369,500	\$369,500
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	\$369,500	\$380,580	\$369,500	\$369,500

Sales History			
Date	Type	Price	Book/Page or CIN
9/24/2015	ODH-T		113271679
1/1/1994	WD	\$196,000	21715 / 520
12/1/1991	WD	\$149,000	
8/1/1991	CET	\$100	
8/1/1988	WD	\$170,000	

Land Calculations		
Price	Factor	Type
\$11.00	10,200	SF
Adj. Bldg. S.F. (Card, Sketch)		2612
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1980/1978		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
			P			PL		
			P					
			.23			1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #46257

**STATE OF FLORIDA
COUNTY OF BROWARD**

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

BRANDON SHUPACK
9071 NW 13TH STREET
PLANTATION, FL 33322

JACARANDA LAKES
HOMEOWNER'S ASSOCIATION
INC., C/O UNITED COMMUNITY
MANAGEMENT INC., ATTN:
DIANA GONZALEZ
11784 W SAMPLE RD STE 103
CORAL SPRINGS, FL 33065

UNITED COMMUNITY
MANAGEMENT CORP,
REGISTERED AGENT O/B/O
JACARANDA LAKES
HOMEOWNER'S ASSOCIATION,
INC.
11784 WEST SAMPLE RD, SUITE
103
CORAL SPRINGS, FL 33065

*JACARANDA LAKES HOA
9330 NW 17 ST
PLANTATION, FL 33322

*PATTERSON, LENNOX
9061 NW 13 ST
PLANTATION, FL 33322-4915

*WIELANDT, ERNESTINE
ERNESTINE WIELANDT REV TR
9081 NW 13 ST
PLANTATION, FL 33322

CITY OF PLANTATION
ATTN: ANNA C OTINIANO
FINANCE DIRECTOR
400 NW 73 AVE
PLANTATION, FL 33317

DEBORAH S SUGARMAN
1200 PARK CENTRAL BLVD
SOUTH
POMPANO BEACH, FL 33064

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

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

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

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46257

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: 494132-04-0240
Certificate Number: 7105
Date of Issuance: 05/24/2018
Certificate Holder: GSRAN-Z LLC CHRISTIANA TRUST AS CUSTODIAN
Description of Property: JACARANDA LAKES SEC 1 92-35 B
LOT 24 BLK 1

Name in which assessed: SHUPACK, BRANDON
Legal Titleholders: SHUPACK, BRANDON
9071 NW 13 ST
PLANTATION, FL 33322

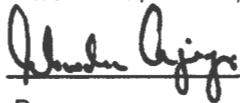
All of said property being in the County of Broward, State of Florida.

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: 36064.86

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Description of Property: JACARANDA LAKES SEC 1 92-35 B
LOT 24 BLK 1

Name in which assessed: SHUPACK, BRANDON
Legal Titleholders: SHUPACK, BRANDON
9071 NW 13 ST
PLANTATION, FL 33322

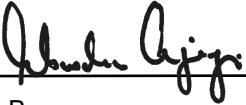
All of said property being in the County of Broward, State of Florida.

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

Dated this 8th 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: 36380.86

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

46257
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 7105

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

04/15/2021 04/22/2021 04/29/2021 05/06/2021

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.

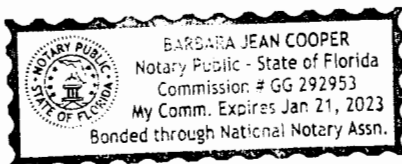
Scherrie A. Thomas

Sworn to and subscribed before me this
6 day of MAY, A.D. 2021

Barbara Jean Cooper

(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 46257**

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Property ID: 494132-04-0240
Certificate Number: 7105
Date of Issuance: 05/24/2018

Certificate Holder:
GSRAN-Z LLC CHRISTIANA TRUST
AS CUSTODIAN

Description of Property:
JACARANDA LAKES SEC 1 92-35 B
LOT 24 BLK 1

Name in which assessed:
SHUPACK, BRANDON

Legal Titleholders:
SHUPACK, BRANDON
9071 NW 13 ST
PLANTATION, FL 33322

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of May, 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 19th day of March, 2021.

