

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: 02/09/2021

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 02/08/2021

CERTIFICATE # 2017-9297

ACCOUNT # 494231070060

ALTERNATE KEY # 351584

TAX DEED APPLICATION # 46782

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, LARKDALE UNIT FOUR, according to the Plat thereof, as recorded in Plat Book 59, Page 26, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 1400 NW 32 AVENUE, LAUDERHILL FL 33311

OWNER OF RECORD ON CURRENT TAX ROLL:

GREGORIA GABRIEL

4846 N UNIVERSITY DR 551

LAUDERHILL, FL 33351 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

GREGORIA LARES

1400 NW 32ND AVE

LAUDERHILL, FL 33311 (Per Deed)

GREGORIA GABRIEL

F/K/A GREGORIA LARES

1400 NW 32ND AVE.

LAUDERHILL, FL 33311 (Per Order of Summary Administration. Unable to locate a Death Certificate of record for Trevor Gabriel a/k/a Trevor Leroy Gabriel.)

(Gregoria Gabriel a/k/a Gregoria Lares a/k/a Gregoria Lares Gabriel a/k/a Gregoria Gloria Gabriel a/k/a Gloria Lares)

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 31 07 0060

CURRENT ASSESSED VALUE: \$79,310

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.

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.

Kim Pickett

Title Examiner



Site Address	1400 NW 32 AVENUE, LAUDERHILL FL 33311	ID #	4942 31 07 0060
Property Owner	GABRIEL, GREGORIA	Millage	1912
Mailing Address	4846 N UNIVERSITY DR 551 LAUDERHILL FL 33351	Use	01
Abbr Legal Description	LARKDALE UNIT 4 59-26 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)**.

* 2020 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$28,490	\$50,820	\$79,310	\$79,310	
2019	\$28,490	\$186,910	\$215,400	\$215,400	\$6,423.06
2018	\$28,490	\$146,010	\$174,500	\$70,540	\$1,689.31

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$79,310	\$79,310	\$79,310	\$79,310
Portability	0	0	0	0
Assessed/SOH	\$79,310	\$79,310	\$79,310	\$79,310
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	\$79,310	\$79,310	\$79,310	\$79,310

Sales History			
Date	Type	Price	Book/Page or CIN
4/18/2019	OSA-T		115758259
4/18/2019	ODH-T		115758261
5/4/2006	WD	\$170,000	42080 / 630
3/30/2006	WD	\$132,000	41755 / 1578
2/1/1965	WD	\$11,200	

Land Calculations		
Price	Factor	Type
\$4.00	7,123	SF
Adj. Bldg. S.F. (Card, Sketch)		1877
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1970/1964		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19	H					LH	LH	
R	1							
1						1	3225.58	

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PROPERTY INFORMATION REPORT

ORDER DATE: 11/06/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 11/04/2020

CERTIFICATE # 2017-9297

ACCOUNT # 494231070060

ALTERNATE KEY # 351584

TAX DEED APPLICATION # 46782

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:

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GREGORIA GABRIEL

4846 N UNIVERSITY DR 551

LAUDERHILL, FL 33351 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

GREGORIA LARES

OR: 42080, Page: 630

1400 NW 32ND AVE.

LAUDERHILL, FL 33311 (Per Deed)

GREGORIA GABRIEL

Instrument: 115758259

F/K/A GREGORIA LARES

1400 NW 32ND AVE.

LAUDERHILL, FL 33311 (Per Order of Summary Administration. Unable to locate a Death Certificate of record for Trevor Gabriel a/k/a Trevor Leroy Gabriel.)

(Gregoria Gabriel a/k/a Gregoria Lares a/k/a Gregoria Lares Gabriel a/k/a Gregoria Gloria Gabriel a/k/a Gloria Lares)

MORTGAGE HOLDER OF RECORD:

DANIEL VARGO, LLC

Instrument: 115388657

2748 E COMMERCIAL BLVD

FORT LAUDERDALE, FL 33308 (Per Assignment and Assumption of Mortgage)

DANIEL VARGO, REGISTERED AGENT

O/B/O DANIEL VARGO LLC

3655 N DIXIE HIGHWAY

OAKLAND PARK, FL 33334 (Per Sunbiz)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FLORIDA TAX CERTIFICATE FUND LLC
6210 PASADENA POINT BLVD S.
GULFPORT, FL 33707 (Tax Deed Applicant)

V.G. DIAZ & ASSOCIATES, LLC
VLADIMIR G. DIAZ
9000 NW 44TH STREET, SUITE 201
SUNRISE, FL 33351 (Per Lien)

Instrument: 115425698

DANIEL VARGO, LLC
JESSICA YERO, ESQ.
JESSICA YERO, P.A.
P.O. BOX 120583
FORT LAUDERDALE, FL 33312 (Per Lis Pendens)

Instrument: 115745174

CITY OF LAUDERHILL
CODE ENFORCEMENT UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313 (Per Lien)

Instrument: 115803049

WOODSIDE PROPERTIES OF SOUTH FLORIDA, LLC
OSCAR A. CASTILLO
(Per unrecorded Contract for Sale and Purchase referenced in Lien recorded in 115425698. No address found on document.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 31 07 0060

CURRENT ASSESSED VALUE: \$79,310

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: 41755, Page: 1578

(Unable to locate a prior deed in the Official Records)

Mortgage

OR: 42080, Page: 632

Assignment and Assumption of Mortgage

Instrument: 115388656

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Kim Pickett

Title Examiner



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Abbr Legal Description	LARKDALE UNIT 4 59-26 B LOT 24 BLK 1		

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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	\$79,310	\$79,310	\$79,310	\$79,310

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Price	Factor	Type
\$4.00	7,123	SF
Adj. Bldg. S.F. (Card, Sketch)		1877
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1970/1964		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19	H					LH	LH	
R	1							
1						1	3225.58	

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #46782

STATE OF FLORIDA
COUNTY OF BROWARD

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

GREGORIA GABRIEL F/K/A GREGORIA LARES 1400 NW 32ND AVE. LAUDERHILL, FL 33311	GREGORIA LARES 1400 NW 32ND AVE LAUDERHILL, FL 33311	DANIEL VARGO, LLC 2748 E. COMMERCIAL BLVD FORT LAUDERDALE, FL 33308	CITY OF LAUDERHILL CODE ENFORCEMENT UNIT 5581 W. OAKLAND PARK BLVD. LAUDERHILL, FL 33313
DANIEL VARGO, LLC JESSICA YERO, ESQ. JESSICA YERO, P.A. P.O. BOX 120583 FORT LAUDERDALE, FL 33312	DANIEL VARGO, REGISTERED AGENT O/B/O DANIEL VARGO LLC 3655 N DIXIE HIGHWAY OAKLAND PARK, FL 33334	WOODSIDE PROPERTIES OF SOUTH FLORIDA OSCAR A. CASTILLO 2800 NE 49TH ST FORT LAUDERDALE, FL 33308-4840	CITY OF LAUDERHILL ATTN ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313-1411
GREGORIA GABRIEL 4846 N UNIVERSITY DR # 551 LAUDERHILL, FL 33351-4510	GREGORIA GLORIA LARES 1400 NW 32ND AVE LAUDERHILL, FL 33311	GREGORIA LARES 4423 NW 48TH TER TAMARAC, FL 33319-3600	NETTIE SUE PATTILLO 1167 SW PEPPERRIDGE TER BOCA RATON, FL 33486-5546
NETTIE SUE PATTILLO 1400 NW 32ND AVE LAUDERHILL, FL 33311-4923	NETTIE TURBYFILL 1067 MARBLE WAY BOCA RATON, FL 33432-3012	V.G. DIAZ & ASSOCIATES, LLC VLADIMIR G. DIAZ 9000 NW 44TH ST STE 201 SUNRISE, FL 33351-5304	*CHANTAL & CHARITABLE VOLCY 1410 NW 32ND AVE LAUDERHILL, FL 33311-4923
*NATHANIEL WELLS 3181 NW 14TH ST LAUDERHILL, FL 33311-4909	*PUBLIC LAND %CITY OF LAUDERHILL FINANCE DEPARTMENT RM 230 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313-1411		

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

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

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

6

Broward County, Florida

INSTR # 117098220
Recorded 03/04/21 at 11:37 AM
Broward County Commission
1 Page(s)
#8

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46782

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: 494231-07-0060
Certificate Number: 9297
Date of Issuance: 05/24/2018
Certificate Holder: FLORIDA TAX CERTIFICATE FUND LLC
Description of Property: LARKDALE UNIT 4 59-26 B
LOT 24 BLK 1

Name in which assessed: GABRIEL,GREGORIA
Legal Titleholders: GABRIEL,GREGORIA
4846 N UNIVERSITY DR 551
LAUDERHILL, FL 33351

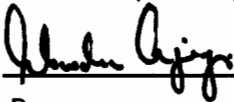
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of June, 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 March, 2021.

