

# **TitleExpress<sup>®</sup>**

**A service of Grant Street Group**

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

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

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

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

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 04/16/2021

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 04/13/2021

**CERTIFICATE #** 2017-14111

**ACCOUNT #** 514001033960

**ALTERNATE KEY #** 549917

**TAX DEED APPLICATION #** 46918

**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 9, in Block 46, of "ROCK CREEK PHASE TWO", as recorded in Plat Book 104, at Page 34, of the Public of Broward County, Florida; Less that portion described as follows: Beginning at the front common corner of Lots 8 and 9 of said Block 46, run Northerly along the front property line of Lot 9 and along a 40 foot radius curve to the right, whose center bears North 84'39'18" East, on an assumed bearing from said corner, through a central angle of 6'25'30", an arc distance of 4.49 feet; thence North 65'17'08" West, 42.98 feet; thence South 24'42'52" West 4 feet; thence South 65'17'08" East 45 feet to the POINT OF BEGINING. Said lands situate lying and being in Broward County, Florida

**PROPERTY ADDRESS:** 2860 EVERGREEN WAY, COOPER CITY FL 33026-3672

### OWNER OF RECORD ON CURRENT TAX ROLL:

JODI SENISI H/E

VINCENT SENISI

2860 EVERGREEN WAY

COOPER CITY, FL 33026-3672 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

VINCENT M. SENISI AND JODI SENISI

OR: 30801, Page: 530

2860 EVERGREEN WAY

HOLLYWOOD, FL 33026 (Per Deed)

### MORTGAGE HOLDER OF RECORD:

ANN F. SCOTT AS THE SURVIVING TRUSTEE

Instrument: 114934272

OF THE SCOTT FAMILY LIVING TRUST

DATED SEPTEMBER 9, 2011

5120 AROMATIC CT.

SPRING HILL, FL 34607 (Per Assignment of Mortgage)

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

BEAMIF A LLC

PO BOX 885

BOCA RATON, FL 33429 (Tax Deed Applicant)

INTERNAL REVENUE SERVICE  
COLLECTION ADVISORY GROUP  
7850 SW 6TH CT  
MS 5780  
PLANTATION, FL 33324  
(Per Tax Liens. Liens 48462-1466, 114155865 and  
114602613 were partially released in 115853289  
115853290 and 115853291 releasing only Jodi Senisi.)

OR: 48462, Page: 1466  
Instrument: 113902162  
Instrument: 114155865  
Instrument: 114602613  
Instrument: 116155703  
Instrument: 116800946  
Instrument: 116926180

ROCK CREEK, INC.  
4441 STIRLING ROAD  
FORT LAUDERDALE, FL 33314 (Per Lien)

Instrument: 116511245

ROCK CREEK, INC.  
11700 STONEBRIDGE PARKWAY  
COOPER CITY, FL 33026  
(Per Sunbiz. Declaration recorded in 9344-966)

IRVIN W NACHMAN, REGISTERED AGENT  
O/B/O ROCK CREEK, INC.  
4441 STIRLING ROAD  
FT LAUDERDALE, FL 33314 (Per Sunbiz)

TIERRA VISTA, INC  
11011 SHERIDAN STREET 208  
COOPER CITY, FL 33026  
(Per Sunbiz. Declaration recorded in 9384-176.)

IRVIN W. NACHMAN P.A., REGISTERED AGENT  
O/B/O TIERRA VISTA, INC.  
4441 STRILING ROAD  
FT LAUDERDALE, FL 33314 (Per Sunbiz)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5140 01 03 3960

**CURRENT ASSESSED VALUE:** \$248,260

**HOMESTEAD EXEMPTION:** Yes

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

**OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:**

Warranty Deed

OR: 28083, Page: 228

Mortgage

OR: 30801, Page: 532

Release of Federal Tax Lien

Instrument: 115853289

Release of Federal Tax Lien

Instrument: 115853290

Release of Federal Tax Lien

Instrument: 115853291

**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.**

**Brian Johnson**

Title Examiner



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

CERTIFICATE OF MAILING NOTICES

Tax Deed #46918

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:

CITY OF COOPER CITY 9090 SW 50 PL COOPER CITY, FL 33328	SENISI,JODI 2860 EVERGREEN WAY COOPER CITY, FL 33026-3672	SENISI,VINCENT 2860 EVERGREEN WAY COOPER CITY, FL 33026-3672	INTERNAL REVENUE SERVICE COLLECTION ADVISORY GROUP 7850 SW 6TH CT MS 5780 PLANTATION, FL 33324
IRVIN W. NACHMAN P.A., REGISTERED AGENT O/B/O TIERRA VISTA, INC. 4441 STIRLING ROAD FT LAUDERDALE, FL 33314	ROCK CREEK, INC. 11700 STONEBRIDGE PARKWAY COOPER CITY, FL 33026	TIERRA VISTA, INC 11011 SHERIDAN STREET 208 COOPER CITY, FL 33026	ROCK CREEK, INC. 4441 STIRLING ROAD FORT LAUDERDALE, FL 33314
IRVIN W NACHMAN, REGISTERED AGENT O/B/O ROCK CREEK, INC. 4441 STIRLING ROAD FT LAUDERDALE, FL 33314	ANNE SCOTT PO BOX 282 MARION, IA 52302	E. WAYNE SCOTT PO BOX 282 MARION, IA 52302	ANN F. SCOTT AS THE SURVIVING TRUSTEE OF THE SCOTT FAMILY LIVING TRUST DATED SEPTEMBER 9, 2011 5120 AROMATIC CT. SPRING HILL, FL 34607
BEN FARBSTAIN, P.A. 4018 SHERIDAN ST HOLLYWOOD, FL 33021	*SERNA, RAUL & ZORAIDA 2880 EVERGREEN WAY COOPER CITY, FL 33026-3672	*DIAZ, CHRISTINA H/E GAGO, NOEL 2840 EVERGREEN WY COOPER CITY, FL 33026-3672	

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**

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 46918

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: 514001-03-3960  
Certificate Number: 14111  
Date of Issuance: 05/24/2018  
Certificate Holder: BEAMIF A LLC  
Description of Property: ROCK CREEK PHASE TWO 104-34 B  
LOT 9 LESS PT DESC AS  
BEG AT F/C/C OF LOTS 8 & 9,  
See Additional Legal on Tax Roll  
Name in which assessed: SENISI,JODI H/E SENISI,VINCENT  
Legal Titleholders: SENISI,JODI H/E  
SENISI,VINCENT  
2860 EVERGREEN WAY  
COOPER CITY, FL 33026-3672

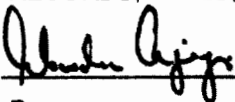
All of said property being in the County of Broward, State of Florida.

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

Dated this 3rd day of May, 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: 146841.70



# Broward County, Florida

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

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Certificate Holder: BEAMIF A LLC  
Description of Property: ROCK CREEK PHASE TWO 104-34 B  
LOT 9 LESS PT DESC AS  
BEG AT F/C/C OF LOTS 8 & 9,  
See Additional Legal on Tax Roll

Name in which assessed: SENISI,JODI H/E SENISI,VINCENT  
Legal Titleholders: SENISI,JODI H/E  
SENISI,VINCENT  
2860 EVERGREEN WAY  
COOPER CITY, FL 33026-3672

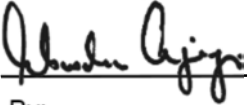
All of said property being in the County of Broward, State of Florida.