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 successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 37745.07
401-314

4/15-22-29 5/6 21-44/0000523132B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21012302

Broward County, FL VS Brandon Shupack

RETURN OF SERVICE



Court Case # TD 46257

Hearing Date:05/19/2021

Received by CCN 17233

04/08/2021 9:15 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Brandon Shupack 9071 NW 13 Street Plantation FL 33322**

Served:

X

Not Served:

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

Date: 04/08/2021 Time: 2:04 PM

On Brandon Shupack 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: Served Brandon w/m, tall, salt/pepper hair and beard, glasses, approx. 45-50 years old.
Gender: Male, Race: White

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

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

By: *Vernika Rodriguez* 17233

D.S.

V. Rodriguez, #17233

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

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 # 494132-04-0240 (TD #46257)

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by April 30, 2021\$28,874.99

Or

* Amount due if paid by May 18, 2021\$29,237.94

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON May 19, 2021 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

SHUPACK, BRANDON
9071 NW 13 ST
PLANTATION, FL 33322

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



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

Detail by Entity Name

Florida Not For Profit Corporation

JACARANDA LAKES HOMEOWNER'S ASSOCIATION, INC.

Filing Information

Document Number	741166
FEI/EIN Number	59-2611036
Date Filed	12/12/1977
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/25/1988

Principal Address

11784 WEST SAMPLE RD
SUITE 103
CORAL SPRINGS, FL 33065

Changed: 04/04/2012

Mailing Address

11784 WEST SAMPLE RD
SUITE 103
CORAL SPRINGS, FL 33065

Changed: 04/04/2012

Registered Agent Name & Address

UNITED COMMUNITY MANAGEMENT CORP
11784 WEST SAMPLE RD
SUITE 103
CORAL SPRINGS, FL 33065

Name Changed: 04/23/2019

Address Changed: 04/23/2019

Officer/Director Detail

Name & Address

Title VP

Cloninger, Patricia
11784 WEST SAMPLE RD

11784 WEST SAMPLE RD
SUITE 103
CORAL SPRINGS, FL 33065

Title T

Long, Glenn
11784 WEST SAMPLE RD
SUITE 103
CORAL SPRINGS, FL 33065

Title P

Spitzer, Jeffrey
11784 WEST SAMPLE RD
SUITE 103
CORAL SPRINGS, FL 33065

Title S

Baisden, Alexander
11784 WEST SAMPLE RD
SUITE 103
CORAL SPRINGS, FL 33065

Title D

Roy, Michael
11784 WEST SAMPLE RD
SUITE 103
CORAL SPRINGS, FL 33065

Annual Reports

Report Year	Filed Date
2018	04/13/2018
2019	04/23/2019
2020	01/30/2020

Document Images

01/30/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
01/27/2017 -- ANNUAL REPORT	View image in PDF format
01/22/2016 -- ANNUAL REPORT	View image in PDF format
04/10/2015 -- ANNUAL REPORT	View image in PDF format
03/18/2014 -- ANNUAL REPORT	View image in PDF format
03/21/2013 -- ANNUAL REPORT	View image in PDF format
10/08/2012 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
02/14/2012 -- ANNUAL REPORT	View image in PDF format
03/28/2011 -- ANNUAL REPORT	View image in PDF format

07/29/2010 -- ANNUAL REPORT	View image in PDF format
03/18/2010 -- ANNUAL REPORT	View image in PDF format
09/23/2009 -- Reg. Agent Change	View image in PDF format
03/14/2009 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
04/11/2007 -- ANNUAL REPORT	View image in PDF format
06/06/2006 -- ANNUAL REPORT	View image in PDF format
04/26/2005 -- ANNUAL REPORT	View image in PDF format
03/19/2004 -- ANNUAL REPORT	View image in PDF format
05/12/2003 -- ANNUAL REPORT	View image in PDF format
02/26/2002 -- ANNUAL REPORT	View image in PDF format
03/28/2001 -- ANNUAL REPORT	View image in PDF format
01/28/2000 -- ANNUAL REPORT	View image in PDF format
03/05/1999 -- ANNUAL REPORT	View image in PDF format
02/03/1998 -- ANNUAL REPORT	View image in PDF format
05/19/1997 -- ANNUAL REPORT	View image in PDF format
03/01/1996 -- ANNUAL REPORT	View image in PDF format
03/29/1995 -- ANNUAL REPORT	View image in PDF format