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: 05/13/2021, 05/20/2021, 05/27/2021 & 06/03/2021
Minimum Bid: 19841.31

Broward County, Florida

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Name in which assessed: GABRIEL,GREGORIA
Legal Titleholders: GABRIEL,GREGORIA
4846 N UNIVERSITY DR 551
LAUDERHILL, FL 33351

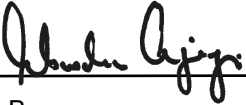
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broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 1st day of April, 2021.

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: 05/13/2021, 05/20/2021, 05/27/2021 & 06/03/2021
Minimum Bid: 20267.31

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

46782
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 9297

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

05/14/2021 05/20/2021 05/27/2021 06/03/2021

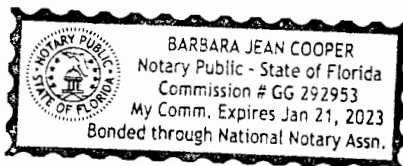
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and 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
3 day of JUNE, 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 46782**

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FLORIDA TAX CERTIFICATE
FUND LLC

Description of Property:
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LOT 24 BLK 1

Name in which assessed:
GABRIEL, GREGORIA

Legal Titleholders:
GABRIEL, GREGORIA
4846 N UNIVERSITY DR 551
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*Pre-registration is required to bid.
Dated this 1st day of April, 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: 20267.31
401-314
5/14-20-27 6/3 21-41/0000529896B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21016943

Broward County, FL VS Gregoria Gabriel

RETURN OF SERVICE



Court Case # TD 46782

Hearing Date:06/16/2021

Received by CCN 11002

05/07/2021 12:46 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Gregoria Gabriel 1400 NW 32 Avenue Lauderhill FL 33311**

Served:

Not Served:

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

Date: 05/07/2021 Time: 3:56 PM

On Gregoria Gabriel 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:

Other Returns: Other Returns

/

COMMENTS: Posted Tax Deed Notice on front door. House boarded up and vacant.

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: *C. Mitchell* 11002

D.S.

C. Mitchell, #11002

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	2		Sheriff's Fees	\$0.00
Services	2		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494231-07-0060 (TD #46782)

WARNING

FLORIDA

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 May 28, 2021\$13,606.55

Or

* Amount due if paid by June 15, 2021\$13,778.48

*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 June 16, 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

GABRIEL,GREGORIA
1400 NW 32 AVE
LAUDERHILL, FL 33311

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21016943

Broward County, FL VS Gregoria Gabriel

RETURN OF SERVICE



Court Case # TD 46782

Hearing Date:06/16/2021

Received by CCN 19009

05/06/2021 9:26 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Gregoria Gabriel 4846 N University Drive 551 Lauderhill FL 33351**

Served:

X

Not Served:

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

Date: 05/06/2021 Time: 2:36 PM

COMMENTS: Subject address is a UPS Store . Per Manager Robert Picora ,Subject has not had an active mailbox 155 at the store since before January 2020 / Returned no Service

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

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

By: Mark Tutton CCN 19009

D.S.

M. Tutton, #19009

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	2		Sheriff's Fees	\$0.00
Services	2		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494231-07-0060 (TD # 46782)

WARNING

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

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

ORIGINAL DOCUMENT

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 May 28, 2021\$13,606.55

Or

* Amount due if paid by June 15, 2021\$13,778.48

*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 June 16, 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

GABRIEL,GREGORIA
4846 N UNIVERSITY DR 551
LAUDERHILL, FL 33351

**NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION
THIS IS THE ADDRESS OF THE OWNER!**



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

Detail by Entity Name

Florida Limited Liability Company
DANIEL VARGO LLC

Filing Information

Document Number L14000019319
FEI/EIN Number 47-3806320
Date Filed 01/31/2014
State FL
Status ACTIVE

Principal Address

3655 N DIXIE HIGHWAY
OAKLAND PARK, FL 33334

Changed: 06/10/2020

Mailing Address

3655 N DIXIE HIGHWAY
OAKLAND PARK, FL 33334

Changed: 06/10/2020

Registered Agent Name & Address

VARGO, DANIEL
3655 N DIXIE HIGHWAY
OAKLAND PARK, FL 33334

Address Changed: 06/10/2020

Authorized Person(s) Detail

Name & Address

Title AMBR

VARGO, DANIEL
3655 N DIXIE HIGHWAY
OAKLAND PARK, FL 33334

Title Authorized Representative

Vargo, Elaine
3655 N DIXIE HIGHWAY
OAKLAND PARK, FL 33334

Annual Reports

Report Year	Filed Date
2018	04/21/2018
2019	04/24/2019

Document Images

06/10/2020 -- ANNUAL REPORT	View image in PDF format
04/24/2019 -- ANNUAL REPORT	View image in PDF format
04/21/2018 -- ANNUAL REPORT	View image in PDF format
04/19/2017 -- ANNUAL REPORT	View image in PDF format
03/31/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
01/31/2014 -- Florida Limited Liability	View image in PDF format



**CERTIFIED FINAL ORDER
IMPOSING FINE/CLAIM OF LIEN**

CE # 18060459

CITY OF LAUDERHILL

Petitioner,

vs.

LARES,GREGORIA

Respondent(s)

The Code Enforcement ("Board"/Special Master, having heard testimony at the Hearing held on the 25th day of April, 2019 and based on the evidence, the Board pursuant to a 7/0 vote/Special Master, enters the following:

FINDINGS OF FACT: In violation for

Ordinance/Regulation	Section	Description	Date Complied	Date Board Order Comply (Orig/New)	Daily Fine
Land Development Regulation - SCH Q...	Section 1.C:	Roofs/gutters and drip metal must be free of faded/chipped paint, discolorations and scaling. Must present a uniform appearance. Any missing tiles/shingles must be replaced with matching color....		(Orig) 10/25/2018 (New) 10/25/2018	\$30.00
Code of Ordinance - Chapter10...	Section 10-15(e):	Remove trash and debris from property....	10/25/2018	(Orig) 10/25/2018 (New) 10/25/2018	\$30.00

PROPERTY IN VIOLATION

Issue Date	5/2/2019
CE #	18060459
Folio	494231070060
Recipient	LARES,GREGORIA
Mailing Address	1400 NW 32 AVE LAUDERHILL, FL 33311
Violation Address	1400 NW 32 AVE, LAUDERHILL, FL 33311
Verified By	Broward Property Appraiser City Records

CONCLUSIONS OF LAW:

The fines shall continue to accrue daily with interest until payment is received in full by the City. These fines are being imposed pursuant to Florida Statutes, Sections 162.06 and 162.09 and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent. The City shall also be entitled to the costs of prosecution and/or costs of repairs in the total amount of \$85.00 which is due on or before 9/6/2018 which covers the costs of the prosecution and recording in relation to this violation.

If the Respondent again repeats the same violation, the Respondent will then be a repeat violator of this Code Section pursuant to Florida Statutes Section 162.06. As a repeat violator, the Respondent may be fined up to \$500.00 per day.

COMPLIANCE/RELEASE OF LIEN: Once the Respondent corrects the above violation, the Respondent must contact the City Code Enforcement Department in order to obtain a Notice of Compliance. Once a Notice of Compliance is obtained and once all past due fines, interest and costs are paid, a Release of Lien can be obtained.

RATIFICATION/CERTIFICATION OF FINE: These fines were ratified and certified by the Code Board/Special Master at a hearing held on 4/25/2019 prior to the imposition of the Claim of Lien.

APPEAL: You may appeal a Final Order by filing an action in the Circuit Court. You must file within (30) THIRTY DAYS of the date of the Final Order. You will be required to furnish a transcript of the minutes of the Board. You can contact the City Clerk to obtain a copy.

MITIGATION OF FINE: If you wish to request a mitigation of the fine after the Final Order has been issued, you must complete and submit a written application and fee to the Chief Code Officer, 5581 W. Oakland Park Blvd., Lauderhill, FL 33313.

COMMENTS:

CERTIFIED COPY: We hereby certify that this is the Original executed and notarized Final Order Imposing Fine/Claim of Lien which shall bear the original signature and seal of the undersigned notary public. This Certified Original may be recorded in the Public Records of Broward County and thereafter shall constitute a lien against the property pursuant to Florida Statutes, Section 162.09(3). The City shall retain the Original recorded lien on file for at least twenty (20) years.

DONE AND ORDERED this 2nd day of May, 2019.

Dorothy Rich
Chairperson, Code Enforcement Board

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6 day of may 2019
by Dorothy Rich

NOTARY PUBLIC, STATE OF FLORIDA

Personally known or produced identification
Type of identification produced _____



Case Number: CACE-19-008235 Division: 11
Filing # 88056283 E-Filed 04/16/2019 02:26:59 PM

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

DANIEL VARGO LLC,
Plaintiff,
v.