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

Dated this 19th day of May, 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: 147206.70

**BROWARD DAILY BUSINESS REVIEW**

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

**STATE OF FLORIDA COUNTY  
OF BROWARD:**

Before the undersigned authority personally appeared  
SCHERRIE A. THOMAS, who on oath says that he or she is  
the LEGAL CLERK, of the Broward Daily Business Review //  
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

46918  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 14111

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

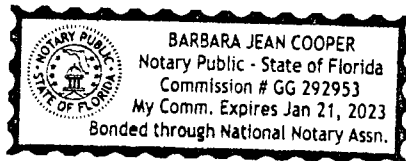
Affiant further says that the said Broward Daily Business  
Review is a newspaper published at Fort Lauderdale, in said  
Broward County, Florida and that the said newspaper has  
heretofore been continuously published in said Broward  
County, Florida each day (except Saturday, Sunday and  
Legal Holidays)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

*Scherrie A Thomas*

Sworn to and subscribed before me this  
5<sup>th</sup> day of AUGUST, A.D. 2021

*Barbara Jean Cooper*

(SEAL)  
SCHERRIE A. THOMAS personally known to me



**Broward County, Florida  
RECORDS, TAXES & TREASURY  
DIVISION/TAX DEED SECTION  
NOTICE OF APPLICATION FOR  
TAX DEED NUMBER 46918**

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

Property ID: 514001-03-3960  
Certificate Number: 14111  
Date of Issuance: 05/24/2018

Certificate Holder:  
BEAMIF A LLC

Description of Property:  
ROCK CREEK PHASE TWO 104-34  
B LOT 9 LESS PT DESC AS BEG  
AT F/C/C OF LOTS 8 & 9, See  
Additional Legal on Tax Roll

Name in which assessed:  
SENISI, JODI H/ ESENISI, VINCENT  
Legal Titleholders:  
SENISI, JODI H/ E SENISI, VINCENT  
2860 EVERGREEN WAY COOPER  
CITY, FL 33026-3672

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 19th day of May, 2021.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND  
TREASURY DIVISION

(Circuit Court Seal)

By: Abiodun Ajayi  
Deputy

This Tax Deed is Subject to All  
Existing Public Purpose Utility and  
Government Easements. The suc-

cessful bidder is responsible to pay  
any outstanding taxes.

Minimum Bid: 147206.70

401-314

7/15-22-29 8/5 21-10/0000539249B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21028763

Broward County, FL VS Jodi Senisi and/or Vincent Senisi

**RETURN OF SERVICE**



Court Case # TD 46918

Hearing Date:08/18/2021

Received by CCN 15420

07/02/2021 8:24 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Jodi Senisi and/or Vincent Senisi 2860 Evergreen Way Cooper City FL 33026**

Served:

Not Served:

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

Date: 07/02/2021 Time: 12:05 PM


On Jodi Senisi and/or Vincent Senisi 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 ON DOOR

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

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

By:   
T. Brown, #15420

D.S.

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 # 514001-03-3960 (TD #46918)

RECORDED  
INDEXED  
BROWARD COUNTY, FLORIDA  
2021 JUL 23 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 .....\$22,759.88
- Or
- \* Amount due if paid by August 17, 2021 .....\$23,076.70

\*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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

**SENISI, JODI AND/OR  
SENISI, VINCENT  
2860 EVERGREEN WAY  
COOPER CITY, FL 33026-3672**

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



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

## Detail by Entity Name

Florida Not For Profit Corporation  
ROCK CREEK, INC.

### Filing Information

<b>Document Number</b>	740751
<b>FEI/EIN Number</b>	59-2003983
<b>Date Filed</b>	11/10/1977
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

11700 STONEBRIDGE PARKWAY  
COOPER CITY, FL 33026

Changed: 06/22/1989

### Mailing Address

11700 STONEBRIDGE PARKWAY  
COOPER CITY, FL 33026

Changed: 06/22/1989

### Registered Agent Name & Address

NACHMAN, IRVIN W  
4441 STIRLING ROAD  
FT LAUDERDALE, FL 33314

Name Changed: 03/16/1990

Address Changed: 03/16/1990

### Officer/Director Detail

#### **Name & Address**

Title Director

Tello, Alfonso  
3302 West island Road  
COOPER CITY, FL 33026

Title Secretary

Mason, Steven  
11425 WAYNE DR  
COOPER CITY, FL 33026

Title Treasurer

Levine, Robert  
11703 Sunfish Way  
COOPER CITY, FL 33026

Title Director

Garcia, Robert  
2800 Egret Way  
COOPER CITY, FL 33026

Title Director

COHENOUR, MATTHEW  
11567 N. OPEN CT  
COOPER CITY, FL 33026

Title VP

MINNAUGH, VICKI  
17905 NW 15TH ST.  
PEMBROKE PINES, FL

Title President

CHORON, RONALD  
3360 Dockside Drive  
Cooper City, FL 33026

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2019	04/19/2019
2020	02/21/2020
2021	03/03/2021

**Document Images**

<a href="#">03/03/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/21/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/21/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/27/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">02/29/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/23/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/20/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/21/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/23/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/23/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/04/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/25/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/10/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/22/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/27/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/25/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/04/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/03/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/18/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/05/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/02/2000 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/09/1999 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/26/1998 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/04/1997 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/15/1996 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/16/1995 -- ANNUAL REPORT</a>	View image in PDF format



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

## Detail by Entity Name

Florida Not For Profit Corporation  
TIERRA VISTA, INC.

### Filing Information

**Document Number** 755998  
**FEI/EIN Number** 59-2116629  
**Date Filed** 01/22/1981  
**State** FL  
**Status** ACTIVE  
**Last Event** REINSTATEMENT  
**Event Date Filed** 12/07/1989

### Principal Address

11011 SHERIDAN STREET  
208  
COOPER CITY, FL 33026

Changed: 04/24/2006

### Mailing Address

11011 SHERIDAN STREET  
208  
COOPER CITY, FL 33026

Changed: 04/24/2006

### Registered Agent Name & Address

Irvin W. Nachman P.A.  
4441 Striling Road  
Ft Lauderdale, FL 33314

Name Changed: 02/11/2020

Address Changed: 02/11/2020

### Officer/Director Detail

#### **Name & Address**

Title Treasurer



GARCIA, ROBERT  
11011 SHERIDAN STREET SUITE 208  
COOPER CITY, FL 33026

Title Secretary

MINKLEY, AUDREY  
11011 SHERIDAN STREET SUITE 208  
COOPER CITY, FL 33026

Title D

STRAUSSMAN, NEIL  
11011 SHERIDAN STREET SUITE 208  
COOPER CITY, FL 33026

Title President

WASSERSTROM, MIKE  
11011 SHERIDAN STREET SUITE 208  
COOPER CITY, FL 33026

Title VP

LEDLEY, JOHN  
11011 SHERIDAN STREET SUITE 208  
COOPER CITY, FL 33026

Title Director

Allen , Scott  
11011 SHERIDAN STREET  
208  
COOPER CITY, FL 33026

Title Director

JULIE, HOWLETT  
11011 SHERIDAN STREET  
208  
COOPER CITY, FL 33026

Title Director

SEGOVIA , IGNACIO  
11011 SHERIDAN STREET  
208  
COOPER CITY, FL 33026

## Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2019	02/14/2019
2020	02/11/2020
2021	02/17/2021

## Document Images

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<a href="#">03/25/1997 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/05/1996 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/08/1995 -- ANNUAL REPORT</a>	View image in PDF format



**INSTR # 100495292**  
**OR BK 30801 PG 0530**  
 RECORDED 08/28/2000 02:24 PM  
 COMMISSION  
 BROWARD COUNTY  
**DOC STMP-D 1,295.00**  
 DEPUTY CLERK 1033

Prepared by and return to:

**MARC R. GAYLORD, P.A.**  
**2101 NW Corporate Boulevard**  
**Suite 415**  
**Boca Raton, Florida 33431**  
**561-995-7009**  
 File Number: **200077**

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## Warranty Deed

**This Warranty Deed** made this 21st day of July, 2000 between Terri L. Coyle, a single woman whose post office address is 7909 Monona Avenue, Austin, Texas 78717, grantor, and Vincent M. Senisi and Jodi Senisi, husband and wife whose post office address is 2860 Evergreen Way, Hollywood, Florida 33026, grantee:

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

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

**Lot 9, in Block 46, of "ROCK CREEK PHASE TWO", as recorded in Plat Book 104, at Page 34, of the Public of Broward County, Florida; Less that portion described as follows: Beginning at the front common corner of Lots 8 and 9 of said Block 46, run Northerly along the front property line of Lot 9 and along a 40 foot radius curve to the right, whose center bears North 84°39'18" East, on an assumed bearing from said corner, through a central angle of 6°25'30", an arc distance of 4.49 feet; thence North 65°17'08" West, 42.98 feet; thence South 24°42'52" West 4 feet; thence South 65°17'08" East 45 feet to the POINT OF BEGINING. Said lands situate lying and being in Broward County, Florida.**

**Parcel Identification Number: 5140-01-03-3960**

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 7909 Monona Avenue, Austin, Texas 78717.