\$ 1372.00
DOCU. STAMPS-DEED

RECVD. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

Prepared By:
Charles B. Butman, P.A.
8551 W. Sunrise Blvd., Suite 208
Plantation, Florida 33322

Grantee S.S. _____ - Irvin R. Shupack
Grantee S.S. _____ - Marlene Shupack
Parcel I.D. No. 9132-04-024

WARRANTY DEED

THIS INDENTURE, Made this 27 day of January, 1994, between
MARK FAVREAU, a married man
whose post office address is 1016 Liberty Bell Lane, Libertyville,
Illinois 60048, grantor*, and
IRVIN R. SHUPACK and MARLENE SHUPACK, husband and wife
whose post office address is 9071 N.W. 13th Street, Plantation,
Florida 33322, grantee*.

WITNESSETH, That said grantor, for and in consideration of the sum
of - - - TEN (10.00) - - - - Dollars, and other good and valuable
considerations to said grantor in hand paid by said grantee, the
receipt whereof is hereby acknowledged, has granted, bargained and
sold to the said grantee, and grantee's heirs and assigns forever,
the following described land, situate, lying and being in Broward
County, Florida, to-wit:

Lot 24, Block 1, of JACARANDA LAKES SECTION 1, according
to the Plat thereof, as recorded in Plat Book 92, Page
35, of the Public Records of Broward County, Florida.

SUBJECT TO: (1) zoning and/or restrictions and prohibitions imposed
by governmental authority; (2) restrictions, easements and other
matters appearing on the plat and/or common to the subdivision; (3)
taxes for the current year.

The aforescribed property is not the Homestead of the Grantor,
nor does it abut nor adjoin the Homestead of the Grantor herein.
Grantor, Mark Favreau and his wife, Ann Favreau reside at 1016
Liberty Bell Lane, Libertyville, Illinois 60048.

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.

Charles B. Butman Mark Favreau
Printed Name: Charles B. Butman MARK FAVREAU

Laurett E. Atkins
Printed Name: LAURETT E. ATKINS

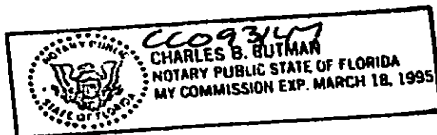
STATE OF FLORIDA
COUNTY OF BROWARD

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA

The foregoing instrument was acknowledged before me this 27th
day of January, 1994, by MARK FAVREAU, who is personally known to
me or who produced a Florida Drivers License as
identification and who did not take an oath.

My commission expires:

Charles B. Butman
Notary Public
CHARLES B BUTMAN
Notary Public Print Name



Will Call: ()
ACCURATE TITLE SERVICES, INC.
1060 SUNSET STRIP
SUNRISE, FLORIDA 33313

BK21715PG0520

09

Prepared By and Record
& Return To:
IRVIN R. SHUPACK, ESQ.
7471 W. Oakland Park Blvd., #102
Lauderhill, FL 33319
Telephone: 954-749-7222
09-90

CONTINUOUS MARRIAGE AFFIDAVIT

BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared: **IRVIN R. SHUPACK, single man**, who being by me first duly sworn, deposes and says:

1. That IRVIN R. SHUPACK and MARLENE SHUPACK purchased the following described property on January 1, 1994.

2. Said property is legally described as follows:

Parcel # 494132-04-0240


Lot 24, Block 1, of JACARANDA LAKES SECTION 1, according to the Plat thereof, as recorded in Plat Book 92, Page 35, of the Public Records of Broward County, Florida.

a/k/a is 9071 NW 13th Street, Plantation, Florida 33322

3. Affiant had been married to MARLENE SHUPACK continuously, without interruption of separation or divorce from their date of marriage, which was a date prior to January 1, 1994, until MARLENE SHUPACK's date of death.

