

# **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:** 06/09/2021

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 06/03/2021

**CERTIFICATE #** 2018-6896

**ACCOUNT #** 494129AG0080

**ALTERNATE KEY #** 261936

**TAX DEED APPLICATION #** 47141

**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:

Unit 108 of SUNRISE LAKES CONDOMINIUM APTS. BUILDING NO. 64, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 6043, Page 102, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

**PROPERTY ADDRESS:** 2701 N PINE ISLAND ROAD #108, SUNRISE FL 33322

### OWNER OF RECORD ON CURRENT TAX ROLL:

LOUIS SANTO SCACCO

2701 N PINE ISLAND RD #108

SUNRISE, FL 33322 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

LOUIS SANTO SCACCO

OR: 48094, Page: 343

2701 N. PINE ISLAND ROAD, #108

SUNRISE, FL 33322 (Per Deed)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

ATCF II FLORIDA-A LLC

P.O. BOX 69239

BALTIMORE, MD 21264-9239 (Tax Deed Applicant)

POPULAR BANK

Instrument: 116326547

7900 MIAMI LAKES DRIVE WEST

MIAMI LAKES, FL 33016

(Per Collateral Assignment of Right to Collect Assessments and Assignment of Lien Rights)

POPULAR BANK

85 BROAD STREET

10TH FLOOR

NEW YORK, NY 10004 (Per Sunbiz)

ISRAEL VELASCO, REGISTERED AGENT  
O/B/O POPULAR BANK  
7900 MIAMI LAKES, DRIVE W  
MIAMI LAKES, FL 33016 (Per Sunbiz)

(Popular Bank f/k/a Banco Popular North America)

SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 1  
2700 N.W.94TH.WAY  
SUNRISE, FL 33322 (Per Sunbiz. Declaration recorded in 6043-102.)

STEVEN A WEINBERG, REGISTERED AGENT  
O/B/O SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 1  
7805 S.W. 6TH COURT  
PLANTATION, FL 33324 (Per Sunbiz)

SUNRISE LAKES PHASE 3 RECREATION ASSOCIATION, INC.  
2700 N.W. 94TH WAY  
SUNRISE, FL 33322  
(Per Sunbiz. Declaration recorded in 6043-102 and Assignment of Lessor's Interest in 22379-257. )

STEVEN A WEINBERG, REGISTERED AGENT  
O/B/O SUNRISE LAKES PHASE 3 RECREATION ASSOCIATION, INC.  
7805 SW 6TH COURT  
PLANTATION, FL 33324 (Per Sunbiz)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4941 29 AG 0080

**CURRENT ASSESSED VALUE:** \$41,620

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

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

Warranty Deed

OR: 30349, Page: 552

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

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

**Wendy Carter**

Title Examiner



84.00Board of County Commissioners, Broward County, Florida  
Records, Taxes, & Treasury

CERTIFICATE OF MAILING NOTICES

Tax Deed #47141

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 September 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:

LOUIS SANTO SCACCO  
2701 N. PINE ISLAND ROAD,  
#108  
SUNRISE, FL 33322

\*CHAVES, ELENA BOSCH  
2701 N PINE ISLAND RD APT  
109  
SUNRISE, FL 33322-2224

\*LEWIS, JOYCE  
JOYCE LEWIS LIV TR  
2701 N PINE ISLAND RD # 10  
SUNRISE, FL 33322-2266

CITY OF SUNRISE  
ATTN CITY MANAGER'S  
OFFICE  
10770 W OAKLAND PARK  
BLVD  
SUNRISE, FL 33351-6816

ISRAEL VELASCO,  
REGISTERED AGENT O/B/O  
POPULAR BANK  
7900 MIAMI LAKES, DRIVE W  
MIAMI LAKES, FL 33016

LEOPOLD KORN, P.A.  
20801 BISCAYNE BLVD STE  
501  
AVENTURA, FL 33180-1400

POPULAR BANK  
85 BROAD STREET 10TH  
FLOOR  
NEW YORK, NY 10004

POPULAR BANK  
7900 MIAMI LAKES DRIVE  
WEST  
MIAMI LAKES, FL 33016

STEVEN A WEINBERG,  
REGISTERED AGENT O/B/O  
SUNRISE LAKES  
CONDOMINIUM APTS.,  
PHASE 3, INC. 1  
7805 S.W. 6TH COURT  
PLANTATION, FL 33324

STEVEN A WEINBERG,  
REGISTERED AGENT O/B/O  
SUNRISE LAKES PHASE 3  
RECREATION ASSOCIATION,  
INC.  
7805 SW 6TH COURT  
PLANTATION, FL 33324

SUNRISE LAKES  
CONDOMINIUM APTS.,  
PHASE 3, INC. 1  
8211 W BROWARD BLVD  
PLANTATION, FL 33324-  
2745

SUNRISE LAKES PHASE 3  
RECREATION ASSOCIATION,  
INC.  
2700 N.W. 94TH WAY  
SUNRISE, FL 33322

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 September 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**

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# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 47141

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: 494129-AG-0080

Certificate Number: 6896

Date of Issuance: 05/23/2019

Certificate Holder: ATCF II FLORIDA-A LLC

Description of Property: SUNRISE LAKES 64 CONDO  
UNIT 108  
PER CDO BK/PG: 6043/102

Name in which assessed: SCACCO, LOUIS SANTO

Legal Titleholders: SCACCO, LOUIS SANTO  
2701 N PINE ISLAND RD #108  
SUNRISE, FL 33322

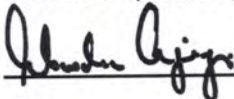
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of October, 2021. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net  
\*Pre-registration is required to bid.

Dated this 1st day of July, 2021.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION




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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: 09/16/2021, 09/23/2021, 09/30/2021 & 10/07/2021  
Minimum Bid: 3309.12



# Broward County, Florida

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

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Unit 108 of SUNRISE LAKES CONDOMINIUM APTS. BUILDING NO. 64, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 6043, Page 102, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Name in which assessed: SCACCO, LOUIS SANTO

Legal Titleholders: SCACCO, LOUIS SANTO  
2701 N PINE ISLAND RD #108  
SUNRISE, FL 33322

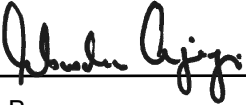
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broward.deeduction.net  
*\*Pre-registration is required to bid.*

Dated this 1st day of July, 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: 09/16/2021, 09/23/2021, 09/30/2021 & 10/07/2021

Minimum Bid: 3309.12

**BROWARD DAILY BUSINESS REVIEW**

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

**STATE OF FLORIDA COUNTY  
OF BROWARD:**

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

47141  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 6896

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

09/16/2021 09/23/2021 09/30/2021 10/07/2021

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.