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

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

Signed, sealed and delivered in our presence:

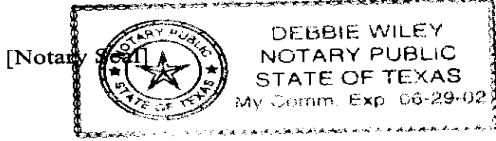
Shanita Phillips  
 Witness Name: Shanita Phillips

Ann Harvey  
 Witness Name: Ann Harvey

Terri L. Coyle (Seal)  
 Terri L. Coyle

State of Texas  
County of TRAVIS

The foregoing instrument was acknowledged before me this 19 day of July, 2000 by Terri L. Coyle, who  is personally known or  has produced a Driver's License as identification.



Debbie Wiley  
Notary Public

Printed Name: Debbie Wiley

My Commission Expires: 06-29-02

INSTR # 100495293  
OR BK 30801 PG 0532  
RECORDED 08/28/2000 02:24 PM  
COMMISSION  
BROWARD COUNTY  
DOC STMP-H 472.50  
INT TAX 270.00  
DEPUTY CLERK 1033

Prepared by and return to:

MARC R. GAYLORD, P.A.  
2101 NW Corporate Boulevard  
Suite 415  
Boca Raton, Florida 33431  
561-995-7009  
File Number: 200077

[Space Above This Line For Recording Data]

## MORTGAGE

THIS IS A BALLOON MORTGAGE AND THE  
FINAL PAYMENT OF THE BALANCE DUE  
HEREON MATURITIES IS 10,645.89  
ALL OTHER ADVANCEMENTS AS SET BY  
GENERAL PURPOSES UNDER THE TERMS OF  
THIS INSTRUMENT.

**This Indenture**, Made this July 21, 2000 by and between Vincent Michael Senisi and Jodi Senisi, husband and wife whose address is 2860 Evergreen Way, Hollywood, Florida 33026, hereinafter called the Mortgagor, and Anne Scott whose address is Post Office Box 282, Marion, Iowa 52302, hereinafter called the Mortgagee:

The terms "Mortgagor" and "Mortgagee", shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

**Witnesseth**, that the said Mortgagor, for and in consideration of the aggregate sum named in the promissory note, a copy of which is attached hereto and made a part hereof, the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in the County of Broward, State of Florida, to-wit:

Lot 9, in Block 46, of "ROCK CREEK PHASE TWO", as recorded in Plat Book 104, at Page 34, of the Public of Broward County, Florida; Less that portion described as follows: Beginning at the front common corner of Lots 8 and 9 of said Block 46, run Northerly along the front property line of Lot 9 and along a 40 foot radius curve to the right, whose center bears North 84°39'18" East, on an assumed bearing from said corner, through a central angle of 6°25'30", an arc distance of 4.49 feet; thence North 65°17'08" West, 42.98 feet; thence South 24°42'52" West 4 feet; thence South 65°17'08" East 45 feet to the POINT OF BEGINING. Said lands situate lying and being in Broward County, Florida.

And the said Mortgagor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**Provided always**, that if said Mortgagor, his successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, that certain promissory note, of which a true and correct copy is attached, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorneys fees that Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

1. To pay the principal and interest and other sums of money payable by virtue of said promissory note and this mortgage, or either, promptly on the days respectively the same severally come due.
2. To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the above described promissory note, and name the Mortgagee as loss payees, and to furnish

Initials VMJ  
DoubleTime®

(7)

Mortgagee with a copy of all current policies. If Mortgagor does not provide Mortgagee with copies of the policies showing Mortgagee as loss payees after 14 days written demand by Mortgagee, then Mortgagee may purchase such insurance and shall add any payments made for such policy to the principal balance owed on the mortgage, and such payments shall accrue interest at the maximum rate of interest allowed by law. In the event any sum of money becomes payable under such policy, Mortgagee, his legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit Mortgagor to receive and use it or any part thereof for repair or replacement, without hereby waiving or impairing any equity, lien or right under or by virtue of this mortgage. In the event of loss Mortgagor shall give immediate notice to Mortgagee.

3. To permit, commit or suffer no waste, impairment or deterioration of the property, or any part thereof.
4. To permit no other lien or mortgage to be placed ahead of this mortgage.
5. Mortgagor shall provide proof of payment of annual real estate taxes by March 15, for the preceding years taxes. In the event that Mortgagor does not pay the taxes by such date, the Mortgagee may pay the taxes and the full amount of such payment by Mortgagee shall be added to the principal balance owed on the mortgage, and shall accrue interest at the maximum rate allowed by law. Taxes for the year **2000** will be prorated when billed. Mortgagee shall pay their prorated share of the taxes, based on the amount due if paid by November 30, **2000**, when proof of payment of said taxes is provided to Mortgagee by Mortgagor.
6. The Mortgagee may, at any time pending a suit upon this mortgage, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee. The rents, profits, income, issues, and revenues shall be applied by such receiver according to the lien of this mortgage.
7. If any of the sums of money due and owing to Mortgagee under the terms of the promissory note and this mortgage, including but not limited to any advance made by Mortgagee for the payment of insurance or taxes, are not paid within 15 days after the same become due and payable, or if each of the stipulations, agreements, conditions and covenants of the promissory note and this mortgage, or either, are not fully performed or complied with the aggregate sum owed on the promissory note shall become due and payable forthwith or thereafter at the option of Mortgagee, his successors, legal representatives, or assigns.

This mortgage and the note hereby secured shall be construed and enforced according to the laws of the State of Florida.

The principal sum secured hereby, along with any interest to be paid in accordance with the terms of the note secured hereby, shall immediately become due and payable without notice, if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this mortgage remains a lien thereon, at the option of Mortgagee, his successors, legal representatives, or assigns.

Executed at **Broward County, Florida** on the date written above.

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE BALANCE DUE UPON MATURITY IS \$ 10,645.89, TOGETHER WITH ACCRUED INTEREST, IF ANY AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE

Signed, sealed and delivered in the presence of:

J.M. Dougan  
Witness Name: JENNIFER M. DOUGAN

Vincent Michael Senisi (Seal)  
Vincent Michael Senisi

Nancy K Kearney  
Witness Name: NANCY K. KEARNEY

Jodi Senisi (Seal)  
Jodi Senisi

J.M. Dougan  
Witness Name: JENNIFER M. DOUGAN

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 21st day of July, 2000 by Vincent Michael Senisi and Jodi Senisi, who  are personally known or  have produced a Driver's License as identification.

[Notary Seal]



J.M. Dougan  
Notary Public

Printed Name: JENNIFER M. DOUGAN

My Commission Expires: JUNE 2, 2004

OR BK 30801 PG 0534

**PROMISSORY NOTE**

\$135,000.00

July 21, 2000  
Hollywood, Broward County, Florida

FOR VALUE RECEIVED, the undersigned promise to pay to the order of E. Wayne Scott and Ann F. Scott, husband and wife at Post Office Box 282, Marion, Iowa 52302 or at such other address as may be indicated in writing, in the manner hereinafter specified, the principal sum of **One Hundred Thirty-Five Thousand and 00/100 Dollars (\$135,000.00)** with interest from the date hereof, at the rate of **Five and Three Quarters** percent ( **5.75** %) per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America, on the date and in the following manner:

The sum of \$797.82 representing a payment of principal and interest shall be due and payable on **October 15, 2000**, and on the **15th** day of each month thereafter until **August 14, 2029**, at which time the remaining principal balance, together with any accrued but unpaid interest, shall be due.

All payments shall be first applied to late charges, if any, then to the payment of accrued interest, and the balance remaining, if any, shall be applied to the payment of the principal sum.

This note may be prepaid, in whole or in part, without penalty, at any time prior to maturity.

This note with interest is secured by a mortgage on real estate, of even date herewith, the terms of which are incorporated herein by reference, made by the makers hereof in favor of the said payee, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any installment under this note, and if such default is not made good within 15 days, the entire principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this Note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same at a later time for the same default or for any subsequent default. Any payment not received within 10 days of the due date shall include a late charge of 5% of the payment due. In the event of default in the payment of this note, and if the same is placed in the hands of any attorney for collection, the undersigned hereby agree to pay all costs of collection, including a reasonable attorneys' fee.

Makers waive demand, presentment for payment, protest, and notice of nonpayment and dishonor.

 (Seal)  
Vincent Michael Senisi -Borrower

 (Seal)  
Jodi Senisi -Borrower

The state documentary tax due on this Note has been paid on the Mortgage securing this indebtedness.

**THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE BALANCE DUE UPON MATURITY IS \$ 10,645.89 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**



Prepared by:  
Gregory G. Gay, Esquire  
The Nature Coast Law Offices of  
Gregory G. Gay, P.A.  
P. O. Box 10540  
Brooksville, FL 34603  
352/684-9170

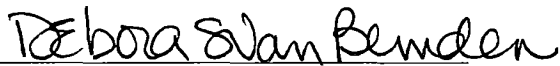
Return to:  
Gregory G. Gay, Esquire  
The Nature Coast Law Offices of  
Gregory G. Gay, P.A.  
P. O. Box 10540  
Brooksville, FL 34603

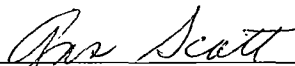
(Space above this line reserved for recording office use only)

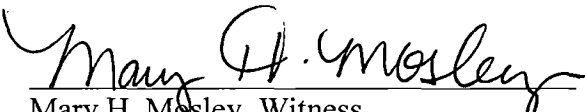
**ASSIGNMENT OF MORTGAGE**

The undersigned owner and holder of a mortgage (and of the indebtedness secured by it) made by Vincent Michael Senisi and Jodi Senisi,, husband and wife to Anne Scott a/k/a Ann Scott securing \$35,000.00 on July 21, 2000, which was recorded in Official Records Book 30801, page 0532, of the public records of Broward County, Florida, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does assign and transfer without recourse to Ann F. Scott as the surviving Trustee of the Scott Family Living Trust dated September 9, 2011, as amended, whose address is 5120 Aromatic Ct., Spring Hill, Florida 34607, the above-described mortgage and indebtedness secured by it together with all financing statements, assignments of rent or leases, and other instruments related to the mortgage.

Dated: January 23, 2018.

  
\_\_\_\_\_  
Debora S. Van Bemden, Witness  
P. O. Box 10540  
Spring Hill, FL 34603

  
\_\_\_\_\_  
Anne Scott a/k/a Ann Scott  
5120 Aromatic Ct.  
Spring Hill, FL 34607

  
\_\_\_\_\_  
Mary H. Mosley, Witness  
P. O. Box 10540  
Spring Hill, FL 34603

2

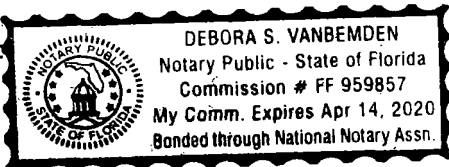
STATE OF FLORIDA  
COUNTY OF HERNANDO

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Anne Scott a/k/a Ann Scott ( ) who is personally known to me, or ( x ) who has produced a Florida Driver's License as identification, and who executed the foregoing instrument voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Brooksville, County of Hernando and State of Florida this 23 day of January, 2018.

*Debora S Van Bemden*  
Debora S. Van Bemden, Notary Public  
State of Florida

My Commission Expires:



**This Instrument Prepared By  
(and to be returned to):  
Irvin W. Nachman, Esq.  
4441 Stirling Road  
Ft. Lauderdale, Florida 33314**

**CLAIM OF LIEN FOR ASSESSMENTS**

BEFORE ME, the undersigned authority, personally appeared IRVIN W. NACHMAN, who, upon being first duly sworn, says that he is attorney/agent for the lienor herein, Rock Creek, Inc., whose address is 4441 Stirling Road, Fort Lauderdale, Florida 33314, and that pursuant to the Declaration of Restrictions and the By-Laws for Rock Creek, Inc., lienor furnished those services required to be furnished by lienor for the benefit of the following described real property located in Broward County, Florida:

*SEE EXHIBIT "A "ATTACHED HERETO AND INCORPORATED HEREIN*

said property being owned by **Vincent Senisi and Jodi Senisi.**

Lienor further says that there remains unpaid the following charges through May 12, 2020:

Maintenance	\$ 480.00 (10/19 Qtr. \$150.00 & 1/20-4/20 Qtrs. @ \$165.00)
Late Charges	\$ 75.00 (10/19-4/20 Qtrs. @ \$25.00)
Title Search & PACER Search	\$ 125.00
Postage Charges	\$ 14.80
Attorney's Fee-Initial Demand	\$ 150.00
Recording Costs	\$ 28.50
Attorney Fee for Placing the Lien	<u>\$ 500.00</u>
TOTAL	\$ 1373.30

for which amounts he claims a lien on the above-described real property.

To the extent permitted by law, this lien shall also secure continuing regular and special assessments, late charges, administrative collection fees, costs, interest and attorney's fees until paid in full.

Witnessed by: Earl Hiott  
Signature: EARL HIOTT

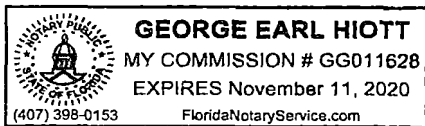
**Rock Creek, Inc.**

By: [Signature]  
IRVIN W. NACHMAN, ATTORNEY/AGENT  
4441 Stirling Road  
Ft. Lauderdale, Florida 33314

Printed Name: Lori Nachman  
Signature: Lori Nachman  
Printed Name:

State of Florida  
County of Broward

The foregoing instrument was sworn to and subscribed before me on May 12, 2020, by Irvin W. Nachman, as Attorney/Agent for Rock Creek, Inc. He is personally known to me.



George Earl Hiott  
Notary Public, State of Florida  
Printed Name: GEORGE EARL HIOTT

## EXHIBIT A

Lot 9, in Block 46, of "ROCK CREEK PHASE TWO", as recorded in Plat Book 184, at Page 34, of the Public of Broward County, Florida; Less that portion described as follows: Beginning at the front common corner of Lots 8 and 9 of said Block 46, run Northerly along the front property line of Lot 9 and along a 40 foot radius curve to the right, whose center bears North 84°39'18" East, on an assumed bearing from said corner, through a central angle of 6°25'30", an arc distance of 4.49 feet; thence North 65°17'08" West, 42.98 feet; thence South 24°42'52" West 4 feet; thence South 65°17'08" East 45 feet to the POINT OF BEGINING. Said lands situate lying and being in Broward County, Florida.

8

3351 Department of the Treasury - Internal Revenue Service  
**Form 668 (Y)(c)**  
 (Rev. February 2004)  
**Notice of Federal Tax Lien**

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Serial Number 841573312  
 Lien Unit Phone: (800) 913-6050 For Optional Use by Recording Office

**As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.**

Name of Taxpayer VINCENT & JODI E SENISI


Residence 2860 EVERGREEN WAY  
 HOLLYWOOD, FL 33026-3672

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2008	██████████	07/18/2011	08/17/2021	30615.37
1040	12/31/2009	██████████	07/18/2011	08/17/2021	10073.13

Place of Filing County Courthouse  
 Broward County  
 Ft. Lauderdale, FL 33301  
 Total \$ 40688.50

This notice was prepared and signed at BALTIMORE, MD, on this, the 11th day of January, 2012.

Signature  Title REVENUE OFFICER 23-08-1919  
 for M. TARASKA (954) 423-7813

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)  
 Part 1 - Kept By Recording Office Form 668(Y)(c) (Rev. 2-2004) CAT. NO 60025X

11953 Department of the Treasury - Internal Revenue Service  
**Form 668 (Y)(c)**  
 (Rev. February 2004) **Notice of Federal Tax Lien**

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Serial Number 225511016  
 Lien Unit Phone: (800) 913-6050 For Optional Use by Recording Office

**As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.**

Name of Taxpayer VINCENT SENISI

Residence 2860 EVERGREEN WAY  
 HOLLYWOOD, FL 33026-3672

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2010		04/18/2016	05/18/2026	24374.78
1040	12/31/2011		04/18/2016	05/18/2026	31419.71
1040	12/31/2013		04/18/2016	05/18/2026	112087.22

Place of Filing County Courthouse  
 Broward County  
 Ft. Lauderdale, FL 33301 Total \$ 167881.71

This notice was prepared and signed at BALTIMORE, MD, on this, the 16th day of August, 2016.

Signature *Cheryl Cordaro* Title REVENUE OFFICER 23-15-2906  
 for D. BARTON (954) 991-4034

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
 Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
 CAT. NO 60025X

20

16600

Department of the Treasury - Internal Revenue Service

**Form 668 (Y)(c)**  
 (Rev. February 2004)

**Notice of Federal Tax Lien**

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050	Serial Number 244837917	For Optional Use by Recording Office
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**As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.**

Name of Taxpayer VINCENT M & JODI E SENISI

Residence 2860 EVERGREEN WAY  
 HOLLYWOOD, FL 33026-3672

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2012	XXX-XX-██████	12/19/2016	01/18/2027	31374.58
1040	12/31/2014	XXX-XX-██████	12/19/2016	01/18/2027	113654.82

Place of Filing County Courthouse Broward County Ft. Lauderdale, FL 33301	Total \$ 145029.40
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This notice was prepared and signed at BALTIMORE, MD, on this, the 10th day of January, 2017.

Signature <i>Chevy Cordant</i> for D. BARTON	Title REVENUE OFFICER (954) 991-4034	23-08-3406
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44

<b>Form 668 (Y)(c)</b> (Rev. February 2004)	16600 Department of the Treasury - Internal Revenue Service <h3 style="text-align:center">Notice of Federal Tax Lien</h3>
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Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050	Serial Number 276195817	For Optional Use by Recording Office
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**As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.**

Name of Taxpayer VINCENT M & JODI SENISI

Residence 2860 EVERGREEN WAY  
 HOLLYWOOD, FL 33026-3672

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2015	XXX-XX-██████	07/24/2017	08/23/2027	53244.97

Place of Filing County Courthouse Broward County Ft. Lauderdale, FL 33301	Total	\$ 53244.97
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This notice was prepared and signed at BALTIMORE, MD, on this, the 25th day of August, 2017.

Signature <i>Joan Flach</i> for D. BARTON	Title REVENUE OFFICER (954) 991-4034 23-08-3406
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<b>Form 668 (Y)(c)</b> (Rev. February 2004)	18331	Department of the Treasury - Internal Revenue Service <h3 style="text-align:center">Notice of Federal Tax Lien</h3>
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Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050	Serial Number 387775819	For Optional Use by Recording Office
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**As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.**

Name of Taxpayer VINCENT M SENISI

Residence 2860 EVERGREEN WAY  
 HOLLYWOOD, FL 33026-3672

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2018	XXX-XX-██████	09/23/2019	10/23/2029	6019.62

Place of Filing County Courthouse Broward County Ft. Lauderdale, FL 33301	Total	\$ 6019.62
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This notice was prepared and signed at BALTIMORE, MD, on this, the 22nd day of October, 2019.

Signature <i>Elvin Dean Conroy</i> for D. BARTON	Title REVENUE OFFICER (954) 991-4034	23-08-3406
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
 Rev. Rul. 71-466, 1971 - 2 C.B. 409)



23083406 \*\*\* REFILED NOTICE

17489

Form **668-F**  
 (March 2016)

Department of the Treasury - Internal Revenue Service

**Notice of Federal Tax Lien Refile**

Recorded: 01/23/2012 48462 12:53 1466 110509398

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050	Original Serial Number  841573312	For Use by Recording Office
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**In accordance with section 6323(g) of the Internal Revenue Code, the Notice of Federal Tax Lien originally filed on January 24, 2012 is hereby refiled with regard to the taxpayer and assessments identified below.**

Name of Taxpayer VINCENT & JODI E SENISI

Address 2860 EVERGREEN WAY  
 HOLLYWOOD, FL 33026-3672

The liabilities shown on this lien are being refiled only as they pertain to the name and SSN of the taxpayer shown in the NOTICE OF FEDERAL TAX LIEN REFILE box below.

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2008	XXX-XX- [REDACTED]	07/18/2011	08/17/2031	36348.82
1040	12/31/2009	XXX-XX- [REDACTED]	07/18/2011	08/17/2031	12834.49

**Notice of Federal Tax Lien Refile**

Refile Serial Number 421570920 Identifying Number\* \_\_\_\_\_ Date 12/04/2020  
 Current Taxpayer Name\* VINCENT M SENISI  
 Current Address\* \_\_\_\_\_  
 Place of Refiling Broward  
 Signature for D. BARTON  
 Title REVENUE OFFICER (954) 991-4034  
 \*If different from original notice of lien

Original Place of Filing County Courthouse Broward County Ft. Lauderdale, FL 33301	Total of Refile \$ 49183.31
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The original notice was prepared and executed at BALTIMORE, MD, on this, the 11th day of January, 2012.

Signature for M. TARASKA	Title REVENUE OFFICER 23-08-1919
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\*\*\* PARTIAL \*\*\* PARTIAL \*\*\* PARTIAL \*\*\*

5219 Department of the Treasury - Internal Revenue Service \*\*\* PARTIAL \*\*\*  
**Form 668 (Z)**  
 (Rev. 10-2000)  
**Certificate of Release of Federal Tax Lien**

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050	Serial Number 244837917	For Use by Recording Office
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I certify that the following-named taxpayer, under the requirements of section 6325 (a) of the Internal Revenue Code has satisfied the taxes listed below and all statutory additions. Therefore, the lien provided by Code section 6321 for these taxes and additions has been released. The proper officer in the office where the notice of internal revenue tax lien was filed on January 18 2017, is authorized to note the books to show the release of this lien for these taxes and additions.

Name of Taxpayer  
 JODI SENISI only.\* JODI SENISI only, in the liability of VINCENT M & JODI E SENISI.

Residence 2860 EVERGREEN WAY  
 HOLLYWOOD, FL 33026-3672

COURT RECORDING INFORMATION:  
 Liber Page UCC No. Serial No.  
 n/a n/a n/a 114155865

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2012	XXX-XX-██████	12/19/2016	01/18/2027	31374.58
1040	12/31/2014	XXX-XX-██████	12/19/2016	01/18/2027	113654.82

\*The conditions for release of the Notice of Federal Tax Lien against VINCENT M & JODI E SENISI have been met by JODI SENISI. This certificate releases the IRS's claim to property and rights to property as it pertains to the tax years identified above for JODI SENISI only.\*

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Place of Filing County Courthouse Broward County Ft. Lauderdale, FL 33301	Total \$ 145029.40
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This notice was prepared and signed at BALTIMORE, MD, on this, the 26th day of May, 2019.

Signature <i>Kevin Dean Conroy</i>	Title Operations Manager, Centralized Lien Operation
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\*\*\* PARTIAL \*\*\* PARTIAL \*\*\* PARTIAL \*\*\*

Form 668 (Z) (Rev. 10-2000) 5219 Department of the Treasury - Internal Revenue Service \*\*\* PARTIAL \*\*\*  
**Certificate of Release of Federal Tax Lien**

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Serial Number 841573312 For Use by Recording Office  
 Lien Unit Phone: (800) 913-6050

I certify that the following-named taxpayer, under the requirements of section 6325 (a) of the Internal Revenue Code has satisfied the taxes listed below and all statutory additions. Therefore, the lien provided by Code section 6321 for these taxes and additions has been released. The proper officer in the office where the notice of internal revenue tax lien was filed on January 23 2012, is authorized to note the books to show the release of this lien for these taxes and additions.

Name of Taxpayer  
 JODI SENISI only.\* JODI SENISI only, in the liability of VINCENT & JODI E SENISI.

Residence 2860 EVERGREEN WAY  
 HOLLYWOOD, FL 33026-3672

COURT RECORDING INFORMATION:

Liber Page UCC No. Serial No.  
 48462 1466 n/a 110509398

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2008	XXX-XX- [REDACTED]	07/18/2011	08/17/2021	30615.37
1040	12/31/2009	XXX-XX- [REDACTED]	07/18/2011	08/17/2021	10073.13

\*The conditions for release of the Notice of Federal Tax Lien against VINCENT & JODI E SENISI have been met by JODI SENISI. This certificate releases the IRS's claim to property and rights to property as it pertains to the tax years identified above for JODI SENISI only.\*  
 \*\*\*\*\*

Place of Filing  
 County Courthouse  
 Broward County  
 Ft. Lauderdale, FL 33301  
 Total \$ 40688.50

This notice was prepared and signed at BALTIMORE, MD, on this, the 26th day of May, 2019.

Signature *Elvin Dean Corry* Title  
 Operations Manager,  
 Centralized Lien Operation

3

\*\*\* PARTIAL \*\*\* PARTIAL \*\*\* PARTIAL \*\*\*

**Form 668 (Z)**  
 (Rev. 10-2000)

5219

Department of the Treasury - Internal Revenue Service \*\*\* PARTIAL \*\*\*

**Certificate of Release of Federal Tax Lien**

Area:  
 SMALL BUSINESS/SELF EMPLOYED AREA #3  
 Lien Unit Phone: (800) 913-6050

Serial Number  
 276195817

For Use by Recording Office

I certify that the following-named taxpayer, under the requirements of section 6325 (a) of the Internal Revenue Code has satisfied the taxes listed below and all statutory additions. Therefore, the lien provided by Code section 6321 for these taxes and additions has been released. The proper officer in the office where the notice of internal revenue tax lien was filed on September 06 2017, is authorized to note the books to show the release of this lien for these taxes and additions.

Name of Taxpayer  
 JODI SENISI only.\* JODI SENISI only, in the liability of VINCENT M & JODI SENISI.

Residence 2860 EVERGREEN WAY  
 HOLLYWOOD, FL 33026-3672

COURT RECORDING INFORMATION:

Liber Page UCC No. Serial No.  
 n/a n/a n/a 114602613

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2015	XXX-XX [REDACTED]	07/24/2017	08/23/2027	53244.97
*The conditions for release of the Notice of Federal Tax Lien against VINCENT M & JODI SENISI have been met by JODI SENISI. This certificate releases the IRS's claim to property and rights to property as it pertains to the tax years identified above for JODI SENISI only.* *****					

Place of Filing

County Courthouse  
 Broward County  
 Ft. Lauderdale, FL 33301

Total \$ 53244.97

This notice was prepared and signed at BALTIMORE, MD, on this,

the 26th day of May, 2019.

Signature

*Elvin Dean Corry*

Title  
 Operations Manager,  
 Centralized Lien Operation

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Certificate of Release of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Prepared By and Return To:  
Arnold M. Straus, Jr., Attorney for  
ENTERPRISE TITLE, INC.  
10081 Pines Boulevard - Suite C  
Pembroke Pines, Florida 33024  
Telephone: (954) 431-2000  
File Number: 98-92228

**WARRANTY DEED**

THIS INDENTURE, made this 15th day of April, 1998, between ROBERT APPLETON HEBER and MARIA VICTORIA HEBER, husband and wife, as "GRANTOR", and TERRI L. COYLE, a single woman, whose mailing address is 2860 Evergreen Way, Cooper City, Florida 33026, of the County of Broward, State of Florida, as "GRANTEE". Grantee's Social Security Number is \_\_\_\_\_

(\* "Grantor" and "Grantee" are used for singular or plural, as context requires.)

WITNESSETH that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to Grantor by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit:

Lot 9, in Block 46, of "ROCK CREEK PHASE TWO", as recorded in Plat Book 104, at Page 34, of the Public Records of Broward County, Florida; Less that portion described as follows: Beginning at the front common corner of Lots 8 and 9 of said Block 46, run Northerly along the front property line of Lot 9 and along a 40 foot radius curve to the right, whose center bears North 84°39'18" East, on an assumed bearing from said corner, through a central angle of 6°25'39", an arc distance of 4.49 feet; thence North 65°17'08" West, 42.98 feet; thence South 24°42'52" West 4 feet; thence South 65°17'08" East 48 feet to the POINT OF BEGINNING. Said lands situate lying and being in Broward County, Florida.

(Tax Folio No.: 11001-03-39800)

**SUBJECT TO:**

1. Taxes for the year 1998 and all subsequent years.
2. Conditions, restrictions, easements, limitations and zoning ordinances of record.
3. The Declaration of Covenants and Restrictions for Rock Creek and Tierra Vista, as amended from time to time.

and said Grantor does hereby fully warrant the title to the said land, and will defend same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has caused this Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature \_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
GRANTOR'S SIGNATURE  
ROBERT APPLETON HEBER  
GRANTOR'S NAME - PLEASE PRINT

Signature \_\_\_\_\_  
(Printed Name)

895 S.W. 198th Terrace  
MAILING ADDRESS  
Pembroke Pines, Florida 33029  
CITY STATE ZIP

Signature \_\_\_\_\_  
ARNOLD M. STRAUS, JR  
(Printed Name)

\_\_\_\_\_  
GRANTOR'S SIGNATURE  
MARIA VICTORIA HEBER  
GRANTOR'S NAME - PLEASE PRINT

BOTH WITNESSES  
Signature AS TO BOTH GRANTEES  
(Printed Name)

895 S.W. 198th Terrace  
MAILING ADDRESS  
Pembroke Pines, Florida 33029  
CITY STATE ZIP

STATE OF FLORIDA, BROWARD County ss:  
The foregoing instrument was acknowledged before me April 15th, 1998, by ROBERT APPLETON HEBER and MARIA VICTORIA HEBER, husband and wife, who are personally known to me or who have produced \_\_\_\_\_ FLORIDA DRIVER LICENSE as identification.