4. That Affiant has no judgments, liens or other instrument filed against her that would create a lien against or attach to the subject property.


FURTHER AFFIANT SAYETH NOT.




IRVIN R. SHUPACK, Affiant
Address: 9071 NW 13th Street, Plantation, Florida 33322

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

The Foregoing Instrument, CONTINUOUS MARRIAGE AFFIDAVIT was acknowledged before me this 12th day of October, 2009, by **IRVIN R. SHUPACK, a single man**, who is known to me personally or who has produced a valid driver's license as photo identification.



Notary Public
Print Name: Nilsa I. Matias 

My Commission Expires:



**** FILED: BROWARD COUNTY, FL -Howard C. Forman, CLERK 10/2/2015 8:43:47 AM.****

IN THE CIRCUIT COURT FOR **BROWARD COUNTY,**
FLORIDA PROBATE DIVISION

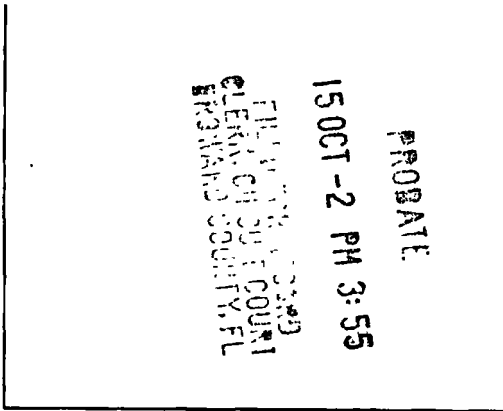
IN RE: ESTATE OF

Irvin R. Shupack

Deceased.

File NO. 15-3366
Division 005

ORDER DETERMINING HOMESTEAD STATUS OF REAL
PROPERTY
(testate—validly devised, heirs, no spouse or mine child – exempt from
claims)



On the petition of Brandon Shupack for an Order Determining Homestead Status of Real Property, all interested persons have been served proper notice of the petition and hearing, or have waived notice thereof, the court finds that

1. The decedent died testate and was domiciled in Broward County, Florida;
2. The decedent was not survived by a spouse or minor child;
3. The decedent's homestead is validly devised;
4. The decedent's homestead was devised to one or more heirs of the decedent;
5. At the time of death, the decedent owned and resided on the real property described in the petition, it is

ADJUDGED that the following-described property (the "Property"):

Lot 24, Block 1, of JACARANDA LAKES SECTION 1, according to the Plat thereof, as recorded in Plat Book 92, Page 35, of the Public Records of Broward County, Florida. Folio# 4941 32 04 0240

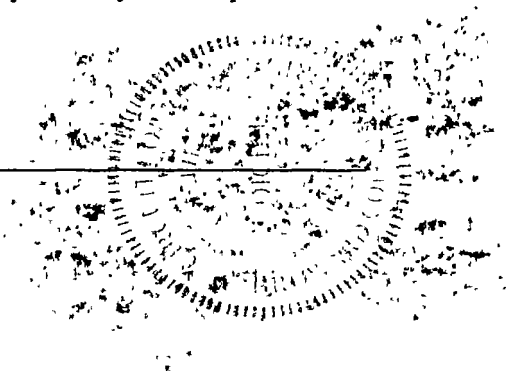
constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the title to the Property descended and the constitutional exemption from the claims of decedent's creditors inured to Brandon Shupack whose address is 9071 NW 13th Street, Plantation, Florida 33322.

ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to the persons named above, and that the personal representative shall have no further responsibility with respect to it.

ORDERED on Sept 24, 2015.