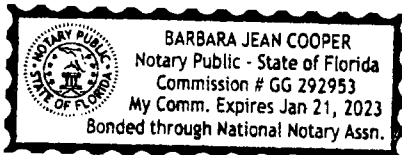
*Scherrie A Thomas*

Sworn to and subscribed before me this  
7 day of OCTOBER, 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 47141**

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ATCF II FLORIDA-A LLC

Description of Property:  
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UNIT 108  
PER CDO BK/P.G: 6043/102  
Unit 108 of SUNRISE LAKES  
CONDOMINIUM APTS. BUILD-  
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according to the Declaration of  
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any amendments thereto, together  
with its undivided share in the  
common elements.

Name in which assessed:  
SCACCO, LOUIS SANTO  
Legal Titleholders:  
SCACCO, LOUIS SANTO  
2701 N PINE ISLAND RD #108  
SUNRISE, FL 33322

All of said property being in the County of Broward, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of October, 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:

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\*Pre-registration is required to bid.  
Dated this 1st day of July, 2021.

Bartha Henry  
County Administrator

RECORDS, TAXES, AND  
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi  
Deputy

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

Minimum Bid: 3309.12

401-314

9/16-23-30 10/7 21-09/0000550099B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21042583

Broward County, FI VS Louis Santo Scacco

**RETURN OF SERVICE**



Court Case # TD 47141

Hearing Date: 10/20/2021

Received by CCN 14966

09/13/2021 9:45 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Louis Santo Scacco 2701 N Pine Island Road #108 Sunrise FL 33322**

Served:

Not Served:

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

Date: 09/13/2021 Time: 9:42 AM

On Louis Santo Scacco 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 @ door

You can now check the status of your writ by visiting 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: *K. Sang Lo*

D.S.

K. Lo, #14966

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 # 494129-AG-0080 (TD #47141)

# 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 September 30, 2021 .....\$3,607.67

Or

\* Amount due if paid by October 19, 2021 .....\$3,653.12

\*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 October 20, 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**

SCACCO, LOUIS SANTO  
2701 N PINE ISLAND ROAD #108  
SUNRISE, FL 33322

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



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

## Detail by Entity Name

Florida Not For Profit Corporation

SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 1

### Filing Information

**Document Number** 730077  
**FEI/EIN Number** 59-1578314  
**Date Filed** 06/27/1974  
**State** FL  
**Status** ACTIVE

### Principal Address

2700 N.W.94TH.WAY  
 SUNRISE, FL 33322

Changed: 06/28/1982

### Mailing Address

2700 N.W.94TH.WAY  
 SUNRISE, FL 33322

Changed: 06/28/1982

### Registered Agent Name & Address

WEINBERG, STEVEN A  
 7805 S.W. 6TH COURT  
 PLANTATION, FL 33324

Name Changed: 09/10/2010

Address Changed: 09/10/2010

### Officer/Director Detail

#### **Name & Address**

Title P

ZAPPASODI, JOAN  
 2700 NW 94TH WAY  
 SUNRISE, FL 33322

Title VP

CLIFFORD, RONALD  
2700 NW 94TH WAY  
SUNRISE, FL 33322

Title T

BAKER, PHILIP  
2700 NW 94TH WAY  
SUNRISE, FL 33322

Title S

Shutland, Lynda  
2700 NW 94TH WAY  
SUNRISE, FL 33322

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2019	03/08/2019
2020	03/17/2020
2021	03/30/2021

### Document Images

<a href="#">03/30/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/17/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/08/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/25/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/05/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/12/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/24/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/10/2010 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">03/26/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/26/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/25/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/27/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/01/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/18/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/13/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/02/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

[02/03/1998 -- ANNUAL REPORT](#)

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[02/06/1997 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/05/1996 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/06/1995 -- ANNUAL REPORT](#)

[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  
SUNRISE LAKES PHASE 3 RECREATION ASSOCIATION, INC.

### Filing Information

**Document Number** N94000002756  
**FEI/EIN Number** 65-0500506  
**Date Filed** 06/02/1994  
**State** FL  
**Status** ACTIVE

### Principal Address

2700 N.W. 94TH WAY  
SUNRISE, FL 33322

### Mailing Address

2700 N.W. 94TH WAY  
SUNRISE, FL 33322

### Registered Agent Name & Address

WEINBERG, STEVEN A  
7805 SW 6TH COURT  
PLANTATION, FL 33324

Name Changed: 10/04/2010

Address Changed: 10/04/2010

### Officer/Director Detail

#### **Name & Address**

Title President

Riccardi, Donald  
2700 PW 96 WAY  
SUNRISE, FL 33322

Title 2ND VP

Soto, Judy  
2700 NW 94 WAY  
SUNRISE, FL 33322



Title 1st VP

Zappasodi, Joan  
2700 NW 94 WAY  
SUNRISE, FL 33322

Title S

Milden, Marshall  
2700 NW 94 WAY  
SUNRISE, FL 33322

Title T

Jankowski, Mary  
2700 NW 94 WAY  
SUNRISE, FL 33322

Title Sergeant at Arms

Clifford, Ronald  
2700 N.W. 94TH WAY  
SUNRISE, FL 33322

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2019	03/08/2019
2020	03/18/2020
2021	03/30/2021

**Document Images**

<a href="#">03/30/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/08/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/25/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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This instrument prepared by:  
Southeast Florida Lawyers Title, Inc.  
David R. Roy, Esq.  
398 W. Camino Gardens Blvd.  
Suite 108  
Boca Raton, FL 33432

INSTR # 100158645  
OR BK 30349 PG 0552  
RECORDED 03/21/2000 09:55 AM  
COMMISSION  
BROWARD COUNTY  
DOC STMP-D 133.00  
DEPUTY CLERK 1037

File Number 00-BR-34  
Property Number: 19129-AG-00800

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# Warranty Deed

(Statutory Form F.S 689.02)

This Indenture, made this 25 day of February, 2000, by and between **Leah Koolick, n/k/a Leah Nadler a single woman**, of the County of Broward in the State of Florida, party of the first part, whose address is 7750 N.W. 50th St., Bldg 10, Lauderdale, FL 33351, and **Pedro Carranza and Maria Carranza husband and wife**, party of the second part, and whose post office address is 2701 N. Pine Island Road, Bldg. 64, Unit 108, Plantation, Florida FL 33322, and whose Taxpayer Identification Number is [REDACTED]

### Witnesseth:

That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, to wit:

Condominium Parcel No. 108, of SUNRISE LAKES CONDOMINIUM APARTMENTS BUILDING NO. 64, according to the Declaration of Condominium thereof, as recorded in Official Records Book 6043, Page 102, of the Public Records of Broward County, Florida.

**\*\*THIS IS NOT THE SELLER'S HOMESTEAD PROPERTY. HER HOMESTEAD ADDRESS IS:  
7750 N.W. 50th Street, Bldg. 10, Lauderdale, Florida 33351\*\***

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year.