CASE NO: _____

DIVISION: _____

GREGORIA LARES; THE UNKNOWN HEIRS,
DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS CLAIMING BY,
THROUGH, UNDER OR AGAINST, TREVOR
GABRIEL, DECEASED; ANY AND ALL
UNKNOWN PARTIES CLAIMING BY,
THROUGH, UNDER OF AGAINST THE
HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT KNOWN TO
BE DEAD OR ALIVE, WHETHER SAID
UNKNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIMANTS; V. G.
DIAZ & ASSOCIATES, LLC, UNKNOWN
PARTY IN POSSESSION #1, UNKNOWN
PARTY IN POSSESSION #2,
Defendants.

_____ /

NOTICE OF LIS PENDENS

TO: GREGORIA LARES; THE UNKNOWN HEIRS, DEVISEES, GRANTEES,
ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER OR AGAINST, TREVOR GABRIEL, DECEASED; ANY AND ALL
UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OF AGAINST THE HEREIN
NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR
ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; V. G. DIAZ &
ASSOCIATES, LLC, UNKNOWN PARTY IN POSSESSION #1, UNKNOWN PARTY IN
POSSESSION #2, , AND ALL OTHERS TO WHOM THIS MAY CONCERN:

YOU ARE HEREBY NOTIFIED of the institution of this suit, on March 18, 2019, to
foreclose a mortgage brought by Plaintiff, DANIEL VARGO, LLC. The property that is the
subject matter of this action is located at 1400 NW 32 Ave, Lauderhill, Florida 33311, and is
described as:

Lot 24, Block 1, Larkdale Unit Four, according to the Plat thereof, as recorded in Plat Book 59, Page 26, of the Official Records of Broward County, Florida.
(the "Property")

Dated: this 16th day of April, 2019.

Respectfully Submitted,
Jessica Yero, P.A.

/s/ *Jessica Yero*

Jessica Yero, Esq.

FBN: 58028

Attorney for Plaintiff

P.O. Box 120583

Fort Lauderdale, FL 33312

(954) 801-5819

jessica@yerolegal.com

Instrument Prepared By
Record and Return to:
Vladimir G. Diaz
V. G. Diaz & Associates LLC
9000 NW 44th Street, Suite 201
Sunrise, Florida 33351

CLAIM OF LIEN FOR BROKERAGE FEE

STATE OF FLORIDA)
)ss:
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared VLADIMIR G. DIAZ MANAGING MEMBER of V. G. DIAZ & ASSOCIATES, LLC, a Florida limited liability company, on behalf of the corporation. He took an oath, and is personally known to me or has produced _____ as identification that he is the Managing Member of V. G. DIAZ & ASSOCIATES LLC, whose post office address is 9000 NW 44th Street, Suite 201, Sunrise, FL 33351, and that pursuant to section 475.42(1)(i) of the Florida Statutes as well as the Exclusive Right of Sale Listing Agreement executed by Gregoria Lares, and the "AS IS" Residential Contract For Sale And Purchase executed by Oscar A. Castillo, as Managing Member of WOODSIDE PROPERTIES OF SOUTH FLORIDA, LLC, a Florida limited liability company, on behalf of the company, said corporation is owed the amount of \$6,600.00 for Brokerage Fees.

This Claim of Lien shall also secure all interest, late fees, cost of collection, and reasonable attorney's fees which are due, and which may accrue subsequent to the date of this Claim of Lien and prior to the entry of any final judgment.

The Lienor claims this lien of the following described property in Broward County, Florida:

Lot 24, Block 1, LARKDALE UNIT FOUR, according to the Plat thereof, as recorded in Plat Book 59, Page 26, of the Public Records of Broward County, Florida; a/k/a 1400 NW 32nd Avenue, Lauderhill, FL 33311.

The current owner of which is GREGORIA LARES.

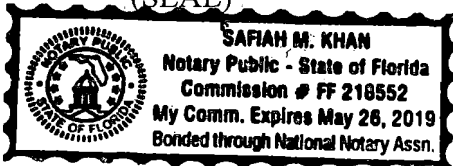
The amount due to the Lienor remains outstanding as of the 2nd day of November, 2018.

V.G. DIAZ & ASSOCIATES, LLC

By: [Signature]
VLADIMIR G. DIAZ, MANAGING MEMBER

Sworn to and Subscribed before me this 2nd day of November, 2018 by VLADIMIR G. DIAZ, MANAGING MEMBER OF V. G. DIAZ & ASSOCIATES LLC.

(SEAL)



[Signature]
NOTARY PUBLIC, State of Florida at Large

SAFIAH M KHAN
Printed Name

2
Return to

This Instrument Prepared By and Return To:
William J. McPharlin, Esq.
3015 North Ocean Boulevard, Suite 122
Fort Lauderdale, FL 33308

#00000

MORTGAGE DEED

This Mortgage is made this 4 day of May, 2006, by and between **Gregoria Lares, a single woman, and Trevor Gabriel, a single man**, ("Mortgagor"), whose address is 1400 NW 32nd Avenue, Lauderhill, FL 33311 and **Nettie Turbyfill** (the "Mortgagee") whose address is 1067 Marble Way, Boca Raton, FL 33432.

WITNESSETH:

WHEREAS, Mortgagor is indebted to Mortgagee in a principal sum of One Hundred Seventy-One Thousand Six Hundred Dollars (\$171,600.00) as evidenced by that certain promissory note of even date herewith, executed by Mortgagor and delivered to Mortgagee, a copy of which is attached hereto (the "Note");

NOW, THEREFORE, to secure the performance by Mortgagor of all covenants and conditions in the Note and in this Mortgage and in all other instruments securing the Note, and in order to charge the properties, interests and rights hereinafter described with such payment and performance and to secure renewals and extensions thereof, and for and in consideration of the sum of Ten Dollars and no/100 Dollars (\$10.00), Mortgagor does hereby mortgage, sell, pledge and assign to Mortgagee all of the land in the County of Broward, State of Florida, which is more particularly described as follows:

LOT 24, Block 1, LARKDALE UNIT FOUR, according to the Plat thereof, as recorded in Plat Book 59, Page 26, of the Public Records of Broward County, Florida

To have and to hold the same, together with all improvements and appurtenances thereto, and personal property therein, and together with all rents, issues, profits, revenues and other benefits therefrom, and also all the estate, right, title, interest and claim whatsoever of Mortgagor to the same in every part and parcel thereof unto Mortgagee in fee simple (the "Mortgaged Property").

PROVIDED ALWAYS, that if Mortgagor shall pay to Mortgagee the Note at the times and in the manner stipulated therein, and in all other instruments securing the Note, including renewals, extensions or modifications thereof, and in this Mortgage and in all other instruments securing the Note, to be kept, performed or observed by Mortgagor, then this Mortgage shall cease and be void, but shall otherwise remain in full force and effect.

Mortgagor covenants and agrees with Mortgagee as follows:

1. **Priority.** This is a first mortgage.
2. **Compliance with Note and Mortgage.** Mortgagor shall comply with all provisions of the Note, this Mortgage and of every other instrument securing the Note, and will promptly pay to Mortgagee the principal with interest thereon and all other sums required to be paid by Mortgagor under the Note and pursuant to the provisions of this Mortgage and of every other instrument securing the Note.
3. **Warranty Of Title.** Mortgagor is indefeasibly seized of the Mortgaged Property in fee simple and Mortgagor has lawful authority to convey, mortgage and encumber the same as provided by this Mortgage, and does hereby so warrant, and that the Mortgaged Property is free and clear of all other encumbrances.

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4. **Payment of Tax and Liens.** Mortgagor shall pay all the taxes, obligations and encumbrances of every nature now on the Mortgaged Property or that hereafter may be imposed upon this Mortgage or the Mortgaged Property or upon the indebtedness secured hereby. All such payments to be made when due and payable according to law before they become delinquent and before any interest attaches or any penalty is incurred. Insofar as any indebtedness is of record, the same shall be promptly satisfied and evidence of such satisfaction shall be given to Mortgagee.

5. **Real Property Taxes.** On or before December 31 of each year, Mortgagor shall furnish to Mortgagee a receipt from the County Revenue Collector evidencing payment in full of the real and personal property taxes and assessments assessed with respect to the Mortgaged Property for such year.