[Signature]
Circuit Judge
MARC H. GOLD



THIS INSTRUMENT PREPARED BY
AND PLEASE RECORD AND RETURN TO:

DEBORAH S. SUGARMAN
KAYE BENDER REMBAUM, P.L.
1200 Park Central Boulevard South
Pompano Beach, Florida 33064

CLAIM OF LIEN FOR ASSESSMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT:

BEFORE ME, the undersigned authority, personally appeared DEBORAH S. SUGARMAN, attorney-in-fact for JACARANDA LAKES HOMEOWNER'S ASSOCIATION INC., a not-for-profit Florida corporation of Broward Beach County, Florida whose post office address is c/o United Community Management Inc., Attn: Diana Gonzalez, Coral Springs, FL 33065, and that pursuant to the Declaration of Restrictions and Covenants for Jacaranda Lakes claims this lien against the following property:

Lot 24, Block 1, of Jacaranda Lakes Section 1, according to the Plat thereof, as recorded in Plat Book 92, Page 35, of the Public Records of Broward County, Florida and all amendments thereto.

The record owner(s) of such property is: **BRANDON SHUPACK.**

The amount due is **\$489.00** as follows:

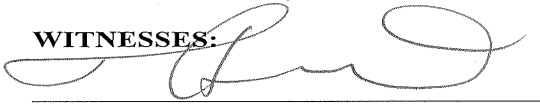
Annual Maintenance due 10/01/2019 \$489.00

plus interest at the rate of 18% per annum from the dates due, less all payments made since the date of the delinquency.

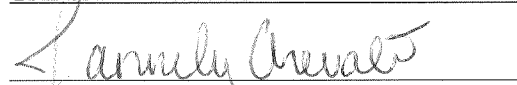
In addition, this Claim of Lien also secures interest, costs and reasonable attorneys' fees incurred by the Association pursuant to the recorded Declaration of Restrictions and Covenants. Further, this lien secures all assessments coming due, less any payments received from the date of the initial delinquency and after the filing of this Claim of Lien.

Dated this 5 day of March, 2020.

WITNESSES:




TANIA POLANCO



JANNELLY AREVALO

JACARANDA LAKES HOMEOWNER'S
ASSOCIATION INC.

BY: 
DEBORAH S. SUGARMAN
Attorney-in-fact
Florida Bar No.: 0982172

STATE OF FLORIDA :

: ss

COUNTY OF BROWARD :

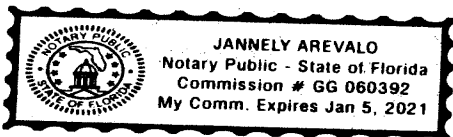
The foregoing instrument was acknowledged before me by means of X physical presence or online notarization this 5 day of March, 2020, by Deborah S. Sugarman as attorney-in-fact for JACARANDA LAKES HOMEOWNER'S ASSOCIATION INC., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification and did take an oath.

My Commission Expires:

BY: 
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

JANNELLY AREVALO

Printed Name of Notary Public



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

DATE: April 1st, 2021
PROPERTY ID # 494132-04-0240 (TD # 46257)

WARNING

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

BRANDON SHUPACK
9071 NW 13TH STREET
PLANTATION, FL 33322

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

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

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

- * Estimated Amount due if paid by April 30, 2021\$28,874.99
- Or
- * Estimated Amount due if paid by May 18, 2021\$29,237.94

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

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

DATE: April 1st, 2021
PROPERTY ID # 494132-04-0240 (TD # 46257)

WARNING

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JACARANDA LAKES HOMEOWNER'S ASSOCIATION INC., C/O UNITED COMMUNITY
MANAGEMENT INC., ATTN: DIANA GONZALEZ
11784 W SAMPLE RD STE 103
CORAL SPRINGS, FL 33065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9071 NW 13 ST, 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.

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www.broward.org/recordstaxestreasury

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

DATE: April 1st, 2021
PROPERTY ID # 494132-04-0240 (TD # 46257)

WARNING

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UNITED COMMUNITY MANAGEMENT CORP, REGISTERED AGENT O/B/O JACARANDA
LAKES HOMEOWNER'S ASSOCIATION, INC.
11784 WEST SAMPLE RD, SUITE 103
CORAL SPRINGS, FL 33065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9071 NW 13 ST, 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.

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www.broward.org/recordstaxestreasury

DATE: April 1st, 2021
PROPERTY ID # 494132-04-0240 (TD # 46257)

WARNING

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

*JACARANDA LAKES HOA
9330 NW 17 ST
PLANTATION, FL 33322

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9071 NW 13 ST, 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.