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

Signed, sealed and delivered in the presence of:

Sign [Signature]  
Print SAMI R. CATARA  
Sign [Signature]  
Print TOM TSALDARIS

Sign [Signature] (Seal)  
Print: Leah Koolick n/k/a Leah Nadler

STATE OF FLORIDA  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 25 day of February, 2000, by Leah Nadler, who is personally known to me or who has produced DRIVER'S LICENSE as identification.

NOTARY PUBLIC:

Sign [Signature]  
Print \_\_\_\_\_  
State of Florida at Large {NOTARIAL SEAL}  
My commission expires:  
My commission number is:

OFFICIAL NOTARY SEAL  
JANET GLICK  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC711505  
COMMISSION EXP. JAN 27, 2002

OFFICIAL NOTARY SEAL  
JANET GLICK  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC711505  
COMMISSION EXP. JAN 27, 2002



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## Detail by Entity Name

Foreign Profit Corporation

POPULAR BANK

### Filing Information

**Document Number** F00000006256  
**FEI/EIN Number** 52-2126008  
**Date Filed** 11/03/2000  
**State** NY  
**Status** ACTIVE  
**Last Event** NAME CHANGE  
 AMENDMENT  
**Event Date Filed** 04/09/2018  
**Event Effective Date** NONE

### Principal Address

11 West 51 Street  
 NEW YORK, NY 10019

Changed: 01/12/2017

### Mailing Address

85 Broad Street  
 10TH FLOOR  
 NEW YORK, NY 10004

Changed: 01/12/2017

### Registered Agent Name & Address

VELASCO, ISRAEL  
 7900 MIAMI LAKES, DRIVE W  
 MIAMI LAKES, FL 33016

Name Changed: 07/24/2009

Address Changed: 07/24/2009

### Officer/Director Detail

#### **Name & Address**

Title COO

Chinea, Manuel  
85 Broad Street  
10TH FLOOR  
NEW YORK, NY 10004

Title President & CEO

Alvarez, Ignacio  
209 Munoz Rivera Avenue  
Third Floor  
San Juan 00918 PR

Title Chairman

Carrion, Richard L.  
209 Munoz Rivera Avenue  
Third Floor  
San Juan, out of the country 00918 PR

Title Director

Vasquez, Carlos J.  
209 Munoz Rivera Avenue  
Third Floor  
San Juan, out of the country 00918 PR

Title Director

Ballester, Alejandro M.  
209 Munoz Rivera Avenue  
Third Floor  
San Juan, out of the country 00918 PR

Title Director

Bacardi, Joaquin E., III  
209 Munoz Rivera Avenue  
Third Floor  
San Juan, out of the country 00918 PR

Title Director

Carrady, Robert  
209 Munoz Rivera Avenue  
Third Floor  
San Juan, out of the country 00918 PR

Title Director

Diercksen, John W.  
209 Munoz Rivera Avenue  
Third Floor

San Juan, out of the country 00918 PR

Title Director

Ferrer, Maria Luisa  
209 Munoz Rivera Avenue  
Third Floor  
San Juan, out of the country 00918 PR

Title Director

Goodwin, C. Kim  
209 Munoz Rivera Avenue  
Third Floor  
San Juan, out of the country 00918 PR

Title Director

Soriano, Lidio  
209 Munoz Rivera Avenue  
Third Floor  
San Juan, out of the country 00918 PR

Title Director

Soto, Myrna M.  
209 Munoz Rivera Avenue  
Third Floor  
San Juan, out of the country 00918 PR

Title Director

Unanue, Carlos A.  
209 Munoz Rivera Avenue  
Third Floor  
San Juan, out of the country 00918 PR

Title VP

Acosta, Diana  
85 Broad Street  
11TH FLOOR  
NEW YORK, NY 10004

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2019	01/08/2019
2020	01/08/2020
2021	01/11/2021

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## Events

### POPULAR BANK

**Document Number** F00000006256  
**Date Filed** 11/03/2000  
**Effective Date** None  
**Status** Active

Event Type	Filed Date	Effective Date	Description
NAME CHANGE AMENDMENT	04/09/2018		OLD NAME WAS : BANCO POPULAR NORTH AMERICA

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**RECORD AND RETURN TO:**

Name: LEOPOLD KORN, P.A.  
Address: 20801 Biscayne Blvd., #501  
Aventura, FL 33180

**THIS INSTRUMENT PREPARED BY:**

Name: GARY A. KORN, Esquire  
LEOPOLD KORN, P.A.  
Address: 20801 Biscayne Blvd. #501  
Aventura, FL 33180

[Space above line reserved for recording office use]

**COLLATERAL ASSIGNMENT OF RIGHT TO COLLECT  
ASSESSMENTS AND ASSIGNMENT OF LIEN RIGHTS**

**SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 1,  
A FLORIDA NOT-FOR-PROFIT CORPORATION  
AS "ASSIGNOR"**

**AND**

**POPULAR BANK,  
AS "ASSIGNEE"**

**NOTE: STATE OF FLORIDA DOCUMENTARY STAMPS HAVE BEEN AFFIXED  
TO THE SECURED PROMISSORY NOTE REFERENCED IN THIS  
ASSIGNMENT AND HAVE BEEN PAID.**

**THIS COLLATERAL ASSIGNMENT OF RIGHT TO COLLECT ASSESSMENTS AND ASSIGNMENT OF LIEN RIGHTS** (the "Assignment"), is executed this 14<sup>th</sup> day of January, 2020, by **SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 1**, a Florida not-for-profit corporation, whose mailing address is: c/o Juda, Eskew & Associates, P.A., 8211 West Broward Boulevard, PH1, Plantation, Florida 33324 (the "Assignor") in favor of **POPULAR BANK**, whose mailing address is: 7900 Miami Lakes Drive West, Miami Lakes, Florida 33016 (the "Assignee").

**WHEREAS**, Assignor has, of even date herewith, executed a Secured Promissory Note (the "Note") in favor of Assignee in the original principal amount of ONE MILLION AND NO/100 (\$1,000,000.00) DOLLARS , evidencing a loan (the "Loan") extended by the Assignee to the Assignor in the amount of up to ONE MILLION AND NO/100 (\$1,000,000.00) DOLLARS ; and

**WHEREAS**, Assignor is the entity charged with the duty to enforce the terms and provisions of the Declarations of Condominium listed within Exhibit "A" attached hereto (together with all amendments and/or supplements thereto, collectively the "Declaration"), which Declaration has, as exhibits attached thereto: (i) the Articles of Incorporation of Assignor (together with all amendments and/or supplements thereto, collectively, the "Articles"); and (ii) the By-Laws of Assignor (together with all amendments and/or supplements thereto, collectively, the "By-Laws"), as well as the power to levy assessments, both general and special, for common expenses and to collect and enforce such assessments and collection rights by the exercise of lien rights; and

**WHEREAS**, pursuant to Florida Statutes Chapters 617 and 718, Assignor possesses the power and authority to borrow, assess, lien and enforce its assessment rights; and