6. **Insurance.** Mortgagor shall keep the Mortgaged Property and the improvements now existing or hereafter erected on the Mortgaged Property insured as may be required from time to time by Mortgagee against loss by fire, other hazards and contingencies in an amount not less than the full insurable value and furnish proof of such payment to Mortgagee on or before the due date hereof. Mortgagor shall pay promptly, when due, any premiums on such insurance. All insurance shall be carried with companies approved by Mortgagee and the policy and renewals thereof shall be held by Mortgagee and have attached thereto loss payable clauses in favor and in form acceptable to Mortgagee. In the event of loss, Mortgagor shall give immediate notice by mail to Mortgagee and Mortgagee may make proof of loss if not made promptly by Mortgagor. Each insurance company concerned is hereby authorized and directed to make payments for such loss to Mortgagee instead of either to Mortgagor or Mortgagor and Mortgagee jointly. Insurance proceeds or any part thereof may be applied by Mortgagee at its option, after deducting therefrom all its expenses including attorney's fees, either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damage. Mortgagee is hereby authorized, at its option, to settle and compromise any claims, awards, damages, rights of action and proceeds, and any other payment or relief under any insurance policy. In the event of foreclosure of this Mortgage or other transfer of title to the Mortgaged Property in extinguishment of the indebtedness secured hereby, all right, title, and interest of Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

7. **Escrow.** Notwithstanding the above provisions, if required by Mortgagee, Mortgagor shall pay Mortgagee with each monthly installment due under the Note, an amount equal to one-twelfth (1/12) of the annual real property taxes and assessments for the Mortgaged Property and an amount equal to one-twelfth (1/12) of the annual insurance premiums for the insurance on the Mortgaged Property, or such other amount as the Mortgagee may establish to be sufficient to enable Mortgagee to pay, at least thirty (30) days before they become due, all taxes, assessments, insurance premiums and other charges against the Mortgaged Property or any part thereof. Such added payment shall not be, nor be deemed to be, trust funds, but may be co-mingled with the general funds of Mortgagee, and no interest shall be payable in respect thereto. Upon demand of Mortgagee, Mortgagor agrees to deliver to Mortgagee such additional monies as are required to make up any deficiencies in the amounts necessary to enable Mortgagee to pay such taxes, assessments, insurance premiums and other charges. In the event of a default by Mortgagee in the performance of any of the terms, covenants and conditions of this Mortgage or the Note secured hereby, Mortgagee may apply to the reduction of the principal sum or to any interest or other sums secured hereby, in such manner as Mortgagee shall determine, any amount paid under this paragraph.

8. **Condemnation.** If the Mortgaged Property or any part thereof shall be damaged or taken through condemnation (which term when used herein shall include any damage or taking by any governmental authority or any other authority authorized by the laws of the State of Florida or the United States of America to so damage or take, and any transfer by private sale in lieu thereof), either temporarily or permanently, the entire indebtedness and other sums secured hereby shall, at the option of Mortgagee, become immediately due and payable. Mortgagee shall be entitled to all compensation, awards, damages, claims, rights of action and proceeds of, or on account of any damage or taking through condemnation and is hereby authorized, at its option, to commence, appear in and prosecute, in its own or Mortgagor's name, any action or proceeding relating to any condemnation, and to settle or compromise any claim in connection therewith. All such compensation awards, damages, claims, rights of action and proceeds, and any other payments or relief, and the right thereto, are hereby assigned by Mortgagor to Mortgagee and Mortgagee after deducting therefrom all its expenses including attorney's fees may release any monies so received by it without affecting the lien of this Mortgage or may apply the same, in such manner as Mortgagee shall determine, to the reduction of the sums secured hereby and to any prepayment charge provided in the Note, this Mortgage or any other instrument securing the Note.

Any balance of such monies then remaining shall be paid to Mortgagor. Mortgagor agrees to execute such further assignments or any compensations, awards, damages, claims, rights of action and proceeds as Mortgagee may require.

9. **Care of Mortgaged Property.** Mortgagor shall not remove or demolish any building or other property forming a part of the Mortgaged Property without the written consent of Mortgagee. Mortgagor shall not permit, commit, or suffer any waste, impairment or deterioration of the Mortgaged Property or any part thereof, and shall keep the same and improvements thereon in good condition and repair. Mortgagor shall notify Mortgagee in writing within five (5) days of any damage, or impairment of the Mortgaged Property. Mortgagee may, at Mortgagee's discretion, have the Mortgaged Property inspected at any time and Mortgagor shall pay all costs incurred by Mortgagee in executing such inspection.

10. **Mortgagee's Right to Make Certain Payments.** In the event Mortgagor fails to pay or discharge the taxes, liabilities, or encumbrances, or fails to keep the Mortgaged Property insured or to deliver the policies, premiums paid, or fails to repair the Mortgaged Property as herein agreed, Mortgagee may at its option pay or discharge the taxes, liabilities, and encumbrances of any part thereof, to procure and pay for such insurance or to make and pay for such repairs. Mortgagee shall have no obligation on its part to determine the validity or necessity of any payment thereof and any such payment shall not waive or affect any option, lien equity or right of Mortgagee under or by virtue of this Mortgage. The full amount of each and every such payment shall be immediately due and payable and shall bear interest from the date thereof until paid at the rate of 18 percent (18%) per annum, simple interest, and together with such interest, shall be secured by the lien of this Mortgage. Nothing herein contained shall be construed as requiring Mortgagee to advance or expend monies for any of the purposes mentioned in this paragraph.

11. **Payment of Expenses.** Mortgagor shall pay all the costs, charges and expenses, including reasonable attorney's fees, disbursements and costs of abstracts of title, incurred or paid at any time by Mortgagee due to the failure on the part of Mortgagor promptly and fully to perform, comply with and abide by each and every stipulation, agreement, condition and covenant of the Note and this Mortgage. Such costs, charges and expenses, shall be immediately due and payable, whether or not there be notice, demand, attempt to collect or suit pending, and shall bear interest at the rate of Eighteen percent (18%) per annum, simple interest, until paid. All such costs, charges and expenses so incurred or paid, together with such interest, shall be secured by the lien of this Mortgage and any other instrument securing the Note.

12. **Additional Documents.** At all times this Mortgage is in effect, upon Mortgagee's request, Mortgagor shall make, execute and deliver or cause to be made, executed and delivered to Mortgagee and, where appropriate, shall cause to be recorded or filed and thereafter to be re-recorded or refiled at such time and in such places as shall be deemed desirable by Mortgagee any and all such further mortgages, instruments of further assurance, certificates and other documents as Mortgagee may consider necessary or desirable in order to effectuate, complete, enlarge, perfect, or to continue and preserve the obligations of Mortgagor under the Note and this Mortgage and all other instruments securing the Note, and the lien of this Mortgage as a first and prior lien upon all the Mortgaged Property. Upon any failure by Mortgagor to do so, Mortgagee may make, execute, record, file, re-record or refile any and all such mortgages, instruments, certificates and documents for and in the name of Mortgagor. Mortgagor hereby irrevocably appoints Mortgagee agent and attorney-in-fact of Mortgagor to do all things necessary to effectuate or assure compliance with this paragraph.

13. **Event of Default.** Any one of the following shall constitute an event of default:

(a) Failure by Mortgagor to pay, within fifteen (15) days of the due date, any installments of principal or interest due under the Note, or any deposits for taxes and assessments or insurance premiums due hereunder, or any other sums to be paid by Mortgagor hereunder or under any other instruments securing the Note.

(b) Failure by Mortgagor to duly keep, perform and observe any other covenant, condition or agreement in the Note, this Mortgage, any other instrument securing the Note or any other instrument collateral to the Note or executed in connection with the sums secured hereby for a period of ten (10) days after Mortgagee gives written notice specifying the breach.

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(c) If either Mortgagor or any guarantor or endorser of the Note: (i) files a voluntary petition in bankruptcy, or (ii) is adjudicated bankrupt or insolvent; or (iii) files any petition or answer seeking or acquiescing in any relief for itself under any law relating to bankruptcy, insolvency or other relief for debtor; or (iv) seeks or consents to or acquiesces in the appointment of any trustee, receiver, master or liquidator of itself or of all or any substantial part of the Mortgaged Property; or (v) makes any general assignment for the benefit of creditors, or (vi) makes any admission in writing of its inability to pay its debts generally as they become due; (vii) a court of competent jurisdiction enters an order, judgment or decree approving a petition filed against Mortgagor or any guarantor or endorser of the Note, seeking any relief under any present or future federal, state, or other statute, law or regulation relating to bankruptcy, insolvency or other relief for debtors, which order, judgment or decree remains unvacated and unstayed for an aggregate of sixty (60) days whether or not consecutive from the date of entry thereof; or (viii) any trustee, receiver or liquidator of Mortgagor of all or any substantial part of the Mortgaged Property is appointed without the prior written consent of Mortgagee, which appointment shall remain unvacated and unstayed for an aggregate of sixty (60) days whether or not consecutive.

(d) Any breach of any warranty or material untruth of any representation of Mortgagor contained in the Note, this Mortgage or any other instrument securing the Note.

14. **Acceleration.** If an event of default shall have occurred, Mortgagee may declare the outstanding principal amount of the Note and the interest accrued thereon, and all other sums secured hereby, to be due and payable immediately. Upon such declaration such principal and interest and other sums shall immediately be due and payable without demand or notice.