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DATE: April 1st, 2021
PROPERTY ID # 494132-04-0240 (TD # 46257)

WARNING

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*PATTERSON, LENNOX
9061 NW 13 ST
PLANTATION, FL 33322-4915

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DATE: April 1st, 2021
PROPERTY ID # 494132-04-0240 (TD # 46257)

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*WIELANDT, ERNESTINE
ERNESTINE WIELANDT REV TR
9081 NW 13 ST
PLANTATION, FL 33322

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

DATE: April 1st, 2021
PROPERTY ID # 494132-04-0240 (TD # 46257)

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CITY OF PLANTATION
ATTN: ANNA C OTINIANO FINANCE DIRECTOR
400 NW 73 AVE
PLANTATION, FL 33317

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
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DATE: April 1st, 2021
PROPERTY ID # 494132-04-0240 (TD # 46257)

WARNING

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DEBORAH S SUGARMAN
1200 PARK CENTRAL BLVD SOUTH
POMPANO BEACH, FL 33064

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- * Estimated Amount due if paid by May 18, 2021\$29,237.94

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

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

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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TD 46257 MARCH 2021 WARNING
BRANDON SHUPACK
9071 NW 13TH STREET
PLANTATION, FL 33322

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

See Reverse for Instructions

7017 2680 0000 4978 7491

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

Certified Mail Fee	\$ _____
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage

\$ _____

Total P

\$ _____

Sent To

Street

City, State, ZIP+4®

TD 46257 MARCH 2021 WARNING

JACARANDA LAKES HOMEOWNER'S ASSOC INC., C/O UNITED
COMMUNITY MANAGEMENT INC., ATTN: DIANA GONZALEZ
11784 W SAMPLE RD STE 103
CORAL SPRINGS, FL 33065

7017 2680 0000 4978 7507

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

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
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Postage

\$ _____

Total

\$ _____

Sent

Street

City, State, ZIP+4

TD 46257 MARCH 2021 WARNING

UNITED COMMUNITY MGMT CORP, REGISTERED AGENT

O/B/O JACARANDA LAKES HOMEOWNER'S ASSOC, INC.

11784 WEST SAMPLE RD, SUITE 103

CORAL SPRINGS, FL 33065

7036 1970 0000 8879 7738

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

OFFICIAL USE

Certified Mail Fee	\$ _____
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
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Postage

\$ Total F

\$ Sent i

Street

City, State, ZIP+4

TD 46257 MARCH 2021 WARNING
CITY OF PLANTATION
ATTN: ANNA C OTINIANO FINANCE DIRECTOR
400 NW 73 AVE
PLANTATION, FL 33317

7016 1970 0000 8879 7745

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

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage
\$ _____
Total P
\$ _____
Sent To
Street &
City, St

TD 46257 MARCH 2021 WARNING
***PATTERSON, LENNOX**
9061 NW 13 ST
PLANTATION, FL 33322-4915

7016 1970 0000 8879 7752

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

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
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Total P	
\$	

Sent 7

Street

City, FL

TD 46257 MARCH 2021 WARNING
***WIELANDT, ERNESTINE**
ERNESTINE WIELANDT REV TR
9081 NW 13 ST
PLANTATION, FL 33322

7016 1970 0000 8879 7769

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

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

OFFICIAL USE

7016 1970 0000 8879 7776

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 Post

\$ _____

Sent To

Street or

City, Sta., _____

TD 46257 MARCH 2021 WARNING
***JACARANDA LAKES HOA**
9330 NW 17 ST
PLANTATION, FL 33322

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

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

OFFICIAL USE

Certified Mail Fee	\$ _____
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Post
\$
Total
\$
Sent
Street
City, State, ZIP+4®

TD 46257 MARCH 2021 WARNING
DEBORAH S SUGARMAN
1200 PARK CENTRAL BLVD SOUTH
POMPANO BEACH, FL 33064

7016 1970 0000 8879 7783

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.