**WHEREAS**, all requisite actions have been taken by proper actions and resolutions of the Board of Directors of Assignor (the "Resolutions"), authorizing Assignor to secure the Loan and authorizing the appropriate officers of Assignor to execute the Loan Documents (as hereinafter defined); and

**WHEREAS**, proper notice was given for: (a) holding a meeting of the Board of Directors of Assignor, at which meeting the Resolutions were adopted; and (b) securing the approval, if required under the Declaration, the Articles or the By-Laws, of members of the Assignor authorizing the Assignor to borrow money and to make the Loan, which Loan is to be secured by the pledge, transfer and hypothecation by the Assignor to the Assignee of the following described assessments (collectively the "Assessments"), levied by Assignor against each of the condominium units which are subject to the terms and provisions of the Declaration: (i) all special assessments adopted by Assignor, from time to time, to repay the Loan; and (ii) all regular assessments not designated for reserves; and

**WHEREAS**, the Resolutions were properly adopted by the Board of Directors of the Assignor and the approval of the members of the Assignor, if required by the Declaration, has been obtained; and

**WHEREAS**, as security for the timely and complete payment and performance of the obligations of the Assignor evidenced by the Note, Assignor has agreed to assign, convey and set over unto Assignee all of Assignor's right, title and interest in and to its Assessments, in and to its right to collect Assessments and in and to all lien rights possessed by the Assignor to collect the Assessments from its members upon default under the Note or under the other Loan Documents (as hereinafter defined); and

**WHEREAS**, Assignor desires to secure to Assignee the timely and complete payment and performance of the obligations of the Assignor evidenced by the Note and evidenced by the other Loan Documents (as hereinafter defined);

**NOW, THEREFORE**, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, paid by Assignee to Assignor, Assignor does hereby assign, transfer, pledge and set over unto Assignee, its successors and/or assigns, the proceeds of all funds realized from any and all Assessments levied by Assignor

in order to raise the funds necessary to timely tender all payments coming due under the Note. The proceeds of the Loan shall be utilized by Assignor for the payment of emergency expenses and short term cash flow needs, all pertaining to the improvements constructed upon the parcels of real property which are subject to the terms and provisions of the Declarations. Assignor further assigns, transfers, pledges and sets over unto Assignee, Assignor's right to collect Assessments and all lien rights applicable to the enforcement of Assignor's right to collect Assessments, all as specifically described in the Declaration. This Assignment shall remain in full force and effect until all indebtedness evidenced by the Note shall have been fully paid and satisfied. This Assignment shall be subject to the following terms and conditions, to wit:

1. **Recitals Affirmed.** The parties hereby affirm all recitals set forth above as true and correct and binding on Assignor.

2. **Administration of Assessments.** During the good standing of the Note, Assignor shall have the right to administer the Assessments and collect the proceeds of the Assessments from its members; but should Assignor fail to timely pay its obligations under the Note, or otherwise shall fail to observe and comply with the terms and provisions of the Note and/or this Assignment and/or the following documents executed and/or delivered by the Assignor in favor of the Assignee: (i) UCC-1 Financing Statement; (ii) Loan and Security Agreement; (iii) Borrower's Affidavit; (iv) Closing Statement; and (v) Borrower's Consent to Lender's Inspection Rights, and any and all other instruments and documents required by Assignee in order to consummate the Loan, all of even date herewith and which have likewise been executed to secure or evidence the indebtedness evidenced by the Note (collectively, the "Loan Documents"), then, after the lapse of fifteen (15) days from the date Assignor receives written notice of such event of default (which written notice shall identify the specific nature of such event of default and the manner by which such event of default can be cured), without the Assignor having cured the event of default specified within the written notice, all further Assessments, at Assignee's discretion, shall be paid directly to Assignee and Assignee shall have the right to enforce the liability of the members of the Assignor to pay the Assessments to the same extent and degree as if it were the Assignor. Assignor shall, when requested by Assignee, take any and all further steps reasonably necessary to notify the members of the Assignor to direct their payments to be tendered to Assignee and to file such documents as may be reasonably necessary under the Declaration or otherwise to perfect liens against the property of non-paying members of the Assignor and thereafter to execute such other documents as may be necessary to demonstrate that such liens have been perfected for Assignee by suit for foreclosure or otherwise. Upon occurrence and continuance of any default under the Note and/or under any of the other Loan Documents and upon the lapse of all applicable grace and cure periods, Assignor shall deliver to Assignee all proceeds realized from Assessments imposed upon the members of the Assignor and Assignor agrees to execute and deliver to the holder of the Note any further assignments necessary to perfect the transfer of such funds and the pledge of the lien rights appurtenant thereto which may be reasonably required by Assignee to enforce collection of such Assessments. In addition, upon the occurrence and continuance of any default under the Note or under any of the other Loan Documents, Assignee shall have the right and authority to cause Assignor to impose Assessments against the members of the Assignor and the units which are subject to the terms and provisions of the Declaration and to collect said Assessments by enforcement of the lien rights herein pledged and assigned. Notwithstanding the foregoing, should Assignor timely pay and discharge the indebtedness evidenced by the Note and by the other Loan Documents, then this Assignment shall be null and void and shall be of no further force or effect and shall be automatically released.

3. **Covenants of Assignor.** Assignor agrees that in connection with the levy and collection of Assessments against the members of the Assignor, it will:

- a. Use all funds collected to the extent necessary for the purpose of satisfying, reducing the interest, principal and other sums that may be due under the Note;
- b. Not grant any concessions, forgiveness, forbearance or other relief from the obligation of each member of the Assignor to pay such Assessments without Assignee's written consent, other than in the ordinary course of the business of the Assignor; and

c. Utilize Assignor's best efforts to enforce all of the terms, conditions, provisions and covenants contained in the Declaration, in the Articles and in the By-Laws as such documents provide for the levy, collection and enforcement of Assessments against each member of the Assignor.

Violation of any of the above covenants shall constitute a default under this Assignment, and Assignee shall be entitled to exercise the remedies contained within this Assignment.

4. **Application of Assessments.** All sums collected and received by Assignee as a result of a default under the Note and the subsequent enforcement of this Assignment shall first be applied to the payment of the costs and expenses of collection thereof. The balance, if any, which shall be known as the "net income", shall be applied first to interest due under the Note and then toward reduction of the principal indebtedness evidenced by the Note, provided, however, that no credit shall be given by Assignee for any sum or sums received from Assessments until the amount collected is actually received by Assignee, and no credit shall be given for any uncollected amounts or bills.

5. **Additional Assessments.** In the event the funds assessed by Assignor against its members, as the Assessments are provided for in the operating budgets and/or in the special assessments adopted from time to time by Assignor, are not sufficient to timely tender all of the payments required under the terms and provisions of the Note, then Assignor shall levy such additional Assessments as may be necessary to timely tender all of the payments due pursuant to the terms and provisions of the Note.

6. **Agents and Employees in Collection.** Assignee may, after occurrence and continuance of a default as above provided (not cured prior to the expiration of all applicable grace and cure periods), from time to time appoint and dismiss such agents or employees, including professionals, as shall be necessary for the collection and enforcement of such Assessments and Assignor hereby grants to such agents or employees so appointed full and irrevocable authority on Assignor's behalf to collect and enforce collection of the Assessments and to do all acts relating to the collection of the Assessments as may be authorized by the Declaration. Upon such event, Assignee shall have the sole control of such agents or employees and such agents or employees shall be paid from the proceeds of the Assessments as a cost of collection. Furthermore, the costs and expenses of any agents utilized by Assignee shall be borne exclusively by Assignor.

7. **Rights Cumulative.** Assignor agrees that nothing in this Assignment shall be construed to limit or restrict in any way the rights and powers granted in any of the other Loan Documents executed by Assignor in favor of Assignee to evidence or further secure payment of the Note and the rights herein shall be in addition thereto.

8. **Waiver.** The collection and application of the proceeds of the Assessments by Assignee to the indebtedness evidenced by the Note shall not constitute a waiver of any default which might, at the time of application or thereafter, exist under the Note or under the other Loan Documents, and the payment of the indebtedness may be accelerated in accordance with the terms of the Note, notwithstanding such application.

9. **Cross Default.** This Assignment is executed to secure a payment of the indebtedness evidenced by the Note and by the other Loan Documents. A default on the part of the Assignor under any one of the Loan Documents shall be and shall constitute a default under this Assignment. Conversely, a default under this Assignment shall be and shall constitute a default on the part of the Assignor under the terms, conditions and provisions of each of the other Loan Documents.

10. **Event of Default; Remedies.** In the event of a default hereunder and/or in the event of a default under the Note and/or in the event of a default under any of the other Loan Documents, which default is not cured within fifteen (15) days from the date Assignor receives written notice of such default (which written notice shall identify the specific nature of the default and the manner by which such default can be cured), Assignee shall have all remedies available at law and in equity, including the right to require specific performance of the terms, conditions, provisions, covenants and agreements described in this Assignment. In the event and continuance of

such uncured default, Assignee shall have the right to notify each member of Assignor to pay directly to Assignee, until the Note shall be paid in full, all Assessments imposed against the members of the Assignor and each member of the Assignor shall be entitled to rely upon such written directions from Assignee without the necessity of receiving confirmation from Assignor. In addition, in the event of a default under this Assignment and/or under the Note and/or under any of the other Loan Documents (which default is not cured prior to the expiration of all applicable grace and cure periods), Assignee shall, upon the filing of a bill in equity to enforce the rights of Assignee hereunder and to the extent permitted by law and without regard to the value or the adequacy of the security, be entitled to apply for the appointment of a receiver to take financial control of the operation of Assignor. The receiver shall collect all Assessments and other revenues due to Assignor and shall apply the same as the court may direct. The receiver shall have all rights and powers permitted under the laws of the State of Florida; provided that the receiver shall take all steps necessary to cause the common elements of the Condominium administered by the Assignor to be managed and operated in accordance with the terms and provisions of the Declaration. In all events, Assignor shall be liable for all costs and expenses of collection and enforcement hereof, including court costs and reasonable attorneys' fees, whether or not suit is instituted and including all costs and fees of appellate proceedings.

**11. No Amendment of Resolutions, Declaration, Articles or By-Laws.** As long as this Assignment remains in effect, Assignor agrees that the Resolutions may not be amended or modified in any material respect without the prior written consent of Assignee. In Addition, Assignor shall not amend or modify the terms and provisions of the Declaration, the By-Laws or the Articles without the prior written consent of Assignee (which consent shall not be unreasonably withheld), if such amendments would materially and adversely affect in any manner the rights of Assignee under this Assignment.

**12. Line of Credit/Draw Requests.** The Note evidences a revolving line of credit (the "Line of Credit") made available to Assignor by Assignee in an amount not to exceed the amount of the Loan to be at any one time outstanding. The Line of Credit contemplates that Assignor will submit draw requests to Assignee utilizing such draw request form as may be acceptable to Assignee (the "Draw Requests") to obtain funding from Assignee under the Line of Credit. With respect to the Draw Requests, Assignor agrees as follows:

a. Assignee shall be authorized to fund under the Line of Credit based upon a Draw Request for "work in place", submitted by facsimile and/or electronically transmitted from Assignor to Assignee, signed by not less than two (2) Authorized Signatories and containing such additional documentation as may reasonably be requested by Assignee;

b. Assignor shall also be permitted to submit Draw Requests for funding in relation to the Project for items that are not considered "work in place", but which are anticipated to be performed under signed contracts for the completion of the Project;

c. Assignor shall submit a written list to Assignee (which list shall be executed by not less than two (2) members of the Board of Directors of Assignor) specifying the names and telephone numbers of all members of Assignor who are authorized to submit Draw Requests to Assignee on behalf of Assignor (each an "Authorized Signatory" and collectively "Authorized Signatories");

d. Assignee shall have the right, but shall not be obligated to so do, contact by telephone the individuals executing the Draw Request on behalf of Assignor, in order to verify the contents of the Draw Request submitted by Assignor; and

e. Assignee shall have the right to rely upon any Draw Request signed by an Authorized Signatory. Furthermore, Assignor shall defend, indemnify and forever hold Assignee harmless from and against any and all liabilities, claims, actions or causes of actions arising out of any Draw Request honored by Assignee, including facsimile copies and/or electronically transmitted copies of Draw Requests honored by Assignee, unless caused by the gross negligence or willful misconduct of Assignee.

13. **Loan Proceeds Account.** All funding under the Note (other than the payment of closing expenses) is to be deposited into Assignor's operating account (the "Loan Proceeds Account") on deposit with Assignee. Disbursements from the Loan Proceeds Account must be supported by the same documentation required for the disbursement of funds pursuant to Draw Requests, as detailed in Section 12 of this Assignment.

14. **Notices.** Any notice, demand, request or other communication given hereunder or in connection herewith (hereinafter "Notices") shall be deemed sufficient if in writing and either hand delivered or sent by registered or certified mail, postage prepaid, return receipt requested, addressed to the party to receive such Notice at such address as is set forth in this Agreement, or at such other address which the party may hereafter designate by Notice given in like fashion. Notice shall be deemed received when delivered if by hand delivery or three (3) business days after sent postage prepaid, certified mail, return receipt requested. Notwithstanding the foregoing, routine communications such as ordinary distribution checks, copies of documents, etc., may be sent by ordinary first class mail and/or electronically transmitted facsimile.

15. **Successors and/or Assigns.** This assignment of the right to collect Assessments and the pledge and assignment of the lien rights to enforce such Assessments shall inure to the benefit of Assignee and its successors and assigns and shall be binding upon the successors and assigns of Assignor, including any multiplicity of entities that may succeed or partially succeed Assignor as a party responsible for the operation of the real property which is subject to the terms and provisions of the Declaration.