15. **Remedies after Default.** Upon an event of default, Mortgagee may proceed by suit or suits at law or in equity or by any other appropriate proceeding or remedy to: (a) enforce payment of the Note or the performance of any term hereof or any other right; (b) foreclose this Mortgage and to sell, as an entity or in separate lots or parcels, the Mortgaged Property under the judgment or decree of a court or courts of competent jurisdiction; (c) collect all rents, issues, profits, revenue, income and other benefits from the Mortgaged Property; (d) appoint a receiver to enter upon and take possession of the Mortgaged Property and to collect all rents, issues, profits, revenue, income, and other benefits thereof and apply the same as a court may direct and such receiver shall have all rights and powers permitted under law; and (e) pursue any other remedy available to it including, but not limited to, taking possession of the Mortgaged Property without notice or hearing to Mortgagor. Mortgagee shall take action either by such proceedings or by the exercise of its power with respect to entry or taking possession, or both, as Mortgagee may determine.

16. **No Waiver.** No delay or omission of Mortgagee or of any holder of the Note to exercise any right, power or remedy accruing upon any event of default shall exhaust or impair any such right, power or remedy or shall be construed to waive any event of default or to constitute acquiescence therein.

17. **Non-Exclusive Remedies.** No right, power or remedy conferred upon or reserved to Mortgagee by the Note, this Mortgage or any other instrument securing the Note is exclusive of any other right, power or remedy, but each and every such right, power and remedy shall be cumulative and concurrent and shall be in addition to any other right, power and remedy given hereunder or under the Note or any other instrument securing the Note, now or hereafter existing at law, in equity or by statute.

18. **Successors and Assigns Bound.** Whenever one of the parties hereto is named or referred to herein, the heirs, successors and assigns of such party shall be included and all covenants and agreements contained in this Mortgage, by or on behalf of Mortgagor or Mortgagee, shall bind and inure to the benefits of their respective heirs, successors and assigns, whether or not so expressed.

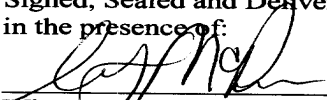
19. **Miscellaneous.** In the event that any of the covenants, agreements, terms or provisions contained in the Note, this Mortgage or any other instrument securing the Note shall be invalid, illegal or unenforceable in any respect, the validity of the remaining covenants, agreements, terms or provisions contained herein and in the Note and any other instrument securing the Note shall be in no way affected, prejudiced or disturbed thereby. The term "attorney's fees" as used in this Mortgage includes any and all legal fees of whatever nature including, but not limited to, fees resulting from any appeal of an interlocutory order or final judgment or any other appellate proceeding arising out of any litigation. Mortgagor shall pay the cost of releasing or satisfying this Mortgage of record.

20. **No Transfer.** It is understood and agreed by Mortgagor that as part of the inducement to Mortgagee to make the loan evidenced by the Note, Mortgagee has considered and relied on the credit worthiness and reliability of Mortgagor. Upon any sale, conveyance, transfer, lease or further encumbrance of any interest in or any part of the Mortgaged Property, the entire principal balance of the Note, together with accrued interest, late charges, prepayment penalty and other amounts due under the Note and the Mortgage, shall be immediately due and payable in full. If any person should obtain an interest in all or any part of the Mortgaged Property pursuant to the execution or enforcement of any lien, security interest or other right, whether superior, equal, or subordinate to this Mortgage or the lien hereof, such event shall be deemed to be a transfer by Mortgagor and an event of default hereunder.

21. **Future Advances.** Pursuant to Florida Statutes Section 697.04 this Mortgage shall secure not only the existing indebtedness evidenced by the Note, but also such future advances as may be made by Mortgagee to Mortgagor in accordance with the Note, this Mortgage, or any other Loan Document, whether or not such advances are obligatory or are to be made at the option of Mortgagee, or otherwise, as are made within twenty (20) years from the date hereof, to the same extent as if such future advances were made on the date of the execution of this Mortgage, and the total amount of indebtedness that shall be so secured by this Mortgage may decrease or increase from time to time, provided that the total unpaid balance so secured at any one time shall not exceed a principal amount of Five Hundred Thousand dollars (\$500,000.00) plus interest thereon and plus any disbursements made for the payment of taxes, levies or insurance on the property covered by the lien of this Mortgage, together with interest on such disbursements.

IN WITNESS WHEREOF, the Mortgagor has executed this instrument the day and year first written above.

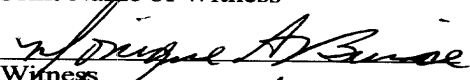
Signed, Sealed and Delivered
in the presence of:



Witness
William J. McPhadin
Print Name of Witness



Gregoria Lares



Witness
Marique A. Buice
Print Name of Witness



Trevor Gabriel

STATE OF FLORIDA)
COUNTY OF Broward)

The foregoing instrument was acknowledged before me this 4th day of May, 2006 by Gregoria Lares and Trevor Gabriel, who is/are _____ personally known to me or produced driver's licenses as identification.



Notary Public, State of Florida
My Commission Expires:

This instrument prepared by
ABRAHAM & SWEENEY PLLC
110 SE 6TH ST, 17TH FLOOR
FORT LAUDERDALE, FL 33301

THIS ASSIGNMENT AND ASSUMPTION OF MORTGAGE LOAN DOCUMENTS (“Assignment”) is dated as of OCTOBER 5, 2018 by NETTIE TURBYFILL (Assignor), whose address is 1067 MARBLE WAY, BOCA RATON, FL 33432 , to WOODSIDE PROPERTIES OF SOUTH FLORIDA, LLC (Assignee), whose address is 2800 NE 49TH ST, FORT LAUDERDALE, FL 33308.

WHEREAS, Assignor is the legal and equitable owner and holder of that certain loan (“Loan”) made by Assignor, in the original principal amount of \$ 171,600.00, with a mortgage entered into MAY 4, 2006 and recorded MAY 24, 2006 in Official Records Book 42080, Page 632 of BROWARD County, State of FLORIDA; as evidenced by certain loan documents more particularly described on Exhibit “A” (“Mortgage Loan Documents”); and

WHEREAS, Assignee has provided funds and consideration for Assignor’s acquisition of and assignment of the “Mortgage Loan Documents”.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Assignor and Assignee, and in consideration of the mutual agreements contained herein, Assignor and Assignee hereby agree as follows:

1. Recitals. The recitals set forth above are true and correct and are incorporated herein by this reference.
2. Defined Terms. All capitalized terms not defined herein shall have the meanings ascribed to them under other Purchase Agreement.
3. Assignment and Assumption. Subject to the terms of the related Agreements, Assignor hereby sells, assigns, transfers and conveys to Assignee all of Assignor’s right, title and interest in and to the Loan and the Mortgage Loan Documents, together in each case with all monies, principal and interest, due and to become due thereon, and all rights, remedies, benefits, privileges, liens, security interests and assignments thereunto belonging. Concurrently herewith, Assignor has endorsed the Mortgage Note to the order of Assignee, without recourse, representation or warranty. Assignee hereby accepts such sale, assignment, transfer and conveyance, and hereby assumes and agrees to perform all of the duties and obligations arising under or in connection with the Mortgage Loan Documents.
4. No Other Representations or Warranties by Assignor. THIS ASSIGNMENT IS EXECUTED WITHOUT RECOURSE AND WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE, EXPRESSED, IMPLIED OR IMPOSED BY LAW, EXCEPT AS EXPRESSLY PROVIDED IN THE PURCHASE

AGREEMENT OR OTHER RELATED AGREEMENTS.

5. Closing Date. This Assignment shall be effective as of the Closing Date.

WITNESSETH: That the Assignor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged hereby assigns, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Assignee all the rights and obligations as Mortgagee of the above referenced Mortgage and related Loan documents.

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

SIGNED, SEALED & DELIVERED:

Nettie Turbyfill
NETTIE TURBYFILL

10/15/18
DATED

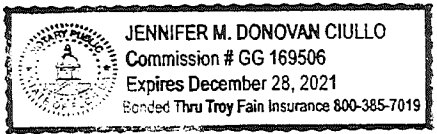
STATE OF FLORIDA

COUNTY OF BROWARD

SUBSCRIBED AND SWORN TO BEFORE ME on this 15th day of October, 2018 by NETTIE TURBYFILL, personally known to me or has produced _____ as identification as the basis of satisfactory evidence to be the person (s) who appeared before me.

Jennifer M. Donovan Ciullo
Notary Public

My commission expires: 12/28/2021



This instrument prepared by
ABRAHAM & SWEENEY PLLC
110 SE 6TH ST, 17TH FLOOR
FORT LAUDERDALE, FL 33301

THIS ASSIGNMENT AND ASSUMPTION OF MORTGAGE LOAN DOCUMENTS (“Assignment”) is dated as of OCTOBER 9, 2018 by WOODSIDE PROPERTIES OF SOUTH FLORIDA, LLC (Assignor), whose address is 2800 NE 49TH ST, FORT LAUDERDALE, FL 33308 , to DANIEL VARGO, LLC (Assignee), whose address is 2748 E. COMMERCIAL BLVD FORT LAUDERDALE, FL 33308.