SM

1. Article Addressed to:

TD 46257 MARCH 2021 WARNING
 BRANDON SHUPACK
 9071 NW 13TH STREET
 PLANTATION, FL 33322



9590 9402 6458 0346 4790 44

2. Article Number (Transfer from service label)

7017 2680 0000 4978 7491

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 X *[Signature]*
 B. Received by (Printed Name) C. Date of Delivery
 4/5/2021

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


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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46257 MARCH 2021 WARNING
 DEBORAH S SUGARMAN
 1200 PARK CENTRAL BLVD SOUTH
 POMPANO BEACH, FL 33064



9590 9402 6458 0346 4797 85

2. Article Number (Transfer from service label)

7016 1970 0000 8879 7783

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 X *Burkin*

B. Received by (Printed Name) C. Date of Delivery
C-9 6/12/07 *YS*

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"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

SENDER: COMPLETE THIS SECTION

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

SM

1. Article Addressed to:

TD 46257 MARCH 2021 WARNING
 *WIELANDT, ERNESTINE
 ERNESTINE WIELANDT REV TR
 9081 NW 13 ST
 PLANTATION, FL 33322



9590 9402 6458 0346 4790 51

2. Article Number (Transfer from...)

7016 1970 0000 8879 7769

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Ernestine Wielandt Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

4/5/2021

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"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Delivery Restricted Delivery | |
| <input type="checkbox"/> Mail Restricted Delivery | |
- (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 6257 MARCH 2021 WARNING
 UNITED COMMUNITY MGMT CORP, REGISTERED AGENT
 O/B/O PARANDA LAKES HOMEOWNER'S ASSOC, INC.
 11784 WEST SAMPLE RD, SUITE 103
 CORAL SPRINGS, FL 33065



9590 9402 6458 0346 4791 50

2. Article Number (Transfer from service label)

7016 1970 0000 8879 7738

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

C. Espino

C. Date of Delivery

4/5

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery (00)

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, **SM** or on the front if space permits.

1. Article Addressed to:

TD 46257 MARCH 2021 WARNING
 JACARANDA LAKES HOMEOWNER'S ASSOC INC., C/O UNITED
 COMMUNITY MANAGEMENT INC., ATTN: DIANA GONZALEZ
 11784 W SAMPLE RD STE 103
 CORAL SPRINGS, FL 33065



9590 9402 6458 0346 4791 67

2. Article Number (Transfer from service label)

7017 2680 0000 4978 7507

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printer Name) C. Date of Delivery
 ESPINO 4/5

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

Mail
 Mail 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, **SM** or on the front if space permits.

1. Article Addressed to:

TD 46257 MARCH 2021 WARNING
 *JACARANDA LAKES HOA
 9330 NW 17 ST
 PLANTATION, FL 33322



9590 9402 6458 0346 4791 43

2. Article Number (Transfer from service label)

7016 1970 0000 8879 7776

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Rohit Wajid* 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
- | | |
|--|---|
| <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"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
- Mail 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, **SM** or on the front if space permits.

1. Article Addressed to:

TD 46257 MARCH 2021 WARNIN
 *PATTERSON, LENNOX
 9061 NW 13 ST
 PLANTATION, FL 33322-4915



9590 9402 6458 0346 4790 37

2. Article Number (Transfer from service label)

7016 1970 0000 8879 7752

COMPLETE THIS SECTION ON DELIVERY

A. Signature

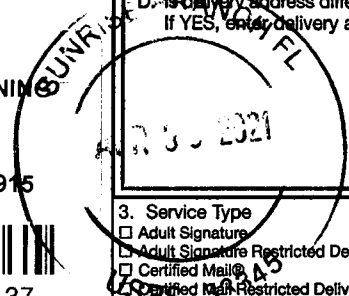
[Handwritten Signature] Agent
 Addressee

B. Received by (Printed Name)

LENNOX PATTERSON

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
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- 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.

SM

1. Article Addressed to:

TD 46257 MARCH 2021 WARNING
 CITY OF PLANTATION
 ATTN: ANNA C OTINIANO FINANCE DIRECTOR
 400 NW 73 AVE
 PLANTATION FL 33317



9590 9402 6458 0346 4795 70

2. Article Number (Transfer from service label)

7016 1970 0000 8879 7745

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x City Hall

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

4-7-21

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
 - Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery