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E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 06/23/2021

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 06/17/2021

CERTIFICATE # 2017-10586

ACCOUNT # 504002030550

ALTERNATE KEY # 401353

TAX DEED APPLICATION # 46806

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 13, Block 3, of SUNSHINE CITY, according to the plat there, as recorded in Plat Book 76, Page 34, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 411 NW 135 AVENUE, PLANTATION FL 33325-2115

OWNER OF RECORD ON CURRENT TAX ROLL:

MIGDALIA GUADALUPE

1766 W MOWRY CT

HOMESTEAD, FL 33030-6662 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF PEDRO G GUADALUPE, DECEASED

AND GLORIA GUADALUPE, DECEASED

411 N.W. 135TH AVENUE

PLANTATION, FL 33325 (Per Deed. No Deed or probate documents found in the Official Records of Broward County conveying title or releasing the interest of the Estate of Pedro G Guadalupe, deceased to a life estate for Migdalia Guadalupe.)

(Pedro G Guadalupe and Gloria Guadalupe are both deceased. No Death Certificate or Probate documents were found in the Official records of Broward County for Pedro G Guadalupe. A Death Certificate was found for Gloria Guadalupe. However, no probate documents were found or needed as title was held as husband and wife and therefore, not subject to probate.)

MIGDALIA GUADALUPE

(Per Order in 22782-628. No address found on document. This Order states Migdalia Guadalupe is the holder of the life estate to this property with the remainder to Richard Guadalupe.)

RICHARD GUADALUPE

206 SW 21ST ST

FT. LAUDERDALE, FL 33315 (Per Order in 22782-628.)

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:

SUNSHINE CITY MANAGEMENT

Instrument: 117099443

ASSOCIATION, INC.

495 COMMODORE DRIVE

PLANTATION, FL 33325 (Per Lien)

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5040 02 03 0550

CURRENT ASSESSED VALUE: \$61,610

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: Yes

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Notice of Application for Tax Deed

Instrument: 117098229

**Update search found a new Notice of Application for Tax Deed and Lien. Also included an updated Sunbiz for the HOA with a new mailing address. Mailing address is now the same as the Registered Agent's address and was notified in original report.

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

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

Wendy Carter

Title Examiner



| | | | |
|-------------------------------|---|----------------|-----------------|
| Site Address | 411 NW 135 AVENUE, PLANTATION FL 33325-2115 | ID # | 5040 02 03 0550 |
| Property Owner | GUADALUPE, MIGDALIA | Millage | 2212 |
| Mailing Address | 1766 W MOWRY CT HOMESTEAD FL 33030-6662 | Use | 02 |
| Abbr Legal Description | SUNSHINE CITY 76-34 B LOT 13 BLK 3 | | |

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 | \$17,070 | \$44,540 | \$61,610 | \$61,610 | |
| 2019 | \$17,070 | \$65,430 | \$82,500 | \$82,500 | \$1,719.33 |
| 2018 | \$17,070 | \$43,430 | \$60,500 | \$46,250 | \$449.84 |

| 2020 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|----------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$61,610 | \$61,610 | \$61,610 | \$61,610 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$61,610 | \$61,610 | \$61,610 | \$61,610 |
| 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 | \$61,610 | \$61,610 | \$61,610 | \$61,610 |

| Sales History | | | |
|---------------|------|---------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 7/1/1978 | WD | \$8,800 | 7682 / 981 |
| | | | |
| | | | |
| | | | |

| Land Calculations | | |
|--|--------|------|
| Price | Factor | Type |
| \$4.00 | 4,268 | SF |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 1394 |
| Units | | 1 |
| Eff./Act. Year Built: 1978/1978 | | |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| | | | | | | PL | | |
| | | | | | | 1 | | |



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

Detail by Entity Name

Florida Profit Corporation

SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.

Filing Information

Document Number 514352
FEI/EIN Number 59-1707578
Date Filed 10/26/1976
State FL
Status ACTIVE

Principal Address

495 COMMODORE DR.
 PLANTATION, FL 33325

Mailing Address

13331 NW 5th St.
 Plantation, FL 33325

Changed: 04/28/2021

Registered Agent Name & Address

Edwards, Max W, Jr.
 13331 NW 5th St
 PLANTATION, FL 33325

Name Changed: 04/30/2013

Address Changed: 04/30/2013

Officer/Director Detail

Name & Address

Title PD

EDWARDS, MAX W
 POB 925
 WINGATE, NC 28174

Title V

EDWARDS, CHRISTINE D.

POB 925
WINGATE, NC 28174

Title TS

EDWARDS, MAX W. JR.
13331 N.W. 5TH ST
PLANTATION, FL

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2019 | 04/26/2019 |
| 2020 | 06/26/2020 |
| 2021 | 04/28/2021 |

Document Images

| | |
|---|--|
| 04/28/2021 -- ANNUAL REPORT | View image in PDF format |
| 06/26/2020 -- ANNUAL REPORT | View image in PDF format |
| 04/26/2019 -- ANNUAL REPORT | View image in PDF format |
| 04/27/2018 -- ANNUAL REPORT | View image in PDF format |
| 04/28/2017 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2016 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2015 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2014 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2013 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2012 -- ANNUAL REPORT | View image in PDF format |
| 04/27/2011 -- ANNUAL REPORT | View image in PDF format |
| 04/16/2010 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2009 -- ANNUAL REPORT | View image in PDF format |
| 04/28/2008 -- ANNUAL REPORT | View image in PDF format |
| 04/28/2007 -- ANNUAL REPORT | View image in PDF format |
| 04/24/2006 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2005 -- ANNUAL REPORT | View image in PDF format |
| 07/01/2004 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2003 -- ANNUAL REPORT | View image in PDF format |
| 05/21/2002 -- ANNUAL REPORT | View image in PDF format |
| 05/10/2001 -- ANNUAL REPORT | View image in PDF format |
| 05/15/2000 -- ANNUAL REPORT | View image in PDF format |
| 04/22/1999 -- ANNUAL REPORT | View image in PDF format |
| 05/14/1998 -- ANNUAL REPORT | View image in PDF format |
| 05/09/1997 -- ANNUAL REPORT | View image in PDF format |
| 05/01/1996 -- ANNUAL REPORT | View image in PDF format |
| 05/01/1995 -- ANNUAL REPORT | View image in PDF format |

17

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46806

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: 504002-03-0550
Certificate Number: 10586
Date of Issuance: 05/24/2018
Certificate Holder: TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
Description of Property: SUNSHINE CITY 76-34 B
LOT 13 BLK 3

Name in which assessed: GUADALUPE, MIGDALIA
Legal Titleholders: GUADALUPE, MIGDALIA
1766 W MOWRY CT
HOMESTEAD, FL 33030-6662

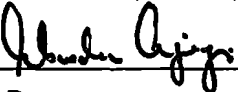
All of said property being in the County of Broward, State of Florida.

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:

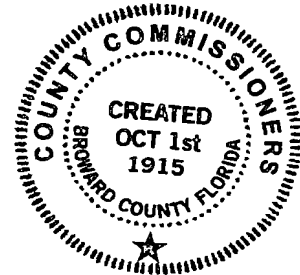
broward.deedauktion.net
**Pre-registration is required to bid.*

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: 5219.86

CLAIM OF LIEN

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, the undersigned authority duly authorizes in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared **MAX EDWARDS JR., as the Secretary/Treasury of Sunshine City Management Association, Inc. a Florida Corporation, whose post office address is 495 Commodore Drive, Plantation, Florida 33325** and the Pursuant to Management Agreement by and between Sunshine City Land Development Corporation and Sunshine City Management Association, Inc. a copy of which is recorded as Exhibit "A" to the Declaration of Covenants, Restrictions, Limitations Conditions, Charges and Uses Covering Real Property described therein recorded O.R. Book 6865 at Page 308 of the Public records of Broward County, Florida and O.R. Book 6865 at Page 322 of the Public records of Broward County, Florida says that Sunshine City Management Association, Inc. is owed the following fees.

- Monthly/Management Fees May 2014-Oct 2016 \$1,950
- Legal/Recording Fees \$500.00
- Interest \$1491.0

In addition, a lien for legal fees and costs is claimed, together with interest, and further additional fees as they shall become due, late fees if any interest as it accrues, and fees and costs of collection including attorney fees after said due date, up to and including the date of payment and Release of Claim of Lien


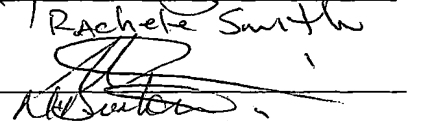
The Lienor claims this lien on the following described real property located in BROWARD COUNTY, FLORIDA:

Lot 13 Block 3, of Sunshine City, a Subdivision in Broward County, Florida according to the Plat thereof, recorded in Plat Book 76, at Page 34 of the Public Records of Broward County, Florida.

The Current Owner is: Guadalupe ,Migdalia LE 411 NW 135 Ave. Plantation Fl 33325-2115

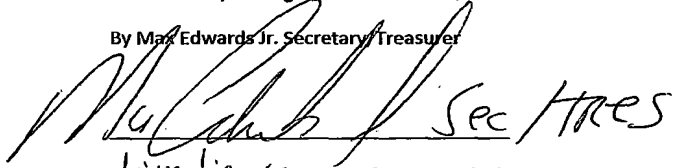
The amount due to the Lienor remains outstanding as of March 3, 2021.

Signed Sealed and Delivered in the presence of:


 Rachelle Smith


Sunshine City Management Association, Inc.

By Max Edwards Jr. Secretary/Treasurer


 Sec/Treas

Who is personally known to the undersigned or who produced the following driver license as identification and who is known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same, for the purpose therein expressed.