16. **Applicable Law; Severability; Captions; Plurality.** This Assignment is being delivered and is intended to be performed in the State of Florida and shall be construed and enforced in accordance with and be governed by the laws of such State. In the event of any inapplicability or unenforceability of any provision of this Agreement, then such inapplicability or unenforceability shall not affect, limit or impair the validity or operation of all other provisions of this Agreement. The captions used herein are used for convenience only and shall not affect the interpretation of this Assignment. At all times, any word used in the singular herein shall also include the plural, and vice versa.

17. **Recordable Release.** Upon full and complete payment of the Note, Assignee shall execute, and deliver to Assignor, a release of this Assignment, in recordable form.

18. **Time of Essence.** Time is of the essence with respect to this Assignment.

19. **Waiver of Trial by Jury.** ASSIGNOR AND ASSIGNEE HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED HEREON OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS ASSIGNMENT, THE LOAN DOCUMENTS AND ANY AGREEMENT CONTEMPLATED OR TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN), OR ACTIONS OF EITHER PARTY.

IN WITNESS WHEREOF, this Assignment has been executed as of the day and year first above written.

WITNESSES:

SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 1, a Florida not-for-profit corporation

Marie Montag

Print Name: MARIE MONTAG

Peggy Tabrice

Print Name: Peggy Tabrice

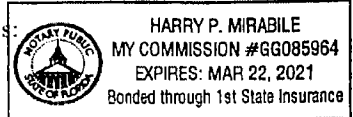
By: Joan Zappasodi  
JOAN ZAPPASODI, President

By: Ronald Clifford  
RONALD CLIFFORD, Vice-President

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF BROWARD )

The execution of the foregoing instrument was acknowledged before me this 14 day of January, 2020 by **JOAN ZAPPASODI**, as President of **SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 1**, a Florida not-for-profit corporation, ~~who is personally known to me~~ or who provided for identification.

My Commission Expires:

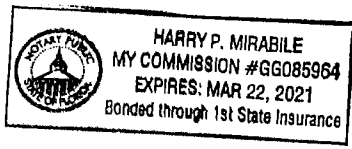


Harry P. Mirabile  
Notary Public  
Print Name: Harry P. Mirabile

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF BROWARD )

The execution of the foregoing instrument was acknowledged before me this 14 day of January, 2020 by **RONALD CLIFFORD**, as Vice-President of **SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 1**, a Florida not-for-profit corporation, ~~who is personally known to me~~ or who provided for identification.

My Commission Expires:



Harry P. Mirabile  
Notary Public  
Print Name: Harry P. Mirabile

**EXHIBIT "A"**

**NAME OF CONDOMINIUM**

**OFFICIAL RECORDS BOOK/PAGE**

SUNRISE LAKES CONDOMINIUM NO. 60	5829/561
SUNRISE LAKES CONDOMINIUM NO. 61	6030/782
SUNRISE LAKES CONDOMINIUM NO. 62	6030/854
SUNRISE LAKES CONDOMINIUM NO. 63	6030/818
SUNRISE LAKES CONDOMINIUM NO. 64	6043/102
SUNRISE LAKES CONDOMINIUM NO. 65	6043/138
SUNRISE LAKES CONDOMINIUM NO. 66	6099/185
SUNRISE LAKES CONDOMINIUM NO. 67	6085/449
SUNRISE LAKES CONDOMINIUM NO. 68	6099/221
SUNRISE LAKES CONDOMINIUM NO. 69	6080/861
SUNRISE LAKES CONDOMINIUM NO. 70	6049/886
SUNRISE LAKES CONDOMINIUM NO. 71	6112/649
SUNRISE LAKES CONDOMINIUM NO. 72	6112/723
SUNRISE LAKES CONDOMINIUM NO. 73	6112/687
SUNRISE LAKES CONDOMINIUM NO. 74	7154/573
SUNRISE LAKES CONDOMINIUM NO. 75	6160/52
SUNRISE LAKES CONDOMINIUM NO. 76	7063/1
SUNRISE LAKES CONDOMINIUM NO. 81	6214/648
SUNRISE LAKES CONDOMINIUM NO. 82	7126/456
SUNRISE LAKES CONDOMINIUM NO. 83	6485/220

NOTE: ALL RECORDING REFERENCES ARE WITH RESPECT TO THE  
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA



This Instrument Prepared By and Return to:  
Steven Gerson, Esquire  
Gerson Law Firm  
8551 West Sunrise Boulevard  
Suite 300  
Plantation, FL 33322

Parcel ID Number: 4941 29 AG 0080

# Warranty Deed

This Indenture, Made this **3rd** day of **August**, 2011 A.D., **Between**  
**Pedro Carranza and Maria Carranza, husband and wife**

of the County of **Broward**, State of **Florida**, **grantors**, and  
**Louis Santo Scacco, a married man**

whose address is: **2701 N. Pine Island Road, #108, Sunrise, FL 33322**

of the County of **Broward**, State of **Florida**, **grantee**.

**Witnesseth** that the GRANTORS, for and in consideration of the sum of

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

**Unit 108 of Sunrise Lakes Condominium APTS. Building No. 64, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 6043, Page(s) 102, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.**

**Subject to current taxes, easements and restrictions of record.**

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

**In Witness Whereof**, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Steven Gerson  
Witness

Amy Larson  
Printed Name: Amy Larson  
Witness


Pedro Carranza (Seal)  
Pedro Carranza  
P.O. Address: 9721 Sunrise Lakes Blvd., #109, Sunrise, FL 33322

Maria Carranza (Seal)  
Maria Carranza  
P.O. Address: 9721 Sunrise Lakes Blvd., #109, Sunrise, FL 33322

STATE OF **Florida**  
COUNTY OF **Broward**

The foregoing instrument was acknowledged before me this **3rd** day of **August**, 2011 by  
**Pedro Carranza and Maria Carranza,**

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

Steven Gerson  
Printed Name: **STEVEN M. GERSON**  
Notary Public  MY COMMISSION #EE 061105  
My Commission Expires: **EXPIRES: January 25, 2015**  
Bonded Thru Budget Notary Services

**CERTIFICATE OF APPROVAL TO SELL**

**STATEMENT OF ASSESSMENT**

In reference to:

Condominium Unit No. **108** Building No. **64** of **SUNRISE LAKES CONDOMINIUM APTS, PHASE III, INC. 1** a Condominium thereof, recorded in Official Records Book **6043** Page **102** of the Public Records of Broward County, Florida

At the request of the present owner, the undersigned officers of **SUNRISE LAKES CONDOMINIUM APTS, PHASE III, INC. 1** on behalf of the Board of Directors certify as follows:

The Transfer by: **PEDRO & MARIA CARRANZA** as Seller(s) to, **LOUIS SANTO SCACCO** purchaser(s) has been duly approved by the undersigned described Declaration of Condominium, and further.