WHEREAS, Assignor is the legal and equitable owner and holder of that certain loan (“Loan”) made by Assignor, in the original principal amount of \$171,600.00, with a mortgage entered into MAY 4, 2006 and recorded MAY 24, 2006 in Official Records Book 42080, Page 632 of BROWARD County, State of FLORIDA; as evidenced by certain loan documents more particularly described on Exhibit “A” (“Mortgage Loan Documents”); and

WHEREAS, Assignee has provided funds and consideration for Assignor’s acquisition of and assignment of the “Mortgage Loan Documents”.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Assignor and Assignee, and in consideration of the mutual agreements contained herein, Assignor and Assignee hereby agree as follows:

1. Recitals. The recitals set forth above are true and correct and are incorporated herein by this reference.
2. Defined Terms. All capitalized terms not defined herein shall have the meanings ascribed to them under other Purchase Agreement.
3. Assignment and Assumption. Subject to the terms of the related Agreements, Assignor hereby sells, assigns, transfers and conveys to Assignee all of Assignor’s right, title and interest in and to the Loan and the Mortgage Loan Documents, together in each case with all monies, principal and interest, due and to become due thereon, and all rights, remedies, benefits, privileges, liens, security interests and assignments thereunto belonging. Concurrently herewith, Assignor has endorsed the Mortgage Note to the order of Assignee, without recourse, representation or warranty. Assignee hereby accepts such sale, assignment, transfer and conveyance, and hereby assumes and agrees to perform all of the duties and obligations arising under or in connection with the Mortgage Loan Documents.
4. No Other Representations or Warranties by Assignor. THIS ASSIGNMENT IS EXECUTED WITHOUT RECOURSE AND WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE, EXPRESSED, IMPLIED OR IMPOSED BY LAW, EXCEPT AS EXPRESSLY PROVIDED IN THE PURCHASE

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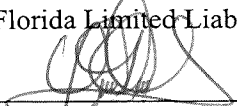
5. Closing Date. This Assignment shall be effective as of the Closing Date.

WITNESSETH: That the Assignor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged hereby assigns, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Assignee all the rights and obligations as Mortgagee of the above referenced Mortgage and related Loan documents.

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

SIGNED, SEALED & DELIVERED:

WOODSIDE PROPERTIES OF SOUTH FLORIDA, LLC,
A Florida Limited Liability Company



ASSIGNOR: Oscar Castillo, as Managing Member


10/15/18

DATED

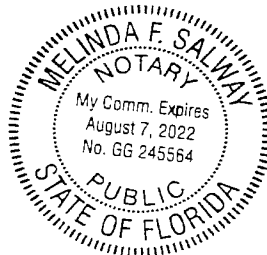
STATE OF FLORIDA

COUNTY OF BROWARD

SUBSCRIBED AND SWORN TO BEFORE ME on this 15 day of October, 2018 by OSCAR CASTILLO, MANAGING MEMBER, personally known to me or has produced FL DL as identification as the basis of satisfactory evidence to be the person (s) who appeared before me.


Notary Public

My commission expires: 8-7-22



**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 4/22/2019 8:37:31 AM.****

IN THE CIRCUIT COURT FOR BROWARD COUNTY,
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF File No. PRC 19-1555

TREVOR LEROY GABRIEL
A/K/A TREVOR GABRIEL

Division: 65

Deceased.

ORDER OF SUMMARY ADMINISTRATION
(intestate)

PROBATE
2019 APR 22 AM 8:14
FILED FOR RECORD
CLERK, CIRCUIT COURT
BROWARD COUNTY, FL

On the petition of Gregoria Gabriel f/k/a Gregoria Lares for summary administration of the estate of Trevor Leroy Gabriel a/k/a Trevor Gabriel, deceased, the court finding that the decedent died on [REDACTED] that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof; that the material allegations of the petition are true; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

1. There be immediate distribution of the assets of the decedent as follows:

Name	Address	Asset, Share or Amount
Gregoria Gabriel f/k/a Gregoria Lares	1400 NW 32nd Ave. Lauderhill, Florida 33311	100%

2. Those to whom specified assets of the decedent's estate are distributed by this order have the right to receive and collect those assets and to maintain actions to enforce their rights.

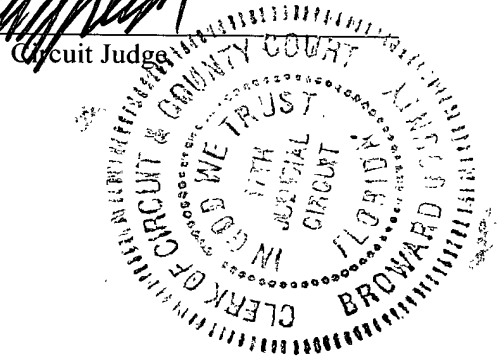
PRC 19-1555

3. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and directed to comply with this order by paying, delivering, or transferring to the beneficiaries specified above the parts of the decedent's estate distributed to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

Ordered on April 18, 2019.

[Handwritten Signature]

Circuit Judge



**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 4/22/2019 8:37:31 AM.****

IN THE CIRCUIT COURT FOR BROWARD COUNTY,
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF
TREVOR LEROY GABRIEL
A/K/A TREVOR GABRIEL

File No. PRC 19-1555

Division: 65

Deceased.

ORDER DETERMINING HOMESTEAD
STATUS OF REAL PROPERTY
(Intestate - spouse, no lineal descendant - exempt from claims)

PROBATE
2019 APR 22 AM 8:14
FILED FOR RECORD
CLERK, CIRCUIT COURT
BROWARD COUNTY, FL

On the petition of Gregoria Gabriel f/k/a Gregoria Lares for an order determining homestead status of real property (the "Property"), all interested persons have been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died intestate and was domiciled in Broward County, Florida;
2. The decedent was survived by a spouse;
3. The decedent was not survived by a descendant;
4. At the time of death, the decedent owned and resided on the Property described in the petition; it is

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

Lot 24, Block 1, Larkdale Unit Four, according to the plat thereof, recorded in Plat Book 59, Page 26, Public Records of Broward County, Florida

a/k/a 1400 NW 32nd Ave, Lauderdale, FL 33311

Parcel ID: 4942 31 07 0060

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

It is

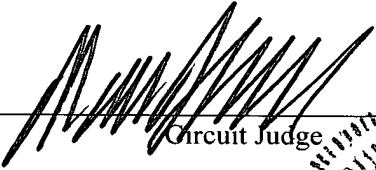
**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 4/22/2019 8:37:31 AM.****

PRC 19-1555

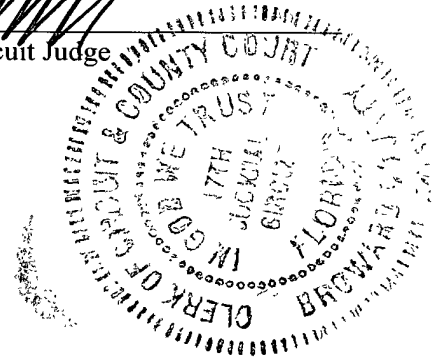
ADJUDGED FURTHER that the title to the Property descended, as of the decedent's date of death, and the constitutional exemption from claims of the decedent's creditors inured to the decedent's surviving spouse, , whose post office address is Florida . It is

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 surviving spouse, and the personal representative shall have no further responsibility with respect to it.

ORDERED on April 16, 2019.



Circuit Judge



FLORIDA COAST TITLE CORP
3015 N. Ocean Blvd., Suite 122
Fort Lauderdale, FL 33308

This Document Prepared By:
RUSSELL A. WHITE, ESQ.
ROGERS, MORRIS & ZIEGLER
#300, VICTORIA CENTRE
1401 E. BROWARD BOULEVARD
FORT LAUDERDALE, FLORIDA 33301

Parcel ID Number: 19231-07-00600

Warranty Deed

This Indenture, Made this 30th day of March, 2006 A.D., Between DANIEL R. HARDEN and ANNIE LEE HARDEN, husband and wife

of the County of BROWARD, State of Florida, grantors, and HOME SOLUTIONS OF SOUTH FLORIDA, INC., a corporation existing under the laws of the State of Florida whose address is: 3650 NORTH FEDERAL HIGHWAY, #214, LIGHTHOUSE POINT, FL 33064

of the County of BROWARD, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of BROWARD State of Florida to wit:

LOT 24, BLOCK 1, LARKDALE UNIT FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Subject to current taxes, easements and restrictions of record.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Russell A. White
Printed Name: RUSSELL A. WHITE
Witness

Sandra A. White
Printed Name: Sandra A. White
Witness

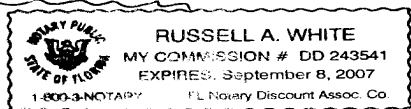
Daniel R. Harden (Seal)
DANIEL R. HARDEN
P.O. Address: 4871 NE 2 AVENUE, FORT LAUDERDALE, FL 33334

Annie Lee Harden (Seal)
ANNIE LEE HARDEN
P.O. Address: 4871 NE 2 AVENUE, FORT LAUDERDALE, FL 33334

STATE OF Florida
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 30th day of March, 2006 by DANIEL R. HARDEN and ANNIE LEE HARDEN, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification.



Russell A. White
Printed Name: RUSSELL A. WHITE
Notary Public
My Commission Expires:

Return 10

This Instrument Prepared by:
William J. McPharlin, Esquire
FLORIDA COAST TITLE CORP
3015 N. Ocean Boulevard
Suite 122
Berkley South Building
Fort Lauderdale, FL 33308
Tel: (954) 566- 3384

#060516

Tax Folio No. 19231-07-00600
Grantee(s) ID No.
Grantee(s) ID No.

WARRANTY DEED

THIS WARRANTY DEED made the 4th day of MAY, 2006 by **HOME SOLUTIONS OF SOUTH FLORIDA, INC.**, a Florida corporation, as "Grantor", whose mailing address is 3650 N. Federal Highway, Suite 214, Lighthouse Point, FL 33064, to **GREGORIA LARES, a single woman, and TREVOR GABRIEL, a single man**, as "Grantee", whose mailing address is 1400 NW 32nd Avenue, Lauderhill, FL 33311

WITNESSETH: That the Grantor, in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Broward County, Florida, to-wit:

Lot 24, Block 1, LARKDALE UNIT FOUR, according to the Plat thereof, as recorded in Plat Book 59, Page 26, of the Public Records of Broward County, Florida

This conveyance is subject to the following:

- 1) Taxes for the year 2006 and subsequent years;
- 2) Zoning and/or restrictions and prohibitions imposed by governmental authority;
- 3) Restrictions, easements, declarations and other matters appearing on the plat and/or common to the subdivision;
- 4) Public utility easements of record.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of

said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except as otherwise mentioned herein.

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

WITNESSES:

[Signature]
 witness signature (as to Grantor)
William J. McPharlin
 printed name

[Signature]
 witness signature (as to Grantor)
Monique A. Buice
 printed name

HOME SOLUTIONS OF SOUTH FLORIDA,
 INC., a Florida corporation

[Signature]
 Grantor Signature
 JODI M. TURBYFILL, President

STATE OF FLORIDA

COUNTY OF BROWARD

THE FOREGOING INSTRUMENT was acknowledged before me this 4th day of MAY, 2006 by JODI M. TURBYFILL, as President of HOME SOLUTIONS OF SOUTH FLORIDA,, INC., a Florida corporation, on behalf of said corporation, who is personally known to me X or who has produced _____ as identification, on behalf of said corporation.

[Signature]
 NOTARY PUBLIC
 My commission expires:

WILLIAM J. MCPHARLIN
 NOTARY PUBLIC - STATE OF FLORIDA
 COMMISSION # DD190345
 EXPIRES 03/18/2007
 BONDED THRU 1-888-NOTARY1

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

DATE: May 3rd, 2021
PROPERTY ID # 494231-07-0060 (TD # 46782)

WARNING

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

GREGORIA GABRIEL F/K/A GREGORIA LARES
1400 NW 32ND AVE.
LAUDERHILL, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1400 NW 32 AVE, LAUDERHILL, FL 33311 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 May 28, 2021\$13,651.89
- Or
- * Estimated Amount due if paid by June 15, 2021\$13,830.21

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 16, 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: May 3rd, 2021
PROPERTY ID # 494231-07-0060 (TD # 46782)

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1400 NW 32ND AVE
LAUDERHILL, FL 33311

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

DATE: May 3rd, 2021
PROPERTY ID # 494231-07-0060 (TD # 46782)

WARNING

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

DANIEL VARGO, LLC
2748 E. COMMERCIAL BLVD
FORT LAUDERDALE, FL 33308

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

DATE: May 3rd, 2021
PROPERTY ID # 494231-07-0060 (TD # 46782)

WARNING

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

CITY OF LAUDERHILL
CODE ENFORCEMENT UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1400 NW 32 AVE, LAUDERHILL, FL 33311 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 May 28, 2021\$13,651.89
- Or
- * Estimated Amount due if paid by June 15, 2021\$13,830.21

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 16, 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

DATE: May 3rd, 2021
PROPERTY ID # 494231-07-0060 (TD # 46782)

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DANIEL VARGO, LLC
JESSICA YERO, ESQ.
JESSICA YERO, P.A.
P.O. BOX 120583
FORT LAUDERDALE, FL 33312

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: May 3rd, 2021
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DANIEL VARGO, REGISTERED AGENT
O/B/O DANIEL VARGO LLC
3655 N DIXIE HIGHWAY
OAKLAND PARK, FL 33334

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DATE: May 3rd, 2021
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WOODSIDE PROPERTIES OF SOUTH FLORIDA
OSCAR A. CASTILLO
2800 NE 49TH ST
FORT LAUDERDALE, FL 33308-4840

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1400 NW 32 AVE, LAUDERHILL, FL 33311 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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CITY OF LAUDERHILL
ATTN ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313-1411

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GREGORIA GABRIEL
4846 N UNIVERSITY DR # 551
LAUDERHILL, FL 33351-4510

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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GREGORIA GLORIA LARES
1400 NW 32ND AVE.
LAUDERHILL, FL 33311

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DATE: May 3rd, 2021
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GREGORIA LARES
4423 NW 48TH TER
TAMARAC, FL 33319-3600

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NETTIE SUE PATTILLO
1167 SW PEPPERRIDGE TER
BOCA RATON, FL 33486-5546

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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NETTIE SUE PATTILLO
1400 NW 32ND AVE
LAUDERHILL, FL 33311-4923

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NETTIE TURBYFILL
1067 MARBLE WAY
BOCA RATON, FL 33432-3012

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V.G. DIAZ & ASSOCIATES, LLC
VLADIMIR G. DIAZ
9000 NW 44TH ST STE 201
SUNRISE, FL 33351-5304

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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CHANTAL & CHARITABLE VOLCY
1410 NW 32ND AVE
LAUDERHILL, FL 33311-4923

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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 May 28, 2021\$13,651.89
- Or
- * Estimated Amount due if paid by June 15, 2021\$13,830.21

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 16, 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: May 3rd, 2021
PROPERTY ID # 494231-07-0060 (TD # 46782)

WARNING

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

NATHANIEL WELLS
3181 NW 14TH ST
LAUDERHILL, FL 33311-4909

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1400 NW 32 AVE, LAUDERHILL, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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- Or
- * Estimated Amount due if paid by June 15, 2021\$13,830.21

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

DATE: May 3rd, 2021
PROPERTY ID # 494231-07-0060 (TD # 46782)

WARNING

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

PUBLIC LAND %CITY OF LAUDERHILL
FINANCE DEPARTMENT RM 230
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313-1411

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1400 NW 32 AVE, LAUDERHILL, FL 33311 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.

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

- * Estimated Amount due if paid by May 28, 2021\$13,651.89
- Or
- * Estimated Amount due if paid by June 15, 2021\$13,830.21

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 16, 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

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Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street address

City, State, ZIP+4®

TD 46782 JUNE 2021 WARNING

GREGORIA GABRIEL F/K/A

GREGORIA LARES

1400 NW 32ND AVE.

LAUDERHILL, FL 33311

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

See Reverse for Instructions

7020 3160 0000 7904 5747

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

\$ _____

Sent

Street

City, State, ZIP+4

TD 46782 JUNE 2021 WARNING
GREGORIA LARES
1400 NW 32ND AVE
LAUDERHILL, FL 33311

7020 3160 0000 7904 5754

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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
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Postage

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Total Post:

\$

Sent To

Street and

City, State,

TD 46782 JUNE 2021 WARNING
DANIEL VARGO, LLC
2748 E. COMMERCIAL BLVD
FORT LAUDERDALE, FL 33308

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

See Reverse for Instructions

7020 3160 0000 7904 576J

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and

City, State, ZIP+4™

TD 46782 JUNE 2021 WARNING
CITY OF LAUDERHILL
CODE ENFORCEMENT UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

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

See Reverse for Instructions

7020 3160 0000 7904 5778

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Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and

City, State, ZIP+4®

TD 46782 JUNE 2021 WARNING

DANIEL VARGO, LLC

JESSICA YERO, ESQ. JESSICA YERO, P.A.