Witness my hand and official seal in the County and State last aforesaid this 3rd day of March 2021 ~~2018~~

Notary Public





Myriam Sainvil
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# GG189584
 Expires 2/25/2022

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UPDATE REPORT

UPDATE ORDER DATE: 02/09/2021

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

CERTIFICATE # 2017-10586

ACCOUNT # 504002030550

ALTERNATE KEY # 401353

TAX DEED APPLICATION # 46806

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:

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PROPERTY ADDRESS: 411 NW 135 AVENUE, PLANTATION FL 33325-2115

OWNER OF RECORD ON CURRENT TAX ROLL:

MIGDALIA GUADALUPE

1766 W MOWRY CT

HOMESTEAD, FL 33030-6662 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF PEDRO G GUADALUPE, DECEASED

AND GLORIA GUADALUPE, DECEASED

411 N.W. 135TH AVENUE

PLANTATION, FL 33325 (Per Deed. No Deed or probate documents found in the Official Records of Broward County conveying title or releasing the interest of the Estate of Pedro G Guadalupe, deceased to a life estate for Migdalia Guadalupe.)

(Pedro G Guadalupe and Gloria Guadalupe are both deceased. No Death Certificate or Probate documents were found in the Official records of Broward County for Pedro G Guadalupe. A Death Certificate was found for Gloria Guadalupe. However, no probate documents were found or needed as title was held as husband and wife and therefore, not subject to probate.)

MIGDALIA GUADALUPE

(Per Order in 22782-628. No address found on document. This Order states Migdalia Guadalupe is the holder of the life estate to this property with the remainder to Richard Guadalupe.)

RICHARD GUADALUPE

206 SW 21ST ST

FT. LAUDERDALE, FL 33315 (Per Order in 22782-628.)

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: 5040 02 03 0550

CURRENT ASSESSED VALUE: \$61,610

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: Yes

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.

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Wendy Carter

Title Examiner



| | | | |
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| Property Owner | GUADALUPE, MIGDALIA | Millage | 2212 |
| Mailing Address | 1766 W MOWRY CT HOMESTEAD FL 33030-6662 | Use | 02 |
| Abbr Legal Description | SUNSHINE CITY 76-34 B LOT 13 BLK 3 | | |

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| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$61,610 | \$61,610 | \$61,610 | \$61,610 |
| 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 | \$61,610 | \$61,610 | \$61,610 | \$61,610 |

| Sales History | | | |
|---------------|------|---------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 7/1/1978 | WD | \$8,800 | 7682 / 981 |
| | | | |
| | | | |
| | | | |

| Land Calculations | | |
|--|--------|------|
| Price | Factor | Type |
| \$4.00 | 4,268 | SF |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 1394 |
| Units | | 1 |
| Eff./Act. Year Built: 1978/1978 | | |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| | | | | | | PL | | |
| | | | | | | 1 | | |

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PROPERTY INFORMATION REPORT

ORDER DATE: 11/09/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 11/05/2020

CERTIFICATE # 2017-10586

ACCOUNT # 504002030550

ALTERNATE KEY # 401353

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HOMESTEAD, FL 33030-6662 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF PEDRO G GUADALUPE, DECEASED OR: 7682, Page: 981

AND GLORIA GUADALUPE, DECEASED

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RICHARD GUADALUPE

206 SW 21ST ST

FT. LAUDERDALE, FL 33315 (Per Order in 22782-628.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
PO BOX 54347
NEW ORLEANS, FL 70154-4347 (Tax Deed Applicant)

CITY OF PLANTATION
CODE ENFORCEMENT OFFICE
451 NW 70TH TERRACE
PLANTATION, FL 33317 (Per Liens)

Instrument: 114096810
Instrument: 115494493

CITY OF PLANTATION
400 NW 73RD AVENUE
PLANTATION, FL 33317 (Per Liens in 114096810 and 115494493.)

SUNSHINE CITY MANAGEMENT ASSOCIATION, INC. Instrument: 115765224
495 COMMODORE DRIVE
PLANTATION, FL 33325 (Per Lien and Sunbiz)

MAX W EDWARDS, JR., REGISTERED AGENT
O/B/O SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.
13331 NW 5TH ST
PLANTATION, FL 33325
(Per Sunbiz. Declaration recorded in 6865-283 and Management Agreement in 6865-322.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5040 02 03 0550

CURRENT ASSESSED VALUE: \$61,610

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: Yes

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Management Agreement

OR: 6865, Page: 322

Death Certificate

OR: 18632, Page: 232

Order

OR: 22782, Page: 628

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Wendy Carter

Title Examiner



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| Property Owner | GUADALUPE, MIGDALIA | Millage | 2212 |
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| Just Value | \$61,610 | \$61,610 | \$61,610 | \$61,610 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$61,610 | \$61,610 | \$61,610 | \$61,610 |
| 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 | \$61,610 | \$61,610 | \$61,610 | \$61,610 |

| Sales History | | | |
|---------------|------|---------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 7/1/1978 | WD | \$8,800 | 7682 / 981 |
| | | | |
| | | | |
| | | | |

| Land Calculations | | |
|--|--------|------|
| Price | Factor | Type |
| \$4.00 | 4,268 | SF |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 1394 |
| Units | | 1 |
| Eff./Act. Year Built: 1978/1978 | | |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| | | | | | | PL | | |
| | | | | | | | | |
| | | | | | | 1 | | |

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #46806

STATE OF FLORIDA
COUNTY OF BROWARD

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

MIGDALIA GUADALUPE
1766 W MOWRY CT
HOMESTEAD, FL 33030-6662

MIGDALIA GUADALUPE
411 NW 135TH AVE
PLANTATION, FL 33325-2115

ESTATE OF PEDRO G
GUADALUPE, DECEASED
411 NW 135TH AVE
PLANTATION, FL 33325-2115

GLORIA GUADALUPE,
DECEASED
411 NW 135TH AVE
PLANTATION, FL 33325-2115

RICHARD GUADALUPE
206 SW 21ST ST
FT. LAUDERDALE, FL 33315

GUADALUPE, MIGDALIA LE
411 NW 135TH AVE
PLANTATION, FL 33325-2115

SUNSHINE CITY MANAGEMENT
ASSOCIATION INC
13331 NW 5TH ST
PLANTATION, FL 33325-2104

SUNSHINE CITY MANAGEMENT
ASSOCIATION, INC.
495 COMMODORE DRIVE
PLANTATION, FL 33325

MAX W EDWARDS, JR.,
REGISTERED AGENT O/B/O
SUNSHINE CITY MANAGEMENT
ASSOCIATION, INC.
13331 NW 5TH ST
PLANTATION, FL 33325

*MATUSKA, LINDA
410 NW 135TH WAY
PLANTATION, FL 33325-2142

*MCBRIDE, LAUREN REBECCA
520 CHATHAM DR
LAKELAND, FL 33803-3049

*PUBLIC LAND
% CITY OF PLANTATION
400 NW 73RD AVE
PLANTATION, FL 33317-1609

CHARLES P. JOHNSON, JR.
ATTORNEY FOR R.
GUADALUPE
2170 SE 17TH ST
FORT LAUDERDALE, FL
33316-3104

FRED HOCHSZTEIN, ESQ
ILOVITCH, MANELLA &
KLAPHOLZ P.A.
ATTORNEYS FOR PLANTIFF
2206 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020-6702

DAVID PETER GUADALUPE
411 NW 135 AVE
PLANTATION, FL 33325-2115

CITY OF PLANTATION
ATTN ANNA C OTINIANO
FINANCE DIRECTOR
400 NW 73RD AVE
PLANTATION, FL 33317-1609

CITY OF PLANTATION CODE
ENFORCEMENT OFFICE
451 NW 70TH TERRACE
PLANTATION, FL 33317

CITY OF PLANTATION
400 NW 73RD AVENUE
PLANTATION, FL 33317

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

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

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

17

Broward County, Florida

INSTR # 117098229
Recorded 03/04/21 at 11:37 AM
Broward County Commission
1 Page(s)
#17

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46806

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: 504002-03-0550
Certificate Number: 10586
Date of Issuance: 05/24/2018
Certificate Holder: TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
Description of Property: SUNSHINE CITY 76-34 B
LOT 13 BLK 3

Name in which assessed: GUADALUPE, MIGDALIA
Legal Titleholders: GUADALUPE, MIGDALIA
1766 W MOWRY CT
HOMESTEAD, FL 33030-6662

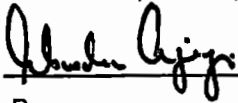
All of said property being in the County of Broward, State of Florida.

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: 5219.86

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46806

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:

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Description of Property: SUNSHINE CITY 76-34 B
LOT 13 BLK 3

Name in which assessed: GUADALUPE, MIGDALIA
Legal Titleholders: GUADALUPE, MIGDALIA
1766 W MOWRY CT
HOMESTEAD, FL 33030-6662

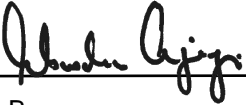
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of August, 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 25th day of June, 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: 07/15/2021, 07/22/2021, 07/29/2021 & 08/05/2021
Minimum Bid: 6261.56

BROWARD DAILY BUSINESS REVIEW

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

STATE OF FLORIDA COUNTY
OF BROWARD:

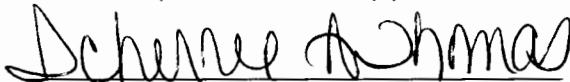
Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida;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

46806
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER 10586

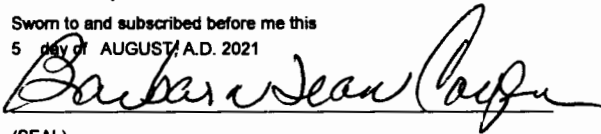
in the XXXX Court,
was published in said newspaper in the issues of

07/15/2021 07/22/2021 07/29/2021 08/05/2021

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.

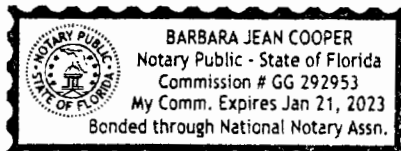


Sworn to and subscribed before me this
5 day of AUGUST, A.D. 2021



(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 46806

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: 504002-03-0550
Certificate Number: 10586
Date of Issuance: 05/24/2018

Certificate Holder:
TLGFY, LLC CAPITAL ONE, N.A.,
AS COLLATERAL ASSIGNEE OF
TLGFY, LLC

Description of Property:
SUNSHINE CITY 76-34 B
LOT 13 BLK 3

Name in which assessed:
GUADALUPE, MIGDALIA

Legal Titleholders:
GUADALUPE, MIGDALIA
1766 W MOWRY CT
HOMESTEAD, FL 33030-6662

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 18th day of August, 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.deedaction.net
*Pre-registration is required to bid.
Dated this 25th day of June, 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: 6261.56

401-314

7/15-22-29 8/5

21-01/0000539305B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21028826

Broward County, FL VS Migdalia Guadalupe

RETURN OF SERVICE



Court Case # TD 46806

Hearing Date:08/18/2021

Received by CCN 10451

07/02/2021 8:09 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Migdalia Guadalupe 411 NW 135 Avenue Plantation FL 33325**

Served:

Not Served:

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

Date: 07/06/2021 Time: 12:20 PM

On Migdalia Guadalupe in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

Posted Residential: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

COMMENTS: Posted Tax Notice

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:

D.S.

J. Perko-McPartland, #10451

| RECEIPT INFORMATION | | EXECUTION COSTS | | DEMAND/LEVY INFORMATION | |
|---------------------|--------|-----------------|--|-------------------------|--------|
| Receipt # | | | | Judgment Date | n/a |
| Check # | | | | Judgment Amount | \$0.00 |
| Service Fee | \$0.00 | | | Current Interest Rate | 0.00% |
| On Account | \$0.00 | | | Interest Amount | \$0.00 |
| Quantity | | | | Liquidation Fee | \$0.00 |
| Original | 1 | | | Sheriff's Fees | \$0.00 |
| Services | 1 | | | Sheriff's Cost | \$0.00 |
| | | | | Total Amount | \$0.00 |

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504002-03-0550 (TD #46806)

RECEIVED
BROWARD COUNTY
FLORIDA
2021 JUL 27 10:00 AM

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by July 30, 2021\$4,430.51

Or

* Amount due if paid by August 17, 2021\$4,860.95

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON August 18, 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

GUADALUPE, MIGDALIA
411 NW 135 AVE
PLANTATION, FL. 33325

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



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

Detail by Entity Name

Florida Profit Corporation

SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.

Filing Information

Document Number 514352
FEI/EIN Number 59-1707578
Date Filed 10/26/1976
State FL
Status ACTIVE

Principal Address

495 COMMODORE DR.
 PLANTATION, FL 33325

Mailing Address

495 COMMODORE DR.
 PLANTATION, FL 33325

Registered Agent Name & Address

Edwards, Max W, Jr.
 13331 NW 5th St
 PLANTATION, FL 33325

Name Changed: 04/30/2013

Address Changed: 04/30/2013

Officer/Director Detail

Name & Address

Title PD

EDWARDS, MAX W
 POB 925
 WINGATE, NC 28174

Title V

EDWARDS, CHRISTINE D.
 POB 925
 WINGATE, NC 28174

Title TS

EDWARDS, MAX W. JR.
13331 N.W. 5TH ST
PLANTATION, FL

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2018 | 04/27/2018 |
| 2019 | 04/26/2019 |
| 2020 | 06/26/2020 |

Document Images

| | |
|---|--|
| 06/26/2020 -- ANNUAL REPORT | View image in PDF format |
| 04/26/2019 -- ANNUAL REPORT | View image in PDF format |
| 04/27/2018 -- ANNUAL REPORT | View image in PDF format |
| 04/28/2017 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2016 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2015 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2014 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2013 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2012 -- ANNUAL REPORT | View image in PDF format |
| 04/27/2011 -- ANNUAL REPORT | View image in PDF format |
| 04/16/2010 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2009 -- ANNUAL REPORT | View image in PDF format |
| 04/28/2008 -- ANNUAL REPORT | View image in PDF format |
| 04/28/2007 -- ANNUAL REPORT | View image in PDF format |
| 04/24/2006 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2005 -- ANNUAL REPORT | View image in PDF format |
| 07/01/2004 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2003 -- ANNUAL REPORT | View image in PDF format |
| 05/21/2002 -- ANNUAL REPORT | View image in PDF format |
| 05/10/2001 -- ANNUAL REPORT | View image in PDF format |
| 05/15/2000 -- ANNUAL REPORT | View image in PDF format |
| 04/22/1999 -- ANNUAL REPORT | View image in PDF format |
| 05/14/1998 -- ANNUAL REPORT | View image in PDF format |
| 05/09/1997 -- ANNUAL REPORT | View image in PDF format |
| 05/01/1996 -- ANNUAL REPORT | View image in PDF format |
| 05/01/1995 -- ANNUAL REPORT | View image in PDF format |

MANAGEMENT AGREEMENT

THIS AGREEMENT, entered into this 10 day of January, 1977, by and between SUNSHINE CITY LAND DEVELOPMENT CORP., a Florida corporation, (hereinafter referred to as DEVELOPMENT CORP.), and SUNSHINE CITY MANAGEMENT ASSOCIATION, INC., a Florida corporation, (hereinafter referred to as MANAGEMENT ASSOCIATION, ASSOCIATION or MANAGER);

W I T N E S S E T H

WHEREAS DEVELOPMENT CORP. is the owner of the real property legally described as follows:

All lots of SUNSHINE CITY, a subdivision in Broward County, Florida, according to the Plat thereof, recorded in Plat Book 76, Page 34, of the Public Records of Broward County, Florida, except for Parcel "A", and Parcel "B" of that subdivision hereinafter referred to as "The Subdivision" or "Subdivision"; and

WHEREAS, DEVELOPMENT CORP. has developed said property as and for a mobile home subdivision; and

WHEREAS MANAGEMENT ASSOCIATION is the owner of the real property described as follows:

Parcel "A", and Parcel "B", of SUNSHINE CITY, a subdivision in Broward County, Florida, according to the Plat thereof, recorded in Plat Book 76, Page 34, of the Public Records of Broward County, Florida; and

WHEREAS MANAGEMENT ASSOCIATION has developed Parcel "A" as a recreation area and Parcel "B" as a storage area; and

WHEREAS, DEVELOPMENT CORP. desires to provide for the management, maintenance and operation of the Subdivision, and desires to provide access to recreational and storage facilities for the use of the lot owners in said Subdivision, for the mutual benefit and protection of said owners and DEVELOPMENT CORP.; and

WHEREAS, MANAGEMENT ASSOCIATION desires to manage, operate and maintain the Subdivision, and has the necessary personnel and equipment to do so;

NOW THEREFORE, in consideration of the mutual covenants hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the parties hereto covenant and agree as follows:

Prepared By: DANA C. FERRELL

BYRD & FERRELL, P. A.
Suite 303, Justice Building
824 South Andrews Avenue
Fort Lauderdale, Florida 33301
528-1423

Return To:-

77 JAN 10 AM 11:05

OFF: 6865 PAGE 322

60-08

I. DEFINITIONS:

1. MOBILE HOME LOT as used herein is defined as one platted lot in the Subdivision as shown in the Plat of Sunshine City, recorded on July 14, 1972 in Plat Book 76, Page 34 of the Public Records of Broward County, Florida.

2. LOT OWNER, MOBILE HOME LOT OWNER or RESIDENT shall mean any and all of the owners of an individual mobile home lot, members of his family, his guests, invitees and lessees.

3. MOBILE HOME shall mean a transportable structure which is 12 body feet or more in width and is 40 body feet or more in length, and which is built on a permanent chassis, and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. Where a mobile home is composed of 2 or more modules or sections, each module or section shall have a minimum floor space area of at least 400 square feet.

II. TERM.

The term of this Agreement shall commence on the date of execution hereof, and shall run continuously until the 1st day of November, 2016, at which time it shall terminate.

III. RIGHT TO MANAGE.

DEVELOPMENT CORP. hereby gives and grants to MANAGEMENT ASSOCIATION, the sole and exclusive right to manage, operate and maintain the Subdivision and in consideration therefore MANAGEMENT ASSOCIATION hereby covenants and agrees that it will manage, operate and maintain the Subdivision and will perform the duties, make the decisions, and provide the services as more particularly set forth herein and pursuant to the terms and conditions contained herein and as contained and pursuant to that certain Declaration of Covenants, Restrictions, Limitations, Conditions, Charges and Uses, attached hereto as Exhibit A.

IV. RECREATION AND OTHER FACILITIES.

As additional consideration hereto and in addition to MANAGEMENT ASSOCIATION'S duties and responsibilities of managing, operating and maintaining The Subdivision, and in addition to the functions and services to be performed by MANAGEMENT ASSOCIATION, pursuant to the terms of the aforementioned Declaration of Covenants, Restrictions, Limitation, Conditions, Charges and Uses, MANAGEMENT ASSOCIATION agrees and covenants to provide recreational and storage facilities upon the certain parcels of property adjacent to The Subdivision described herein as Parcel "A" and Parcel "B". Said recreational facilities shall include shuffleboard courts, swimming pool, parking facilities, and a recreation building. The MANAGEMENT ASSOCIATION shall equip said recreation building and other facilities with the equipment, furniture and fixtures necessary in the sole and unfettered opinion of the MANAGEMENT ASSOCIATION to properly provide for the recreation and storage needs of the mobile home lot owners in The Subdivision, and shall provide the necessary personnel to operate and maintain said recreational facilities. The recreation building and other recreational facilities as provided for herein, and the equipping thereof, shall be for the remainder of the term managed and maintained by MANAGEMENT ASSOCIATION, for the use and benefit of the mobile home lot owners of The Subdivision under the terms of this Agreement.

V. ADDITIONAL COVENANTS.

The MANAGEMENT ASSOCIATION further agrees and covenants:

A. To provide managerial, administrative, clerical and bookkeeping personnel for the managing, maintaining, operating and servicing of The Subdivision pursuant to the terms of this Management Agreement and the aforesaid Declaration of Covenants, Restrictions, Limitations, Conditions, Changes and Uses.