1. Special Assessments owing for this Unit are **\$00.00 for Insurance Premium Assessment**
2. Special Assessments owing for this Unit is **\$2,026.56 Hurricane Wilma**
3. Current monthly assessments owing for this Unit are **\$308. for August**  
**(To be paid no later than at time of closing)**
4. All monthly assessments against the above parcel for common expenses are paid through **July 2011** and the next monthly payment is due on the **1<sup>st</sup>** day of **September 2011** in the amount of **\$308.00**

Dated this 1st of August 2011

**SUNRISE LAKES CONDOMINIUM APTS.  
PHASE III, INC. 1**

By: Joan Zappasodi  
VICE PRESIDENT

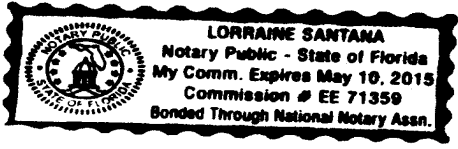
Mavis Williams  
ATTEST

STATE OF FLORIDA        )  
  ) SS  
COUNTY OF BROWARD    )

The foregoing instrument was acknowledged before me this 1 day of August, 2011, by Joan Zappasodi personally known to me as Vice President of Sunrise Lakes Condominium Apts., Phase III, Inc. 1 a Florida Corporation Not-For-Profit, on behalf of the Corporation.

Lorraine Santana  
Notary Public State of Florida

My Commission Expires:



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

DATE: September 1st, 2021  
PROPERTY ID # 494129-AG-0080 (TD # 47141)

# WARNING

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

LOUIS SANTO SCACCO  
2701 N. PINE ISLAND ROAD, #108  
SUNRISE, FL 33322

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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 September 30, 2021 .....\$3,607.67
- Or
- \* Estimated Amount due if paid by October 19, 2021 .....\$3,653.12

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 20, 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)

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

**DATE: September 1st, 2021**  
**PROPERTY ID # 494129-AG-0080 (TD # 47141)**

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\*CHAVES, ELENA BOSCH  
2701 N PINE ISLAND RD APT 109  
SUNRISE, FL 33322-2224

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DATE: September 1st, 2021  
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\*LEWIS, JOYCE  
JOYCE LEWIS LIV TR  
2701 N PINE ISLAND RD # 10  
SUNRISE, FL 33322-2266

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

**DATE: September 1st, 2021**  
**PROPERTY ID # 494129-AG-0080 (TD # 47141)**

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CITY OF SUNRISE  
ATTN CITY MANAGER'S OFFICE  
10770 W OAKLAND PARK BLVD  
SUNRISE, FL 33351-6816

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**DATE: September 1st, 2021**  
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ISRAEL VELASCO, REGISTERED AGENT O/B/O POPULAR BANK

7900 MIAMI LAKES, DRIVE W  
MIAMI LAKES, FL 33016

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
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LEOPOLD KORN, P.A.  
20801 BISCAYNE BLVD STE 501  
AVENTURA, FL 33180-1400

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

DATE: September 1st, 2021  
PROPERTY ID # 494129-AG-0080 (TD # 47141)

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POPULAR BANK  
85 BROAD STREET 10TH FLOOR  
NEW YORK, NY 10004

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POPULAR BANK  
7900 MIAMI LAKES DRIVE WEST  
MIAMI LAKES, FL 33016

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- \* Estimated Amount due if paid by October 19, 2021 .....\$3,653.12

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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

DATE: September 1st, 2021  
PROPERTY ID # 494129-AG-0080 (TD # 47141)

# WARNING

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

STEVEN A WEINBERG, REGISTERED AGENT O/B/O SUNRISE LAKES CONDOMINIUM  
APTS., PHASE 3, INC. 1  
7805 S.W. 6TH COURT  
PLANTATION, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2701 N PINE ISLAND ROAD #108,  
SUNRISE, FL 33322 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 September 30, 2021 .....\$3,607.67
- Or
- \* Estimated Amount due if paid by October 19, 2021 .....\$3,653.12

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD  
AT PUBLIC AUCTION ON October 20, 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)

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

DATE: September 1st, 2021  
PROPERTY ID # 494129-AG-0080 (TD # 47141)

# WARNING

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

STEVEN A WEINBERG, REGISTERED AGENT O/B/O SUNRISE LAKES PHASE 3  
RECREATION ASSOCIATION, INC.  
7805 SW 6TH COURT  
PLANTATION, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2701 N PINE ISLAND ROAD #108,  
SUNRISE, FL 33322 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  
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*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY  
BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR  
THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO  
REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

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

- \* Estimated Amount due if paid by September 30, 2021 .....\$3,607.67
- Or
- \* Estimated Amount due if paid by October 19, 2021 .....\$3,653.12

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD  
AT PUBLIC AUCTION ON October 20, 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)

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

DATE: September 1st, 2021  
PROPERTY ID # 494129-AG-0080 (TD # 47141)

# WARNING

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

SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 1

8211 W BROWARD BLVD  
PLANTATION, FL 33324-2745

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2701 N PINE ISLAND ROAD #108, SUNRISE, FL 33322 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 September 30, 2021 .....\$3,607.67
- Or
- \* Estimated Amount due if paid by October 19, 2021 .....\$3,653.12

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 20, 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)

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

**DATE: September 1st, 2021**  
**PROPERTY ID # 494129-AG-0080 (TD # 47141)**

# WARNING

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

SUNRISE LAKES PHASE 3 RECREATION ASSOCIATION, INC.

2700 N.W. 94TH WAY  
SUNRISE, FL 33322

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2701 N PINE ISLAND ROAD #108, SUNRISE, FL 33322 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 September 30, 2021 .....\$3,607.67
- Or
- \* Estimated Amount due if paid by October 19, 2021 .....\$3,653.12

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 20, 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)

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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	\$ _____

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**TD 47141 OCTOBER 2021 WARNING**  
**LOUIS SANTO SCACCO**  
**2701 N. PINE ISLAND ROAD, #108**  
**SUNRISE, FL 33322**

7020 3160 0000 7905 5692

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

7020 3160 0000 7905 5706

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

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**TD 47141 OCTOBER 2021 WARNING**  
**\*CHAVES, ELENA BOSCH**  
**2701 N PINE ISLAND RD APT 109**  
**SUNRISE, FL 33322-2224**



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**OFFICIAL USE**

7020 3160 0000 7905 5715

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

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Pr	<b>TD 47141 OCTOBER 2021 WARNING</b>
\$	<b>*LEWIS, JOYCE</b>
Tc	<b>JOYCE LEWIS LIV TR</b>
\$	<b>2701 N PINE ISLAND RD # 10</b>
St	<b>SUNRISE, FL 33322-2266</b>
St	
City, State, ZIP+4™	

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**OFFICIAL USE**

7020 3160 0000 7905 5722

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

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**TD 47141 OCTOBER 2021 WARNING**  
ISRAEL VELASCO, REGISTERED AGENT O/B/O  
POPULAR BANK  
7900 MIAMI LAKES, DRIVE W  
MIAMI LAKES, FL 33016