P.O. BOX 120583

FORT LAUDERDALE, FL 33312

7020 3160 0000 7904 5785

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

See Reverse for Instructions

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CERTIFIED MAIL® RECEIPT
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Certified Mail Fee

\$

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

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

Postmark
Here

Postage

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Total Po

\$

Sent To

Street s

City, State, ZIP+4®

TD 46782 JUNE 2021 WARNING
DANIEL VARGO, REGISTERED AGENT
O/B/O DANIEL VARGO LLC
3655 N DIXIE HIGHWAY
OAKLAND PARK, FL 33334

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

See Reverse for Instructions

7020 3160 0000 7904 5792

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7020 3160 0000 7904 5808
9095 4062 0000 09TE 0202

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
\$ **TD 46782 JUNE 2021 WARNING**

Total \$ **WOODSIDE PROPERTIES OF**

Sent **SOUTH FLORIDA**

Street **OSCAR A. CASTILLO**

2800 NE 49TH ST

City, S. **FORT LAUDERDALE, FL 33308-4840**

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Certified Mail Fee

\$

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

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

Postmark
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Postage

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Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP+4®

TD 46782 JUNE 2021 WARNING
CITY OF LAUDERHILL
ATTN ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313-1411

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

See Reverse for Instructions

7020 3160 0000 7904 5815

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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 | \$ _____ |

Postmark
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Postage

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Total Postage

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Sent To

Street and

City, State, ZIP+4®

TD 46782 JUNE 2021 WARNING
GREGORIA GABRIEL
4846 N UNIVERSITY DR # 551
LAUDERHILL, FL 33351-4510

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

See Reverse for Instructions

7020 3160 0000 7904 5822

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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
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Postage
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Total Postage
\$ _____

Sent To
\$ _____

Street and
City, State, ZIP+4®

TD 46782 JUNE 2021 WARNING
GREGORIA GLOIRA LARES
1400 NW 32ND AVE
LAUDERHILL, FL 33311

7020 3160 0000 7404 097E 0202

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OFFICIAL USE

Certified Mail Fee

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

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

Postmark
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Postage

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Total Po

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Sent To

Street a

City, State, ZIP+4™

TD 46782 JUNE 2021 WARNING
GREGORIA LARES
4423 NW 48TH TER
TAMARAC, FL 33319-3600

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

See Reverse for Instructions

7020 3160 0000 7904 5846

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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)

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

Postmark
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Postage

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Total Postage

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Sent To

Street and A

City, State, ZIP+4®

TD 46782 JUNE 2021 WARNING
NETTIE SUE PATTILLO
1167 SW PEPPERRIDGE TER
BOCA RATON, FL 33486-5546

ES95 4062 0000 09TE 0202
7020 3160 0000 7964 5656

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
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Postage

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Total Postage

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Sent To

Street and A/c

City, State, Z.

TD 46782 JUNE 2021 WARNING
NETTIE SUE PATTILLO
1400 NW 32ND AVE
LAUDERHILL, FL 33311-4923

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

See Reverse for Instructions

7020 3160 0000 7904 5860 0985 4062 0000 09TE 0202

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OFFICIAL USE

Certified Mail Fee

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

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

Postmark
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Postage

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Total Postage

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Sent To

Street and

City, State, ZIP+4®

TD 46782 JUNE 2021 WARNING
NETTIE TURBYFILL
1067 MARBLE WAY
BOCA RATON, FL 33432-3012

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

See Reverse for Instructions

7020 3160 0000 7904 5877

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OFFICIAL USE

Certified Mail Fee	
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Extra Services & Fees <i>(check box, add fee as appropriate)</i>	
<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
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Total Postage
\$ _____

Sent To

Street and Apt.

City, State, ZIP+4™

TD 46782 JUNE 2021 WARNING
V.G. DIAZ & ASSOCIATES, LLC
VLADIMIR G. DIAZ
9000 NW 44TH ST STE 201
SUNRISE, FL 33351-5304

7020 3160 0000 7904 5884

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)

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

Postmark
Here

Postage

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Total Postage

\$

Sent To

Street and,

City, State, ZIP+4®

TD 46782 JUNE 2021 WARNING
CHANTAL & CHARITABLE VOLCY
1410 NW 32ND AVE
LAUDERHILL, FL 33311-4923

7202 3160 0000 09TE 0202
7695 4062

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 Post

\$ _____
Sent To

Street and

City, State, ZIP+4

TD 46782 JUNE 2021 WARNING
NATHANIEL WELLS
3181 NW 14TH ST
LAUDERHILL, FL 33311-4909

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

See Reverse for Instructions

7020 3160 0000 7904 5907

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 Post

\$

Sent To

Street and

City, State, ZIP+4

TD 46782 JUNE 2021 WARNING
PUBLIC LAND %CITY OF LAUDERHILL
FINANCE DEPARTMENT RM 230
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313-1411

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

See Reverse for Instructions

7020 3160 0000 7904 5914

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
 5.6.21

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

1. Article Addressed to:

TD 46782 JUNE 2021 WARNING
 CITY OF LAUDERHILL
 ATTN ANA SANCHEZ
 5581 W OAKLAND PARK BLVD
 LAUDERHILL, FL 33313-1411



9590 9402 6614 1028 8979 76

2. Article Number (Transfer from service label)

7020 3160 0000 7904 5815

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

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 46782 JUNE 2021 WARNING
 CHANTAL & CHARITABLE VOLCY
 1410 NW 32ND AVE
 LAUDERHILL, FL 33311-4923**



9590 9402 6614 1028 8978 60

2. Article Number (Transfer from service label)

7020 3160 0000 7904 5891

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| <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.

1. Article Addressed to:

**TD 46782 JUNE 2021 WARNING
 NATHANIEL WELLS
 3181 NW 14TH ST
 LAUDERHILL, FL 33311-4909**



9590 9402 6614 1028 8983 86

2. Article Number (Transfer from service label)

7020 3160 0000 7904 5907

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- 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.

1. Article Addressed to:

TD 46782 JUNE 2021 WARNING
 GREGORIA LARES
 4423 NW 48TH TER
 TAMARAC, FL 33319-3600



9590 9402 6614 1028 8981 57

2. Article Number (Transfer)

7020 3160 0000 7904 5846

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Gregoria Lares

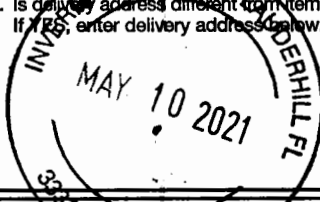
- Agent
- Addressee

B. Received by (Printed Name)

Gregoria Lares

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
- Insured Mail Restricted Delivery (over \$500)
- 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.

1. Article Addressed to:

TD 46782 JUNE 2021 WARNING
 PUBLIC LAND %CITY OF LAUDERHILL
 FINANCE DEPARTMENT RM 230
 5581 W OAKLAND PARK BLVD
 LAUDERHILL, FL 33313-1411



9590 9402 6614 1028 8983 79

2. Article Number (Transfer from service label)

7020 3160 0000 7904 5914

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *J. Brown*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

5/6/21

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
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46782 JUNE 2021 WARNING
 CITY OF LAUDERHILL
 CODE ENFORCEMENT UNIT
 5581 W. OAKLAND PARK BLVD.
 LAUDERHILL, FL 33313



9590 9402 6614 1028 8979 38

2. Article Number (Transfer from service label)

7020 3160 0000 7904 5778

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 T. Brown Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
 5-6-21

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 | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured 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, or on the front if space permits.

1. Article Addressed to:

TD 46782 JUNE 2021 WARNING
GREGORIA GABRIEL
4846 N UNIVERSITY DR # 551
LAUDERHILL, FL 33351-4510



9590 9402 6614 1028 8981 71

2. Article Number (Transfer from service label)

7020 3160 0000 7904 5822

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *My 5106*

Agent

Addressee

B. Received by (Printed Name)

CD 19

C. Date of Delivery

5/16

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

Mail

Mail Restricted Delivery

(over 500)

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.

1. Article Addressed to:

TD 6782 JUNE 2021 WARNING
DANIEL VARGO, REGISTERED AGENT
ATTN: B/O DANIEL VARGO LLC
3655 N DIXIE HIGHWAY
OAKLAND PARK, FL 33334



9590 9402 6614 1028 8979 14

2. Article Number (Transfer from service label)

7020 3160 0000 7904 5792

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

Agent

Addressee

B. Received by (Printed Name)

Betsy

C. Date of Delivery

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

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

mail Restricted Delivery

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.

1. Article Addressed to:

TD 46782 JUNE 2021 WARNING
 DANIEL VARGO, LLC
 JESSICA YERO, ESQ. JESSICA YERO, P.A.
 P.O. BOX 120583
 FORT LAUDERDALE, FL 33312



9590 9402 6614 1028 8979 21

2. Article Number (Transfer from address label)
 7020 3160 0000 7904 5785

A. Signature Agent
 Addressee

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

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 | |
| <input type="checkbox"/> Mail Restricted Delivery (over \$500) | |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46782 JUNE 2021 WARNING
NETTIE SUE PATTILLO
1167 SW PEPPERRIDGE TER
BOCA RATON, FL 33486-5546



9590 9402 6614 1028 8978 53

2. Article Number (Transfer from service label)

7020 3160 0000 7904 5853

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Susan Gatten Agent
 Addressee

B. Received by (Printed Name)

Susan Gatten

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 | |

all
 all Restricted Delivery
 (over \$500)