B. To pay the cost of maintaining canals, recreational areas and storage areas, and improvements contained thereon, and landscaping contained in the dedicated rights-of-way.

C. To pay for all electrical service and utilities furnished and used in connection with the recreational area and storage area.

D. To maintain a master television antenna on Parcel "A" or Parcel "B", of The Subdivision, and to provide individual hookups to the master antenna on each individual lot of The Subdivision. The MANAGEMENT ASSOCIATION will permit the television set or television sets in a mobile home to be connected to this master television antenna for an initial service charge not to exceed \$30.00. No individual television antennas shall be allowed or permitted to be installed upon the individual mobile home lots or upon the mobile homes located thereon.

E. To provide and maintain an irrigation system which will adequately supply the necessary irrigation water throughout The Subdivision. Said irrigation system runs up to the property line of each of the individual lots in the Subdivision.

VI. MANAGEMENT FEE.

In consideration of the MANAGEMENT ASSOCIATION providing the services and functions contained in this Agreement and the aforesaid Declaration and in abiding by each and every one of the terms, conditions, and covenants contained herein and contained in said Declaration, DEVELOPMENT CORP., its successors and assigns, same including the purchaser of a individual mobile home lot in the Subdivision, agrees and covenants that MANAGEMENT ASSOCIATION shall be paid a fee (MANAGEMENT FEE) of \$25.00 per month for each and every lot in The Subdivision by the owner of each and every lot in the Subdivision (except under those conditions set forth herein), same to commence on the date of execution hereof, and to continue for each and every month thereafter throughout the term of this Agreement. Each monthly payment shall be due on the first day of each month. The obligation to make the monthly payment of \$25.00 shall both run with and bind the land and be a personal obligation of the individual lot owner or owners of a lot in The Subdivision, and his or their respective legal representatives, heirs, successors or assigns.

Notwithstanding anything to the contrary herein DEVELOPMENT CORP. shall not be obliged to pay said MANAGEMENT FEE to ASSOCIATION as to any vacant lot while DEVELOPMENT CORP. holds title to said particular lot. Payment of said fee under such circumstances does not arise until title is conveyed out of DEVELOPMENT CORP., or said particular lot is leased by DEVELOPMENT CORP. As to any leased lot owned by DEVELOPMENT CORP. such fee shall be paid by DEVELOPMENT CORP. to MANAGEMENT ASSOCIATION.

MANAGER warrants and guarantees that providing all payments to MANAGER are timely made, MANAGER will properly operate the Subdivision and Parcels "A" and "B" and will pay all costs and expenses of such operation. MANAGER agrees that if the fees received by it at any time be insufficient to cover the costs of MANAGER'S responsibilities herein (but not by reason of lot owners delinquency), then and in such event, MANAGER shall nevertheless render all the services here contemplated and shall expend its own funds in order to cover any and all operating deficiencies.

For the purpose of this Agreement, a mobile home lot owner shall become liable to the ASSOCIATION for the payment of the MANAGEMENT FEE only after title to such lot has been conveyed to the lot owner by DEVELOPMENT CORP. However, the grantee of any grantor of a particular lot, said grantor not being DEVELOPMENT CORP., will be jointly and severally liable for any MANAGEMENT FEE due or past due but unpaid by said grantor, in addition to all such fees due at and subsequent to the transfer of title of such lot into said grantee.

Except as otherwise provided herein, if a lot in The Subdivision is not developed by the placement of a mobile home on said lot within six (6) months from the date of the deed from DEVELOPMENT CORP. given in connection with the first sale of said lot, or within six (6) months of any resale of said lot, said placement to be in accordance with the Declaration of Covenants, Restrictions, Limitations, Conditions, Charges and Uses, then the aforementioned \$25.00 monthly fee will be increased to \$50.00. Said \$50.00 monthly fee shall be paid by the then

lot owner for so long as said lot remains undeveloped and vacant. Thereafter when said lot is developed by the placement of a mobile home thereon pursuant to the aforesaid Declaration, said monthly fee will be reduced to \$25.00 per month or to the amount computed by MANAGEMENT ASSOCIATION as due in accordance with this Agreement.

If, subsequent to the placing of a mobile home on a lot, said lot is left vacant by the removal of said mobile home, then the monthly fee shall be increased to \$50.00 commencing on the first day of the month following the removal of the mobile home from the lot, and said \$50.00 monthly fee will continue for so long as the lot remains vacant. Thereafter when said lot is developed by the placement of a mobile home thereon pursuant to the aforesaid Declaration, said monthly fee will be reduced to \$25.00 per month or the amount computed by MANAGEMENT ASSOCIATION as due in accordance with this Agreement.

Additionally, the monthly fee will be \$50.00 during any period of time in which a mobile home located on a lot has been condemned or is otherwise uninhabitable due to orders of a governmental authority prohibiting occupancy of the mobile home as the result of the destruction or partial destruction of said home by damage caused by hail, high winds, rain, fire, hurricane, lightning, or any other casualty; such \$50.00 monthly fee shall commence on the first day of the calendar month following the order of the governmental authority condemning or declaring the mobile home uninhabitable for human living quarters and shall continue until such lot once again contains a habitable mobile home, at which time the monthly fee will become \$25.00 or the amount computed by MANAGEMENT ASSOCIATION as due in accordance with this Agreement.

Notwithstanding the above, if the mobile home lot is purchased as an investment for resale and not as a lot for placement of a mobile home as a residence of the Purchaser, the above increase will not take effect until two (2) years after the transfer

of title to the lot. That the mobile home lot is purchased as an investment for resale and not as a lot for placement of a mobile home as a residence of the Purchaser shall be agreed to in writing between DEVELOPMENT CORP. and said purchaser at the time same enter into the Contract for Sale and Purchase of the particular lot in question.

Notwithstanding the above, the increases set forth above will not apply where a lot is bought contiguous to a lot upon which the purchaser has already placed a mobile home in accordance with this Agreement and said Declaration.

The monthly fee provided for in this paragraph shall be made at such place as the MANAGEMENT ASSOCIATION shall, from time to time, by written notice to the individual lot owner, request and same shall be payable without notice.

In the event that an individual lot owner fails to timely pay the monthly fee provided for in this paragraph, the MANAGEMENT ASSOCIATION, after having given such lot owner written notice, by U. S. Mail, postage prepaid, at his last known address, of the failure of such lot owner to make such timely payment and upon such lot owner having failed to pay the unpaid monthly fee within ten (10) days after the mailing of said notice, shall be entitled to and shall have a lien upon the defaulting owner's lot in the amount of the monthly fees then due to the MANAGEMENT ASSOCIATION. The MANAGEMENT ASSOCIATION, in its discretion, may file on the Public Records of Broward County, Florida, an Affidavit or Claim of Lien stating the amount of the monthly fees then due from the defaulting lot owner, as well as costs, attorneys' fees and interest, due as hereinafter stated, and the Affidavit or Claim of Lien as provided for in this paragraph shall be an encumbrance upon the lot from the date and time of the filing of such Affidavit or Claim of Lien and shall be enforceable by foreclosure in the same manner as real estate mortgages. This notice requirement shall be deemed satisfied upon posting such notice in the manner aforesaid. No lien shall exist until the filing of such Affidavit or Claim of Lien on the Public Records. If it is necessary for MANAGEMENT ASSOCIATION to engage the services of an

DEF. 6865 PAGE 329

attorney to enforce the lien as provided above, it shall be entitled to the recovery of reasonable attorney's fees, including attorneys' fees on appeal, plus court costs, including court costs on appeal, in addition to the recovery of the amount of the lien plus interest thereon. Interest shall be due from the date payment of the monthly fee was due, at the highest rate allowable by law, until payment of said fee and all other costs as set forth herein are paid in full.

On January 1, 1980 and at the beginning of each third year thereafter, said monthly fee may be increased or decreased, as the case may be, on the basis of the percentage of change in the overall cost to the ASSOCIATION of operating pursuant to this Agreement and said Declaration for the preceeding three year period. The base period for such computation shall be 1977. Said costs to be computed by a local accountant or firm of accountants in a manner generally accepted in the Broward County business community. Who shall render the accounting shall be determined at the sole and unfettered discretion of the MANAGEMENT ASSOCIATION.

It shall be expressly and specifically understood, covenanted and agreed between the parties hereto, that notwithstanding the above, the monthly fee hereinabove established is a minimum fee, and such fee shall never be less than \$25.00 per platted lot in the subdivision.

Individual lot owners shall be notified of such increase, in writing, by U.S. Mail, postage prepaid, certified, return receipt requested, to the individual lot owners at their last known address. This notice requirement shall be deemed satisfied upon posting of such notice in the manner aforesaid.

VII. STORAGE AND OTHER FACILITIES.

Limited storage facilities shall at MANAGEMENT ASSOCIATION'S discretion be made available to lot owners, at a rental rate to be determined by the sole and unfettered discretion of MANAGEMENT ASSOCIATION. This rental rate for such storage

OFF. REC. 6865 PAGE 329

facilities is in addition to the MANAGEMENT FEE set forth herein. The parties, their successors and assigns, including purchasers of individual lots in the Subdivision, agree and acknowledge that the payment of the aforesaid MANAGEMENT FEE does not entitle such party to use of said storage facilities.

Provision of washers and dryers is at the sole and unfettered discretion of MANAGEMENT ASSOCIATION. When such are provided they may be coin operated and will be operated at the expense of the lot owner using the facility. ASSOCIATION further reserves the right to lease the laundry room to others for the purpose of operating a coin operated laundromat in said room.

Provision of vending machines is at the sole and unfettered discretion of MANAGEMENT ASSOCIATION. When such are provided they may be coin operated and will be operated at the expense of the lot owner using same.

VIII. RECREATION AND COMMON FACILITIES.

The hours and rules and regulations governing the use of the community building, pool and other recreational facilities, as well as the laundry and common facilities adjacent to the Subdivision, shall be posted and must be obeyed. All persons who use the pool do so at their own risk. Use of the recreational facilities by residents and their guests is at the discretion of the MANAGEMENT ASSOCIATION. Visiting children under the age of sixteen (16) are not permitted to use the pool, community building or other recreational facilities adjacent to the Subdivision. All other guests may use these facilities only if they are accompanied by their residential host. No loitering is permitted in or around the community building.

Alcoholic beverages may not be consumed in the recreation areas or any common areas adjacent to the subdivision.

MANAGER shall not be responsible for any loss due to theft or vandalism.

IX. LIABILITY.

The residents shall be responsible for any damages or injury to Subdivision property or premises or Parcels "A" and "B" or

any other loss resulting to the MANAGER due to the acts of the residents of the Subdivision or persons on Subdivision premises at the invitation or with the consent of the resident. Failure to make prompt payment of any such damage, injury or loss shall be a violation of Agreement provided residents have been given an itemized statement of the damages, injury or loss incurred.

MANAGER shall not be liable for loss, injury or damage suffered by a resident or occupant or guest of resident or anyone on the Subdivision premises or Parcels "A" or "B" with the consent of a resident where such loss, injury or damage is due to vandalism, theft, acts of God or other causes not attributable to the neglect or willful actions of MANAGER.

X. TAXES AND ASSESSMENT.

MANAGEMENT ASSOCIATION covenants and agrees with the DEVELOPMENT CORP. that it will, during the full term of this Agreement promptly pay all taxes of every kind and description, including by way of illustration and not limitation, sales or use taxes on rents, and real estate taxes, together with all charges and assessments, whether special or general (including specifically all special assessments and liens for public improvements imposed subsequent to the date that the term of this Lease begins), and other impositions and liens for public improvements, and in general, all taxes, tax liens, general obligations or liens in the nature of taxes which may be assessed, imposed or levied against parcels "A" and "B", including the land and all buildings, fixtures and improvements now existing or which may be hereafter placed thereon, including all taxes which are assessed by any and all Governmental authorities (city, town, county, federal, special drainage, school or other taxing agencies, authorities or districts or otherwise), together with any interest, penalties or other charges which may accrue thereon, provided that in the event any of said taxes or assessments are payable according to the terms of their imposition in installments, then the MANAGEMENT ASSOCIATION shall have the right to pay the same as such installments fall due. The parties intend that the obligation to pay all of said taxes and charges as enumerated in this paragraph, and as herein imposed

upon the MANAGEMENT ASSOCIATION, shall extend to and include all taxes and charges assessed for or accruing after the date of this Agreement. Taxes and other charges shall be paid by the MANAGEMENT ASSOCIATION prior to their due date each year in which levied. MANAGEMENT ASSOCIATION covenants and agrees that it will pay all taxes and assessments for the last full calendar year of this Agreement.

XI. NON-EXCLUSIVE USE.

Use is a non-exclusive possessory use and use of land will be along with and in conjunction with and enjoyed simultaneous with other lot owners and with other persons who shall be entitled to use of said facilities.

MANAGEMENT ASSOCIATION reserves the right to extend to persons purchasing lots in a subdivision other than SUNSHINE CITY, the right to use the recreational and storage facilities located on Parcel "A" and Parcel "B".

XII. COVENANTS RUNNING WITH THE LAND.

This Agreement shall be binding upon the inure to the benefit of the parties involved and their respective successors, and assigns. Any lien arising by virtue of the provisions of this agreement shall run with and bind the land with respect to which such lien has arisen.

This Agreement is considered to be personal in nature and is non-assignable in whole. Parts and portions hereof may be conducted by others but always under the direction of ASSOCIATION.

XIII. MISCELLANEOUS PROVISIONS.

1. On conveyance the Deed to the lot owner will declare the Grantee's agreement to abide by this document and become a party thereto as successor to Sunshine City.

2. The ASSOCIATION warrants and assures lot owner of quiet and peaceful possession of enjoyment of Parcels "A" and "B" subject to the terms and conditions hereof and the aforesaid Declaration against all persons whomsoever except persons claiming by, through, under or against said lot owner.

3. MANAGER shall have the right to make reasonable rules and regulations not inconsistent with the terms of this Agreement and the Declaration and MANAGER further reserves the right to change, delete, or add to those rules and regulations as it deems necessary. MANAGER specifically reserves the right to increase fee, charges or assessments imposed on the residents either by amendment or addition to the rules and regulations providing written notice is given as hereinafter described. All changes, deletions, amendments or additions to any promulgated rules and regulations shall be given only after MANAGER has provided at least 30 days written notice to all residents. Posting of notice in the U.S. Mails, addressed to resident at the street address of his lot shall satisfy this notice requirement.

4. Use of the land shall be in accordance with the zoning restrictions, easements, resolutions, covenants, terms of this Agreement, the aforesaid Declaration of Covenants, Restrictions, and reasonable rules and regulations as may be promulgated from time to time.

5. ASSOCIATION shall have the right to employ and discharge such employees in the carrying out of this agreement as the ASSOCIATION in its sole and unfettered discretion shall deem proper.

6. MANAGER shall make and enforce all necessary rules and regulations pertaining to all necessary facilities so as to make their use efficient and effective.

7. The ASSOCIATION shall have the right to grant easements in, under or through the property owned by the resident for the installation, inspection, maintenance repair and/or replacement of utilities including but not limited to water, sewer, electricity, telephone and television. The resident shall not be entitled to any compensation or abatement of MANAGEMENT FEE for such easement.

8. The Resident shall not unreasonably withhold consent to MANAGER to enter the premises from time to time in order to inspect same, make necessary agreed upon repairs or improvements or to supply agreed services. MANAGER reserves the right to enter the premises whenever otherwise properly permitted by law.

XIV. ALTERATION AND REVOCATION.

The provisions contained herein may be amended, revoked, altered or modified by written agreement of the parties hereto or their respective successors or assigns. No oral modifications shall be of any force or effect.

IN WITNESS WHEREOF, the parties hereto have hereto set their hands and affixed their respective corporate seals, the day and year first above written.

Signed, sealed and delivered in the presence of:

Patricia J. Flaherty

Patricia J. Flaherty

SUNSHINE CITY LAND DEVELOPMENT CORP., a Florida corporation

By: Max Edwards
(CORPORATE SEAL)

SUNSHINE CITY MANAGEMENT ASSOCIATION, INC., a Florida corporation,

By: Steve Katzman
(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, the undersigned authority, personally appeared Max Edwards of SUNSHINE CITY LAND DEVELOPMENT CORP., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument, and he acknowledged the execution thereof to be his free act and deed as such officer, and for the uses and purposes therein mentioned, and the said instrument is the act and deed of said corporation.

Witness my hand and seal in the County and State last aforesaid, on this 10th day of January, 1977.

Patricia J. Flaherty
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 24 1980
BOUNDED THROUGH GENERAL INS. UNDERWRITER

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, the undersigned authority, personally appeared Steve Katzman of SUNSHINE CITY MANAGEMENT ASSOCIATION, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument, and he acknowledged the execution thereof to be his free act and deed as such officer, and for the uses and purposes therein mentioned, and the

REC- 6865 PAGE 334

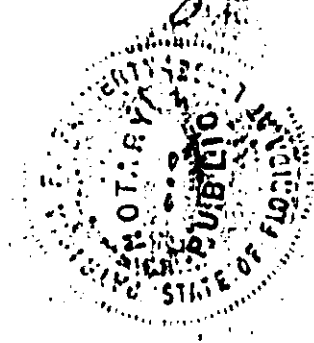
said instrument is the act and deed of said corporation.

Witness my hand and official seal in the County and State
last aforesaid, on this 10th day of January, 1977.

Patricia J. Lehner
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 24 1980
PRINTED BY THE CENTRAL PLS. IMPRINTERS



WARRANTY DEED

78-188894

THIS INDENTURE, made this 21st day of July, 1978, between SUNSHINE CITY LAND DEVELOPMENT CORP., a Florida corporation, having its principal place of business at 495 Commodore Drive, Plantation, Broward County, Florida, hereinafter called the GRANTOR,* and

PEDRO G. GUADALUPE and GLORIA GUADALUPE, his wife

whose permanent mailing address is:

411 N.W. 135th Avenue, Plantation, Florida 33325

of the County of Broward, State of FLORIDA, hereinafter referred to as GRANTEE,*

(* wherever used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other valuable considerations, to it in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE the following described land, situate, lying and being in the County of Broward, State of Florida, to wit:

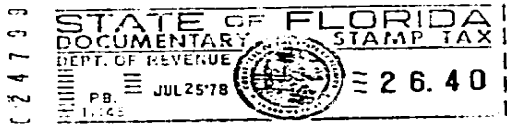
Lot 13, Block 3, of SUNSHINE CITY, a subdivision in Broward County, Florida, according to the Plat thereof, recorded in Plat Book 76, at Page 34 of the Public Records of Broward County, Florida, EXCLUDING, HOWEVER, those certain gas lines, telephone lines, sprinkler lines, TV cable and accessories thereto running through the aforesaid premises, including alterations and additions thereto as may be made from time to time.

Subject to the following:

1. Easements contained in the Plat of Chambers Land Company as recorded in Plat Book 1, Page 5A of the Public Records of Broward County, Florida.
2. Easements contained in the Plat of Sunshine City, as recorded in Plat Book 76 at Page 34 of the Public Records of Broward County, Florida.
3. Declaration of Covenants, Restrictions, Limitations, Conditions, Charges and Uses, filed January 10, 1977 in Official Records Book 6865 at Page 283 of the Public Records of Broward County, Florida.
4. Management Agreement by and between Sunshine City Land Development Corp. and Sunshine City Management Association, Inc., filed January 10, 1977 in Official Records Book 6865 at Page 322 of the Public Records of Broward County, Florida.
5. Gas Service Agreement between Dade Gas Company, Sunshine City Management Corporation and Sunshine City Sales Corporation, recorded in Official Records Book 5037 at Page 670 of the Public Records of Broward County, Florida.
6. Easement Deed to Dade Gas Company, filed January 22, 1973 in Official Records Book 5134 at Page 875 of the Public Records of Broward County, Florida.
7. Zoning and other governmental regulations and prohibited uses; and easements, restrictions and reservations of record.
8. Taxes for the year 1978 and subsequent years.

GRANTEE, by the acceptance of this Deed accepts the covenants, conditions, restrictions, terms and provisions of the Declaration of Covenants, Restrictions, Limitations, Conditions, Charges and Use and the Management Agreement, both more particularly set forth hereinabove; GRANTEE agrees to comply therewith and to be bound thereby; GRANTEE acknowledges the lien on GRANTEE'S property as security for performance as provided in the above said instruments.

The GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.



Witness my hand and seal this 21st day of July, 1978.

Mary Denton

Incident to the issuance of a title insurance contract.

RETURN TO: Lawyers Title Insurance Corporation/Plantation/#94567/mdd

73 JUL 25 1978

REC-7682 REG-981

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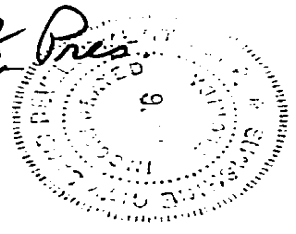
IN WITNESS WHEREOF the GRANTOR has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Estelle L. Truitt
Dorlene M. Conner

SUNSHINE CITY LAND DEVELOPMENT CORP.

By: Max W. Edwards, Pres
Max W. Edwards, President
(CORPORATE SEAL)

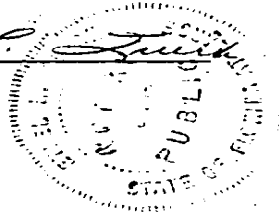


STATE OF FLORIDA
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Max W. Edwards, to me well known and known to me to be the President of the corporation named herein as Grantor, and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned; and that he executed same in the presence of two subscribing witnesses and affixed thereto the official seal of said corporation, and the said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 21st day of July, 1978.

Estelle L. Truitt
Notary Public



My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 9 1980
BONDED THRU GENERAL INS. UNDERWRITERS

RECORDED IN THE OFFICIAL RECORD BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

OFF. 7682
REC. 7682
MAY 9 1982

PH. 8'92:GUADALUPE/8-17-92/dml

~~92281457~~

IN THE CIRCUIT COURT OF THE
17TH JUDICIAL CIRCUIT IN AND
FOR BROWARD COUNTY , FLORIDA

CASE NO.: 92-20715 (25)

MIGDALIA GUADALUPE,
Plaintiff,

vs

JOINT MOTION FOR STIPULATION FOR
SETTLEMENT AND ORDER

RICHARD GUADALUPE and
DAVID PETER GUADALUPE,
Defendants.

BK 22782PG0628

THIS CAUSE HAVING COME ON TO BE HEARD on the Joint
Stipulation of the Plaintiff and Defendant, Richard Guadalupe,
and the parties having further agreed to the following:

1. That the Defendant, Richard Guadalupe, acknowledge
that MIGDALIA GUADALUPE, is the holder of a life estate in the
1976 Buddy, mobile home, identification numbers # 0465415B1 and
0465415A1 and the following described real property:

Lot 13, Block 3 of SUNSHINE CITY, a
Subdivision of Broward County, Florida,
according to the Plat thereof, recorded
in Plat Book 76, at Page 34 of the Public
Records of Broward County, Florida.

Defendant, Richard Guadalupe, shall be entitled to the remainder
of said property.

2. That the Defendant, Richard Guadalupe, shall vacate
the property described above on or before September 1st, 1992.

BK 19862PG0276

→ RICHARD T. GUADALUPE
#206 S.W. 31st ST
FT. LAUD, FL.
33315

③ PRF

3. That the Defendant, Richard Guadalupe, shall leave the above described property in the same condition as when he took possession of same.

4. That the Defendant, Richard Guadalupe, shall not interfere with the possession or peaceful enjoyment of said property by the Plaintiff.

5. That this Court shall retain jurisdiction to entertain the other matters set forth in Plaintiff's Complaint.

6. That this Court shall reserve jurisdiction of the instant cause for purposes of enforcing this judgment.

WHEREFORE, the parties pray that this Honorable Court adopts the stipulation for settlement and enter an Order directing the parties to conform with its terms with this Court reserving jurisdiction of the instant cause for the purposes stated herein.

ILOVITCH, MANELLA & KLAPHOLZ, P.A.
Attorneys for Plaintiff
2206 Hollywood Boulevard
Hollywood, Fl. 33020
(305)-925-3355/949-6015

By: 
FRED HOCHSZTEIN, Esq.
Florida Bar No.: 378216

CHARLES P. JOHNSON, Jr.
Attorney for R. Guadalupe
2170 S.E. 17th Street
Fort Lauderdale, Fl. 33316
(305)-523-5455

By: 
CHARLES P. JOHNSON, Jr., Esq.
Florida Bar No.:

BK22782PG0629

BK19862PG0277

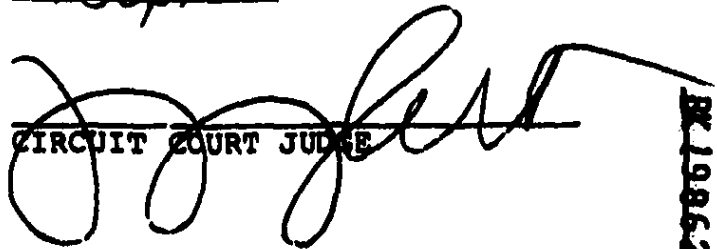
O R D E R

THIS CAUSE having come on to be heard upon the Joint Stipulation of Plaintiff and Defendant, RICHARD GUADALUPE, and the Court being fully advised in the premises, it is:

ORDERED AND ADJUDGED:

- 1) That this Court hereby adopts the Stipulation for Settlement entered between the parties.
- 2) That this Court enjoins the parties to abide by the terms of said Stipulation for Settlement.
- 3) That this Court retains jurisdiction of the instant cause to consider the other matters set forth in the Complaint and for the purposes of enforcement of this judgment.

DONE AND ORDERED, in Chambers, at Fort Lauderdale, Broward County, this 8 day of Sept 1992.


CIRCUIT COURT JUDGE

Copies furnished to:

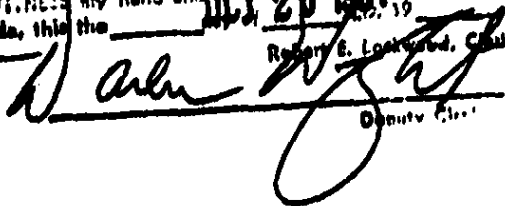
Ilovitch, Manella & Klapholz, P.A.
Attorneys for Plaintiff

Charles P. Johnson, Jr., Esq.
Attorney for Richard Guadalupe

STATE OF FLORIDA
BROWARD COUNTY

I DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as the same on record and file in the office of the Circuit Court Clerk of Broward County, Florida.

WITNESS my hand and seal of said County of Broward, Florida, this the 20 day of October, 1992.


Deputy Clerk

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

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

BR22782PG0630

BR19862PC0278

10
PREPARED BY:
CODE ENFORCEMENT OFFICE
CITY OF PLANTATION
451 NW 70th TERRACE
PLANTATION, FL 33317
TELEPHONE: 954-797-2267

**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA,

Case No: CE16-02739
(REF: Case No: CE16-01405)

Petitioner,

vs.

GUADALUPE, MIGDALIA LE

Respondent.

SUPPLEMENTAL ORDER/CLAIM OF LIEN
REPEAT VIOLATION

The City of Plantation SPECIAL MAGISTRATE, 400 NW 73rd Avenue, Plantation, Florida 33317, having heard testimony under oath at the Hearing on Repeat Violation held on the 17th day of November, 2016, after due notice to the Respondent, and the Respondent's Agent, JUAN PILOTO appearing at the hearing herein, and based on the evidence, the Special Magistrate enters the following findings of fact and order:

1. Respondent is the owner of the above referenced property. Respondent was notified by posting the property and City Hall.
2. On the 27th day of September, 2016, Tatiana Acero, Code Enforcement Inspector received a complaint of a violation of Section 12-22 [vehicles with missing or expired tags]. A Notice of Hearing/Repeat Violation was issued on October 3, 2016 since a Final Order was issued on 6/16/2016 (REF: Case No: CE16-01405). As of the date of this hearing the violation still exists and the property remains in non-compliance.
3. The Respondent is in violation of City of Plantation, Code of Ordinances, Section 12-22 and was previously found in violation of such Ordinance within five (5) years prior to this repeat violation (Ref: Case No: CE16-01405). The violation was not corrected prior to the date of this hearing on November 17, 2016. Pursuant to Section 162.09 of Florida Statutes, if the Respondent fails to comply with the Special Magistrate's Order, a fine may be incurred and become a lien on the Respondent's property.

4. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

STREET ADDRESS: 411 NW 135 AVENUE, PLANTATION, FLORIDA

LEGAL DESCRIPTION FOR PROPERTY ID #5040 02 03 0550

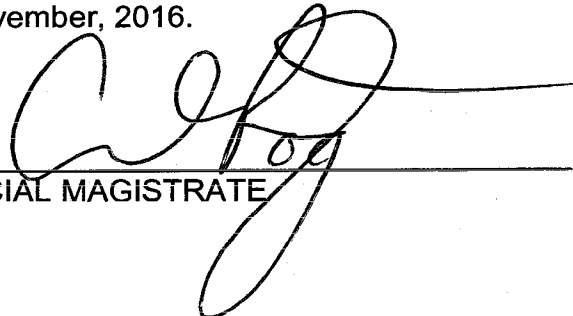
SUNSHINE CITY 76-34 B LOT 13 BLK 3

5. IT IS THE ORDER OF THE SPECIAL MAGISTRATE that a fine of \$25.00 per day for repeat violation of City of Plantation, Code of Ordinances, SECTION 12-22 is hereby assessed, ratified, and confirmed herein. The above fine shall commence on the 3rd day of November, 2016, and shall continue to accrue thereafter at the per diem specified until such time as the Respondent, GUADALUPE, MIGDALIA LE shall comply with such Ordinance, plus the recovery of reasonable attorney's fees and costs in any foreclosure of the lien.

6. The fine confirmed above shall constitute a lien against the land on which the violation exists, and upon any other real or personal property owned by the Respondent, GUADALUPE, MIGDALIA LE in any county wherein a certified copy of this Supplemental Order/Claim of Lien is recorded.

7. If the fine is not satisfied within 90 days from the date of this order, the City of Plantation is authorized to foreclose on all liens or to sue to recover a money judgment for the amount of those fines plus interest that have remained unpaid for three months following the date of this Order.

DONE AND ORDERED on this 17th day of November, 2016.



SPECIAL MAGISTRATE

STATE OF FLORIDA)

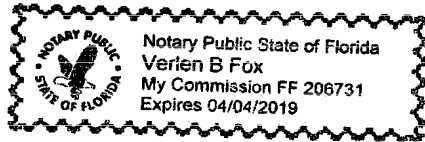
COUNTY OF BROWARD) SS.

The foregoing instrument was SWORN TO, SUBSCRIBED, AND ACKNOWLEDGED before me this 17th day of November, 2016 by CRAIG ROGERS, the Special Magistrate for the City of Plantation, who is personally known to me.

Verlen B. Fox
(Notary Signature)

VERLEN B. FOX
(Printed Name)

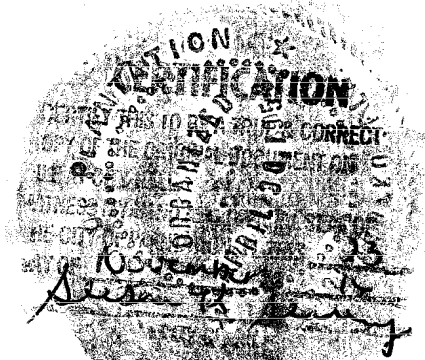
(Notary Stamp)



RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing signed Order was received by the Code Enforcement Principal Office Assistant and entered into the Case Docket (Public Record) this 17 day of November, 2016.

Verlen B. Fox
Principal Office Assistant



PREPARED BY:
CODE ENFORCEMENT OFFICE
CITY OF PLANTATION
451 NW 70th TERRACE
PLANTATION, FL 33317
TELEPHONE: 954-797-2267

**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

Case No: CE18-01259

Petitioner,

vs.

GUADALUPE, MIGDALIA LE

Respondent(s).

SUPPLEMENTAL ORDER/CLAIM OF LIEN

The City of Plantation, Special Magistrate, 400 NW 73rd Avenue, Plantation, Florida 33317, after due notice to the Respondent, and the Respondent **not having appeared**, and the Special Magistrate having heard testimony at the Hearing to Confirm Fine held on October 18, 2018 and based on the evidence, the Special Magistrate enters the following findings of fact and order.

1. That the Special Magistrate did issue a Final Order on August 16, 2018 on the above captioned case commanding the Respondent, GUADALUPE, MIGDALIA LE to bring the violation of the City of Plantation, Code of Ordinances, as to SECTION 5-87 (a) (16), SECTION 5-87 (a) (11) and SECTION 12-22 into compliance on or before September 06, 2018 or pay a fine in the amount of \$75.00 per day, per violation for each day of non-compliance hereafter.

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida to wit:

STREET ADDRESS: 411 NW 135 AVE

LEGAL DESCRIPTION FOR PROPERTY ID #504002030550

SUNSHINE CITY 76-34 B LOT 13 BLK 3

3. That the Respondent, GUADALUPE, MIGDALIA LE did not comply with the Final Order on or before the date specified therein. However as of the date of this hearing SECTION 11-8, SECTION 10-7.2 were complied.

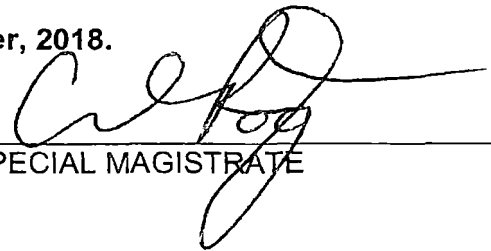
4. IT IS THE ORDER OF THE SPECIAL MAGISTRATE that the fine of **\$75.00** per day, per violation for violation of City of Plantation Code of Ordinances, SECTION 5-87 (a) (16), SECTION 5-87 (a) (11) and SECTION 12-22 as specified in said Final Order is hereby confirmed and ratified and shall accrue at the per diem specified until such time as the

Respondent, GUADALUPE, MIGDALIA LE shall comply with said Final Order, plus the recovery of reasonable attorney's fees and costs in any foreclosure of the lien.

5. The fine confirmed above shall constitute a lien against the land on which the violation exists, and upon any other real or personal property owned by the Respondent, GUADALUPE, MIGDALIA LE in any county wherein a certified copy of this Supplemental Order/Claim of Lien is recorded.

6. If the fine is not satisfied within 90 days from the date of this Order, the City of Plantation is authorized to foreclose on all liens or to sue to recover a money judgment for the amount of those fines plus interest that have remained unpaid for three months following the date of this order.

DONE AND ORDERED on this 15th day of November, 2018.



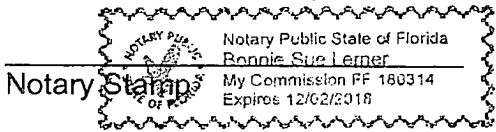
SPECIAL MAGISTRATE

STATE OF FLORIDA)
COUNTY OF BROWARD) SS.

The foregoing instrument was SWORN TO, SUBSCRIBED, AND ACKNOWLEDGED before me on this 15th day of November, 2018 by Craig Rogers, the Special Magistrate of the City of Plantation, who is personally known to me.

Bonnie Sue Lerner
Notary Signature

Bonnie Sue Lerner
Printed Name of Notary



RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing signed Order was received by the Principal Office Assistant and entered into the Case Docket (Public Record) this 20th day of November, 2018.

Bonnie Sue Lerner
Principal Office Assistant

CERTIFICATION
CERTIFY THIS TO BE A TRUE & CORRECT COPY OF THE ORIGINAL DOCUMENT ON FILE AT CITY HALL.
WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF PLANTATION, FL THIS 21 DAY OF November 2018
Steven B. Slattery
CITY CLERK

4

CLAIM OF LIEN

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, the undersigned authority duly authorizes in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared **MAX EDWARDS JR., as the Secretary/Treasury of Sunshine City Management Association, Inc. a Florida Corporation, whose post office address is 495 Commodore Drive, Plantation, Florida 33325** and the Pursuant to Management Agreement by and between Sunshine City Land Development Corporation and Sunshine City Management Association, Inc. a copy of which is recorded as Exhibit "A" to the Declaration of Covenants, Restrictions, Limitations Conditions, Charges and Uses Covering Real Property described therein recorded O.R. Book 6865 at Page 308 of the Public records of Broward County, Florida and O.R. Book 6865 at Page 322 of the Public records of Broward County, Florida says that Sunshine City Management Association, Inc. is owed the following fees.

- Monthly/Management Fees May 2014-Oct 2016 \$1,950
- Legal/Recording Fees \$250.00
- Interest \$800.00

In addition, a lien for legal fees and costs is claimed, together with interest, and further additional fees as they shall become due, late fees if any interest as it accrues, and fees and costs of collection including attorney fees after said due date, up to and including the date of payment and Release of Claim of Lien


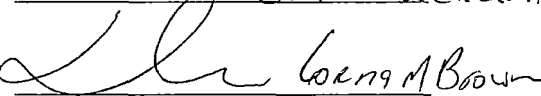
The Lienor claims this lien on the following described real property located in BROWARD COUNTY, FLORIDA:

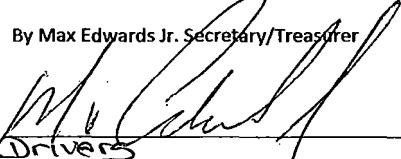
Lot 13 Block 3, of Sunshine City, a Subdivision in Broward County, Florida according to the Plat thereof, recorded in Plat Book 76, at Page 34 of the Public Records of Broward County, Florida.

The Current Owner is: Guadalupe ,Migdalia LE 411 NW 135 Ave. Plantation Fl 33325-2115

The amount due to the Lienor remains outstanding as of April 18, 2019.

Signed Sealed and Delivered in the presence of:

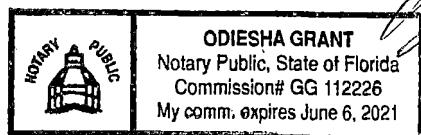

Odiesha Grant

Henry M Brown

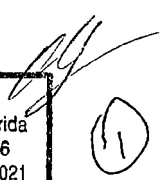
Sunshine City Management Association, Inc.
 By Max Edwards Jr. Secretary/Treasurer

Max Edwards Jr.
 Drivers License

Who is personally known to the undersigned or who produced the following License as identification and who is known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same, for the purpose therein expressed.

Witness my hand and official seal in the County and State last aforesaid this 24 day of April 2018

Notary Public





DATE: July 1st, 2021
PROPERTY ID # 504002-03-0550 (TD # 46806)

WARNING

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

ESTATE OF PEDRO G GUADALUPE, DECEASED
411 NW 135TH AVE
PLANTATION, FL 33325-2115

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 411 NW 135 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by July 30, 2021\$4,430.51
- Or
- * Estimated Amount due if paid by August 17, 2021\$4,860.95

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 18, 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: July 1st, 2021
PROPERTY ID # 504002-03-0550 (TD # 46806)

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MIGDALIA GUADALUPE
1766 W MOWRY CT
HOMESTEAD, FL 33030-6662

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MIGDALIA GUADALUPE
411 NW 135TH AVE
PLANTATION, FL 33325-2115

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DATE: July 1st, 2021
PROPERTY ID # 504002-03-0550 (TD # 46806)

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RICHARD GUADALUPE
206 SW 21ST ST
FT. LAUDERDALE, FL 33315

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

DATE: July 1st, 2021
PROPERTY ID # 504002-03-0550 (TD # 46806)

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CITY OF PLANTATION
400 NW 73RD AVENUE
PLANTATION, FL 33317

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

DATE: July 1st, 2021
PROPERTY ID # 504002-03-0550 (TD # 46806)

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CITY OF PLANTATION CODE ENFORCEMENT OFFICE
451 NW 70TH TERRACE
PLANTATION, FL 33317

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

DATE: July 1st, 2021
PROPERTY ID # 504002-03-0550 (TD # 46806)

WARNING

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SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.
495 COMMODORE DRIVE
PLANTATION, FL 33325

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

DATE: July 1st, 2021
PROPERTY ID # 504002-03-0550 (TD # 46806)

WARNING

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

MAX W EDWARDS, JR., REGISTERED AGENT O/B/O SUNSHINE CITY MANAGEMENT
ASSOCIATION, INC.
13331 NW 5TH ST
PLANTATION, FL 33325

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*MATUSKA, LINDA
410 NW 135TH WAY
PLANTATION, FL 33325-2142

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*MCBRIDE, LAUREN REBECCA
520 CHATHAM DR
LAKELAND, FL 33803-3049

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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 July 30, 2021\$4,430.51
- Or
- * Estimated Amount due if paid by August 17, 2021\$4,860.95

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 18, 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: July 1st, 2021
PROPERTY ID # 504002-03-0550 (TD # 46806)

WARNING

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

*PUBLIC LAND
% CITY OF PLANTATION
400 NW 73RD AVE
PLANTATION, FL 33317-1609

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

DATE: July 1st, 2021
PROPERTY ID # 504002-03-0550 (TD # 46806)

WARNING

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

CHARLES P. JOHNSON, JR.
ATTORNEY FOR R. GUADALUPE
2170 SE 17TH ST
FORT LAUDERDALE, FL 33316-3104

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

DATE: July 1st, 2021
PROPERTY ID # 504002-03-0550 (TD # 46806)

WARNING

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CITY OF PLANTATION
ATTN ANNA C OTINIANO
FINANCE DIRECTOR
400 NW 73RD AVE
PLANTATION, FL 33317-1609

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

DATE: July 1st, 2021
PROPERTY ID # 504002-03-0550 (TD # 46806)

WARNING

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DAVID PETER GUADALUPE
411 NW 135TH AVE
PLANTATION, FL 33325-2115

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

DATE: July 1st, 2021
PROPERTY ID # 504002-03-0550 (TD # 46806)

WARNING

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FRED HOCHSZTEIN, ESQ
ILOVITCH, MANELLA & KLAPHOLZ P.A.
ATTORNEYS FOR PLAINTIFF
2206 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020-6702

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DATE: July 1st, 2021
PROPERTY ID # 504002-03-0550 (TD # 46806)

WARNING

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GLORIA GUADALUPE, DECEASED
411 NW 135TH AVE
PLANTATION, FL 33325-2115

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GUADALUPE, MIGDALIA LE
411 NW 135TH AVE
PLANTATION, FL 33325-2115

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

DATE: July 1st, 2021
PROPERTY ID # 504002-03-0550 (TD # 46806)

WARNING

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

SUNSHINE CITY MANAGEMENT ASSOCIATION INC
13331 NW 5TH ST
PLANTATION, FL 33325-2104

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City, State

TD 46806 AUGUST 2021 WARNING
ESTATE OF PEDRO G GUADALUPE, DECEASED
411 NW 135TH AVE
PLANTATION, FL 33325-2115

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TD 46806 AUGUST 2021 WARNING
MIGDALIA GUADALUPE
411 NW 135TH AVE
PLANTATION, FL 33325-2115

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City, State

TD 46806 AUGUST 2021 WARNING
RICHARD GUADALUPE
206 SW 21ST ST
FT. LAUDERDALE, FL 33315

7020 1810 0000 1203 7543

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TD 46806 AUGUST 2021 WARNING

CITY OF PLANTATION
400 NW 73RD AVENUE
PLANTATION, FL 33317

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TD 46806 AUGUST 2021 WARNING
 CITY OF PLANTATION CODE ENFORCEMENT OFFICE
 451 NW 70TH TERRACE
 PLANTATION, FL 33317

7020 1810 0000 1203 7567

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TD 46806 AUGUST 2021 WARNING
SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.
495 COMMODORE DRIVE
PLANTATION, FL 33325

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City, S.

TD 46806 AUGUST 2021 WARNING
MAX W EDWARDS, JR., REGISTERED AGENT
O/B/O SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.
13331 NW 5TH ST
PLANTATION, FL 33325

7020 1810 0000 1203 7574

7020 1810 0000 1203 7581

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| Total | TD 46806 AUGUST 2021 WARNING |
| \$ Sent | CHARLES P. JOHNSON, JR. |
| State | ATTORNEY FOR R. GUADALUPE |
| City | 2170 SE 17TH ST |
| | FORT LAUDERDALE, FL 33316-3104 |

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

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TD 46806 AUGUST 2021 WARNING
 CITY OF PLANTATION
 ATTN ANNA C OTINIANO
 FINANCE DIRECTOR
 400 NW 73RD AVE
 PLANTATION, FL 33317-1609

City, State, ZIP+4®

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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OFFICIAL USE

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

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TD 46806 AUGUST 2021 WARNING
DAVID PETER GUADALUPE
411 NW 135TH AVE
PLANTATION, FL 33325-2115

7020 1810 0000 1203 7604

7020 1A10 0000 1203 7611

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OFFICIAL USE

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

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| Total Post | TD 46806 AUGUST 2021 WARNING |
| | FRED HOCHSSTEIN, ESQ |
| <i>Sent To</i> | ILOVITCH, MANELLA & KLAPHOLZ P.A. |
| | ATTORNEYS FOR PLAINTIFF |
| <i>Street and</i> | 2206 HOLLYWOOD BLVD |
| <i>City, State</i> | HOLLYWOOD, FL 33020-6702 |

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Certified Mail Fee

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

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

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TD 46806 AUGUST 2021 WARNING

GUADALUPE, MIGDALIA LE

411 NW 135TH AVE

PLANTATION, FL 33325-2115

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

See Reverse for Instructions

7020 1810 0000 1203 7628

7020 1810 0000 1203 7635

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Certified Mail Fee

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

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

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City, State, ZIP+4®

TD 46806 AUGUST 2021 WARNING

*MATUSKA, LINDA M

410 NW 135TH WAY

PLANTATION, FL 33325-2142

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

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City, State

TD 46806 AUGUST 2021 WARNING
*MCBRIDE, LAUREN REBECCA
520 CHATHAM DR
LAKELAND, FL 33803-3049

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| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
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TD 46806 AUGUST 2021 WARNING

MIGDALIA GUADALUPE

1766 W MOWRY CT

HOMESTEAD, FL 33030-6662

Street

City

7020 1810 0000 1203 7659

U.S. Postal Service
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Certified Mail Fee

\$ _____

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

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

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Street _____

City, _____

TD 46806 AUGUST 2021 WARNING
*PUBLIC LAND
% CITY OF PLANTATION
400 NW 73RD AVE
PLANTATION, FL 33317-1609

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

See Reverse for Instructions

7020 1A10 0000 1203 7666

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OFFICIAL USE

Certified Mail Fee

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

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

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Street

City, State, ZIP+4

TD 46806 AUGUST 2021 WARNING
SUNSHINE CITY MANAGEMENT ASSOCIATION INC
13331 NW 5TH ST
PLANTATION, FL 33325-2104

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

See Reverse for Instructions

7020 1810 0000 1203 7673

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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 | \$ _____ |

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City, State, ZIP+4®

TD 46806 AUGUST 2021 WARNING

GLORIA GUADALUPE, DECEASED

411 NW 135TH AVE

PLANTATION, FL 33325-2115

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

See Reverse for Instructions

7020 1810 0000 1203 7680

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

A. Signature Agent
 Addressee

X 14 C 43 C 19

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


Migdalena Guadalupe

D. Is delivery address different from item 1? Yes
 No

If YES, enter delivery address below:

1. Article Addressed to:

TD 46806 AUGUST 2021 WARNING
MIGDALIA GUADALUPE
1766 W MOWRY CT
HOMESTEAD, FL 33030-6662



9590 9402 6615 1028 3086 31

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"/> Registered Mail™ Restricted Delivery (over \$500) | |

2. Article Number (Transfer from service label)

7020 1810 0000 1203 7659

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46806 AUGUST 2021 WARNING
 CITY OF PLANTATION CODE ENFORCEMENT OFFICE
 451 NW 70TH TERRACE
 PLANTATION, FL 33317



9590 9402 6615 1028 3084 95

2. Article Number (Transfer from carrier label)

7020 1810 0000 1203 7550

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Conrad 19* Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 7/6/21

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 Restrict 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"/> Mail Restricted Delivery | |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46806 AUGUST 2021 WARNING
 *PUBLIC LAND
 % CITY OF PLANTATION
 400 NW 73RD AVE
 PLANTATION, FL 33317-1609



9590 9402 6615 1028 3086 24

2. Article Number (Transfer from service label)

7020 1810 0000 1203 7666

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Jennifer Martin Addressee
- B. Received by (Printed Name) C. Date of Delivery
Jennifer Martin 7/7/21
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

- 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
- all Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46806 AUGUST 2021 WARNING
CITY OF PLANTATION
400 NW 73RD AVENUE
PLANTATION, FL 33317



9590 9402 6615 1028 3084 40

2. Article Number (Transfer from service label)

7020 1810 0000 1203 7543

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Agent
Jenn An Martin Addressee
- C. Date of Delivery
7/7/21
- 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 Restrictive 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 | |