My Commission expires:

\_\_\_\_\_  
NOTARY PUBLIC  
(Printed Name)

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

WILL CALL  
ENTERPRISE TITLE, INC.  
10081 Pines Blvd., Suite C  
Pembroke Pines, FL 33024

BK28083PG1228

54

17505 Department of the Treasury - Internal Revenue Service  
**Form 668 (Y)(c)**  
 (Rev. February 2004) **Notice of Federal Tax Lien**

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3  
 Lien Unit Phone: (800) 913-6050  
 Serial Number: 416363420  
 For Optional Use by Recording Office

**As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.**

Name of Taxpayer: VINCENT M SENISI

Residence: 2860 EVERGREEN WAY  
 HOLLYWOOD, FL 33026-3672

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2005	XXX-XX- [REDACTED]	03/02/2009	04/01/2029	
1040	12/31/2005	XXX-XX- [REDACTED]	03/25/2013	04/24/2023	80935.63
1040	12/31/2006	XXX-XX- [REDACTED]	03/02/2009	04/01/2029	
1040	12/31/2006	XXX-XX- [REDACTED]	09/30/2013	10/30/2023	119074.41
1040	12/31/2007	XXX-XX- [REDACTED]	04/05/2010	05/05/2030	
1040	12/31/2007	XXX-XX- [REDACTED]	03/25/2013	04/24/2023	107024.07

Place of Filing: County Courthouse  
 Broward County  
 Ft. Lauderdale, FL 33301  
 Total \$ 307034.11

This notice was prepared and signed at BALTIMORE, MD, on this, the 02nd day of October, 2020.

Signature: *Elvin Dean Conroy*  
 for D. BARTON  
 Title: REVENUE OFFICER  
 (954) 991-4034  
 23-08-3406

DATE: July 1st, 2021  
PROPERTY ID # 514001-03-3960 (TD # 46918)

# WARNING

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

SENISI, JODI  
2860 EVERGREEN WAY  
COOPER CITY FL 33026-3672

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2860 EVERGREEN WAY, COOPER CITY, FL 33026-3672 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 .....\$22,759.88
- Or
- \* Estimated Amount due if paid by August 17, 2021 .....\$23,076.70

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



**DATE: July 1st, 2021**  
**PROPERTY ID # 514001-03-3960 (TD # 46918)**

# WARNING

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

SENISI, VINCENT  
2860 EVERGREEN WAY  
COOPER CITY, FL 33026-3672

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2860 EVERGREEN WAY, COOPER CITY, FL 33026-3672 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.**

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

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

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

- \* Estimated Amount due if paid by July 30, 2021 .....\$22,759.88
- Or
- \* Estimated Amount due if paid by August 17, 2021 .....\$23,076.70

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

**DATE: July 1st, 2021**  
**PROPERTY ID # 514001-03-3960 (TD # 46918)**

# WARNING

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

ANN F. SCOTT AS THE SURVIVING TRUSTEE OF THE SCOTT FAMILY LIVING TRUST  
DATED SEPTEMBER 9, 2011  
5120 AROMATIC CT.  
SPRING HILL, FL 34607

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2860 EVERGREEN WAY, COOPER CITY, FL 33026-3672 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 .....\$22,759.88
- Or
- \* Estimated Amount due if paid by August 17, 2021 .....\$23,076.70

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

**DATE: July 1st, 2021**  
**PROPERTY ID # 514001-03-3960 (TD # 46918)**

# WARNING

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

INTERNAL REVENUE SERVICE COLLECTION ADVISORY GROUP  
7850 SW 6TH CT MS 5780  
PLANTATION, FL 33324

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2860 EVERGREEN WAY, COOPER CITY, FL 33026-3672 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 .....\$22,759.88
- Or
- \* Estimated Amount due if paid by August 17, 2021 .....\$23,076.70

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

**DATE: July 1st, 2021**  
**PROPERTY ID # 514001-03-3960 (TD # 46918)**

# WARNING

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

ROCK CREEK, INC.  
4441 STIRLING ROAD  
FORT LAUDERDALE, FL 33314

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2860 EVERGREEN WAY, COOPER CITY, FL 33026-3672 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.**

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

- \* Estimated Amount due if paid by July 30, 2021 .....\$22,759.88
- Or
- \* Estimated Amount due if paid by August 17, 2021 .....\$23,076.70

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

**DATE: July 1st, 2021**  
**PROPERTY ID # 514001-03-3960 (TD # 46918)**

# WARNING

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

IRVIN W NACHMAN, REGISTERED AGENT O/B/O ROCK CREEK, INC.  
4441 STIRLING ROAD  
FT LAUDERDALE, FL 33314

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
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IRVIN W. NACHMAN P.A., REGISTERED AGENT O/B/O TIERRA VISTA, INC.  
4441 STRILING ROAD  
FT LAUDERDALE, FL 33314

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**DATE: July 1st, 2021**  
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ROCK CREEK, INC.  
11700 STONEBRIDGE PARKWAY  
COOPER CITY, FL 33026

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

**DATE: July 1st, 2021**  
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TIERRA VISTA, INC  
11011 SHERIDAN STREET 208  
COOPER CITY, FL 33026

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DATE: July 1st, 2021  
PROPERTY ID # 514001-03-3960 (TD # 46918)

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\*DIAZ, CHRISTINA H/E  
GAGO, NOEL  
2840 EVERGREEN WY  
COOPER CITY, FL 33026-3672

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\*SERNA, RAUL & ZORAIDA  
2880 EVERGREEN WAY  
COOPER CITY, FL 33026-3672

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ANNE SCOTT  
PO BOX 282  
MARION, IA 52302

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BEN FARBSTEIN, P.A.  
4018 SHERIDAN ST  
HOLLYWOOD, FL 33021

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CITY OF COOPER CITY  
9090 SW 50 PL  
COOPER CITY, FL 33328

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Certified Mail Fee

\$

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

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

Postmark  
Here

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. #

City, State, ZIP+

**TD 46918 AUGUST 2021 WARNING**  
CITY OF COOPER CITY  
9090 SW 50 PL  
COOPER CITY, FL 33328

7020 1290 0001 0515 8676

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**CERTIFIED MAIL® RECEIPT**  
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**OFFICIAL USE**

Certified Mail Fee

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

Postmark  
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Total Postage ar

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**TD 46918 AUGUST 2021 WARNING**

Sent To

SENISI, JODI

Street and Apt. N

2860 EVERGREEN WAY

City, State, ZIP+4

COOPER CITY, FL 33026-3672

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

See Reverse for Instructions

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

Postmark  
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

**TD 46918 AUGUST 2021 WARNING**

SENISI, VINCENT  
2860 EVERGREEN WAY  
COOPER CITY, FL 33026-3672

7020 1290 0001 0515 8690

7020 1290 0001 0515 8706

**U.S. Postal Service™**  
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*Domestic Mail Only*

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**OFFICIAL USE**

Certified Mail Fee

\$ \_\_\_\_\_

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

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

Postmark  
Here

Postage

\$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

\$ \_\_\_\_\_

Sent To

Street and Apt. No.

City, State, ZIP+4

**TD 46918 AUGUST 2021 WARNING**  
**INTERNAL REVENUE SERVICE**  
**COLLECTION ADVISORY GROUP**  
**7850 SW 6TH CT MS 5780**  
**PLANTATION, FL 33324**

7020 1290 0001 0515 8713

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**OFFICIAL USE**

Certified Mail Fee  
\$ \_\_\_\_\_

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

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

Postmark  
Here

Postage  
\$ \_\_\_\_\_

**Total Postage and Fees**  
\$ \_\_\_\_\_

Sent To  
\_\_\_\_\_

Street and Apt. No.  
\_\_\_\_\_

City, State, ZIP+4  
\_\_\_\_\_

**TD 46918 AUGUST 2021 WARNING**  
IRVIN W. NACHMAN P.A., REGISTERED  
AGENT O/B/O TIERRA VISTA, INC.  
4441 STRILING ROAD  
FT LAUDERDALE, FL 33314

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**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postmark  
Here

Postage

\$

**Total Postage a**

\$

Sent To

Street and Apt. #

City, State, ZIP+

**TD 46918 AUGUST 2021 WARNING**  
ROCK CREEK, INC.  
11700 STONEBRIDGE PARKWAY  
COOPER CITY, FL 33026

PS Form 3800, April 2019 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1290 0001 0515 8720

7020 1290 0001 0515 8737

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**CERTIFIED MAIL® RECEIPT**  
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**OFFICIAL USE**

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

Postmark  
Here

Postage	
\$	
Total Postage and	
\$	

Sent To	
Street and Apt. No.	
City, State, ZIP+4	

**TD 46918 AUGUST 2021 WARNING**  
TIERRA VISTA, INC  
11011 SHERIDAN STREET 208  
COOPER CITY, FL 33026

7020 1290 0001 0515 8744

**U.S. Postal Service™**  
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**OFFICIAL USE**

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

Postmark  
Here

Postage	
\$	
Total Postage and	
\$	

**TD 46918 AUGUST 2021 WARNING**  
ROCK CREEK, INC.  
4441 STIRLING ROAD  
FORT LAUDERDALE, FL 33314

Sent To	
Street and Apt. No.	
City, State, ZIP+4	

7020 1290 0001 0515 8751

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**OFFICIAL USE**

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

Postmark  
Here

Postage

\$

**Total Postage at TD 46918 AUGUST 2021 WARNING**

**Sent To IRVIN W NACHMAN, REGISTERED AGENT**

**O/B/O ROCK CREEK, INC.**

**4441 STIRLING ROAD**

**FT LAUDERDALE, FL 33314**

Street and Apt. N  
City, State, ZIP+

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**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. N

City, State, ZIP+4

**TD 46918 AUGUST 2021 WARNING**  
ANNE SCOTT  
PO BOX 282  
MARION, IA 52302

7020 1290 0001 0515 8768



7020 1290 0001 0515 8775

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Certified Mail Fee  
\$ \_\_\_\_\_

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

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

Postmark  
Here

Postage  
\$ \_\_\_\_\_

Total Postage and Fees  
\$ \_\_\_\_\_

**TD 46918 AUGUST 2021 WARNING**

E. WAYNE SCOTT  
PO BOX 282  
MARION, IA 52302

Sent To \_\_\_\_\_

Street and Apt. No. \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

7020 1290 0001 0515 8782

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**OFFICIAL USE**

Certified Mail Fee  
\$ \_\_\_\_\_

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

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

Postmark  
Here

Postage

\$ \_\_\_\_\_  
Total Postage and Fees

**TD 46918 AUGUST 2021 WARNING**

\$ \_\_\_\_\_  
Sent To

ANN F. SCOTT AS THE SURVIVING  
TRUSTEE OF THE SCOTT FAMILY LIVING  
TRUST DATED SEPTEMBER 9, 2011  
5120 AROMATIC CT.  
SPRING HILL, FL 34607

Street and Apt. N

City, State, ZIP+4

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

Certified Mail Fee  
\$ \_\_\_\_\_

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

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

Postmark  
Here

Postage  
\$ \_\_\_\_\_

Total Postage at  
\$ \_\_\_\_\_

**TD 46918 AUGUST 2021 WARNING**  
BEN FARBSTEIN, P.A.  
4018 SHERIDAN ST  
HOLLYWOOD, FL 33021

Sent To  
Street and Apt. #  
City, State, ZIP+

7020 1290 0001 0515 8799

7020 1290 0001 0515 6805

**U.S. Postal Service™**  
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**OFFICIAL USE**

Certified Mail Fee  
\$ \_\_\_\_\_

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

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

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

Postmark  
Here

Postage  
\$ \_\_\_\_\_

**Total Postage**  
\$ \_\_\_\_\_

**TD 46918 AUGUST 2021 WARNING**

**\*SERNA, RAUL & ZORAIDA**  
**2880 EVERGREEN WAY**  
**COOPER CITY, FL 33026-3672**

Sent To  
\_\_\_\_\_  
*Street and Apt. N*

\_\_\_\_\_  
*City, State, ZIP+4*

7020 1290 0001 0515 8812

**U.S. Postal Service™**  
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**OFFICIAL USE**

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

Postmark  
Here

Postage	
\$	
Total Postage and	
\$	

**TD 46918 AUGUST 2021 WARNING**

\*DIAZ, CHRISTINA H/E  
GAGO, NOEL

2840 EVERGREEN WY  
COOPER CITY, FL 33026-3672

<i>Sent To</i>	
<i>Street and Apt. No.</i>	
<i>City, State, ZIP+4</i>	

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 46918 AUGUST 2021 WARNING**  
 ROCK CREEK, INC.  
 11700 STONEBRIDGE PARKWAY  
 COOPER CITY, FL 33026



9590 9402 6339 0296 9524 88

2. 7020 1290 0001 0515 8720

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*Box*

Agent  
 Addressee

B. Received by (Printed Name)

*C 14260*

C. Date of Delivery

*7-3*

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

restricted Delivery  
 (over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 46918 AUGUST 2021 WARNING**  
 ANN F. SCOTT AS THE SURVIVING  
 TRUSTEE OF THE SCOTT FAMILY LIVING  
 TRUST DATED SEPTEMBER 9, 2011  
 5120 AROMATIC CT.  
 SPRING HILL, FL 34607



9590 9402 6339 0296 9524 26

7020 1290 0001 0515 8782

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Ann Scott*  Agent  
 Addressee

B. Received by (Printed Name)

ANN SCOTT

C. Date of Delivery


7-8-21

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

3. Service Type

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

(over \$500)

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY										
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. (Received by (Printed Name))  <i>Outen</i></p> <p>C. Date of Delivery  <i>7/2</i></p>										
<p>1. Article Addressed to:</p> <p style="text-align: center;"><b>TD 46918 AUGUST 2021 WARNING</b>  SENISI, VINCENT  2860 EVERGREEN WAY  COOPER CITY, FL 33026-3672</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p>										
<p style="text-align: center;">   9590 9402 6339 0296 9518 32 </p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table>	<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"/> 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										
<p>2. A <b>7020 1290 0000 0518 8070</b></p>	<p><input type="checkbox"/> Signature Confirmation Restricted Delivery (over \$500)</p>										



SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

1. Article Addressed to:

**TD 46918 AUGUST 2021 WARNING**  
 INTERNAL REVENUE SERVICE  
 COLLECTION ADVISORY GROUP  
 7850 SW 6TH CT MS 5780  
 PLANTATION, FL 33324



9590 9402 6339 0296 9518 25

7020 1290 0001 0515 8706

A. Signature

X *Carree*

Agent

Addressee

B. Received by (Printed Name)

*COJ*

C. Date of Delivery

*0707*

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

3. Service Type

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

(over \$500)

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 46918 AUGUST 2021 WARNING**  
 TIERRA VISTA, INC  
 11011 SHERIDAN STREET 208  
 COOPER CITY, FL 33026



9590 9402 6339 0296 9524 71

2. 7020 1290 0001 0505 1A787

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 LG 2617  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 C. Chacon 7-6-2021

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 46918 AUGUST 2021 WARNING**  
 \*SERNA, RAUL & ZORAIDA  
 2880 EVERGREEN WAY  
 COOPER CITY, FL 33026-3672



9590 9402 6339 0296 9524 02

2

7020 1290 0001 0515 8805

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

*[Handwritten Signature]*

Agent

Addressee

B. Received by (Printed Name)

*[Handwritten Name]*

C. Date of Delivery

*[Handwritten Date]*

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

J. Service Type

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

Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 46918 AUGUST 2021 WARNING**

\*DIAZ, CHRISTINA H/E  
GAGO, NOEL

2840 EVERGREEN WY  
COOPER CITY, FL 33026-3672



9590 9402 6339 0296 9523 96

7020 1290 0001 0515 8812

COMPLETE THIS SECTION ON DELIVERY

A. Signature

*[Handwritten Signature]*  Agent  
 Addressee

B. Received by (Printed Name)

*[Handwritten Name]*

C. Date of Delivery

*[Handwritten Date]*

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

3. Service Type

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