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**OFFICIAL USE**

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

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\$	<b>LEOPOLD KORN, P.A.</b>
\$0	<b>20801 BISCAYNE BLVD STE 501</b>
\$ir	<b>AVENTURA, FL 33180-1400</b>
City, State, ZIP	

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**OFFICIAL USE**

Certified Mail Fee

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

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| <input type="checkbox"/> Return Receipt (electronic)         | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required            | \$ | _____ |
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**TD 47141 OCTOBER 2021 WARNING**

Total

**POPULAR BANK**

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Se

**85 BROAD STREET 10TH FLOOR**

Str

**NEW YORK, NY 10004**

City, State, ZIP+4

City, State, ZIP+4

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

See Reverse for Instructions

7020 3160 0000 7905 5746

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Domestic Mail Only

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**OFFICIAL USE**

7020 3160 0000 7905 5753  
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Restricted Delivery	\$ _____

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To	TD 47141 OCTOBER 2021 WARNING
\$	POPULAR BANK
\$	7900 MIAMI LAKES DRIVE WEST
\$	MIAMI LAKES, FL 33016
\$	
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City, State, ZIP+4®	

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

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**OFFICIAL USE**

7020 3160 0000 7905 5760

Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
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\$	<b>TD 47141 OCTOBER 2021 WARNING</b>
Tr	<b>STEVEN A WEINBERG, REGISTERED AGENT O/B/O</b>
\$	<b>SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 1</b>
Sc	<b>7805 S.W. 6TH COURT</b>
St	<b>PLANTATION, FL 33324</b>
Cit	

U.S. Postal Service™  
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Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

7020 3160 0000 7905 5777

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

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Postage	\$	<b>TD 47141 OCTOBER 2021 WARNING</b>
Total	\$	<b>STEVEN A WEINBERG, REGISTERED AGENT O/B/O</b>
Seni	\$	<b>SUNRISE LAKES PHASE 3 RECREATION</b>
Stre		<b>ASSOCIATION, INC.</b>
City		<b>7805 SW 6TH COURT</b>
		<b>PLANTATION, FL 33324</b>

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

7020 3160 0000 7905 5784

Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
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**TD 47141 OCTOBER 2021 WARNING**  
**SUNRISE LAKES CONDOMINIUM APTS.,**  
**PHASE 3, INC. 1**  
**8211 W BROWARD BLVD**  
**PLANTATION, FL 33324-2745**

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

See Reverse for Instructions



U.S. Postal Service™  
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Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

7020 3160 0000 7905 5791

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

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Tot **TD 47141 OCTOBER 2021 WARNING**

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Se. **SUNRISE LAKES PHASE 3 RECREATION**

St. **ASSOCIATION, INC.**

City, **2700 N.W. 94TH WAY**

**SUNRISE, FL 33322**

**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 47141 OCTOBER 2021 WARNING**  
 SUNRISE LAKES PHASE 3 RECREATION  
 ASSOCIATION, INC.  
 2700 N.W. 94TH WAY  
 SUNRISE, FL 33322



9590 9402 6182 0220 7048 97

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Handwritten Signature]*  Agent  Addressee  
 B. Received by (Printed Name) *[Handwritten Name]* 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"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Registered Mail Restricted Delivery (over \$500) |

2. Article Number (Transfer from carrier label)

7020 3160 0000 7905 5791

**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 47141 OCTOBER 2021 WARNING**

ISRAEL VELASCO, REGISTERED AGENT O/B/O  
 POPULAR BANK  
 7900 MIAMI LAKES, DRIVE W  
 MIAMI LAKES, FL 33016



9590 9402 6182 0220 7048 28

2. Article Number (Transfer from service label)

7020 3160 0000 7905 5722

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

9-7

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

3. Service Type

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 47141 OCTOBER 2021 WARNING  
 POPULAR BANK  
 7900 MIAMI LAKES DRIVE WEST  
 MIAMI LAKES, FL 33016**



9590 9402 6182 0220 7048 59

2. Article Number (Transfer from service label)

7020 3160 0000 7905 5753

PS Form 3841, July 2009 PSN 7530-02-000-9000

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C-19

C. Date of Delivery

9-7

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

Yes  
 No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 47141 OCTOBER 2021 WARNING**  
**STEVEN A WEINBERG, REGISTERED AGENT O/B/O**  
**SUNRISE LAKES CONDOMINIUM APTS.,**  
**PHASE 3, INC. 1**  
**7805 S.W. 6TH COURT**  
**PLANTATION, FL 33324**



9590 9402 6182 0220 7048 66

2. Article Number (Transfer from service label)

7020 3160 0000 7905 5760

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*Carrie*

Agent  
 Addressee

B. Received by (Printed Name)

*COV*

C. Date of Delivery

*0909*

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

3. Service Type

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

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

1 Article Addressed to:

**TD 47141 OCTOBER 2021 WARNING**  
**\*LEWIS, JOYCE**  
**JOYCE LEWIS LIV TR**  
**2701 N PINE ISLAND RD # 10**  
**SIJNRISE, FL 33322-2266**

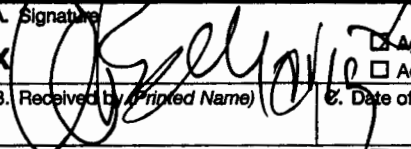


9590 9402 6182 0220 7048 11

2 Article Number (Transfer from...)  
7020 3160 0000 7905 5715

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X   Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 47141 OCTOBER 2021 WARNING**  
**CHAVES, ELENA BOSCH**  
**2701 N PINE ISLAND RD APT 109**  
**SUNRISF, FL 33322-2224**



9590 9402 6182 0220 7048 04

2. Article Number (Transfer from service label)

7020 3160 0000 7905 5708

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

*Elena Bosch*

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

**SENDER: COMPLETE THIS SECTION**

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

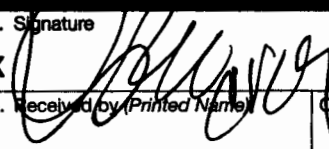
**TD 47141 OCTOBER 2021 WARNING**  
**LOUIS SANTO SCACCO**  
**2701 N. PINE ISLAND ROAD, #108**  
**SUNRISE, FL 33322**



9590 9402 6182 0220 7047 98

> Article Number (Transfer from service label)  
**7020 3160 0000 7905 5692**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X   Agent  
 Addressee

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

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

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



**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 47141 OCTOBER 2021 WARNING**  
 STEVEN A WEINBERG, REGISTERED AGENT O/B/O  
 SUNRISE LAKES PHASE 3 RECREATION  
 ASSOCIATION, INC.  
 7805 SW 6TH COURT  
 PLANTATION, FL 33324



9590 9402 6182 0220 7048 73

2. Article Number (Transfer from service label)

7026 3160 0000 7905 5777

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Carrie*

Agent  
 Addressee

B. Received by (Printed Name)

*COV*

C. Date of Delivery

*0904*

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt