

# **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:** 10/27/2021

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 10/19/2021

**CERTIFICATE #** 2018-16442

**ACCOUNT #** 514125131040

**ALTERNATE KEY #** 654547

**TAX DEED APPLICATION #** 48066

**COUNTY, STATE:** BROWARD, FL

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

### LEGAL DESCRIPTION:

Lot 24, Block 3, of SUN LAND PARK, according to the Plat thereof, as recorded in Plat Book 25, at Page 30, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 6139 SW 40 STREET, MIRAMAR FL 33023

### OWNER OF RECORD ON CURRENT TAX ROLL:

UNEK DEVELOPERS INC

5645 CORAL RIDGE DR

CORAL SPRINGS, FL 33076-3124 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

UNEK DEVELOPERS, INC.

Instrument: 115264079

560 S PARK ROAD, #7-24

HOLLYWOOD, FL 33021 (Per Deed)

MATTHEW SMITH, REGISTERED AGENT

O/B/O UNEK DEVELOPERS, INC.

5645 CORAL RIDGE DRIVE #240

CORAL SPRINGS, FL 33076 (Per Sunbiz)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MERIDIAN TAX

SB MUNI CUST FOR MERIDIAN TAX

PO BOX 31191

TAMPA, FL 33631-3191 (Tax Deed Applicant)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5141 25 13 1040

**CURRENT ASSESSED VALUE:** \$75,140

**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:**

Letters of Administration

OR: 42745, Page: 681

Quit Claim Deed

OR: 45426, Page: 183

(Unable to locate a prior deed in the Official Records of Broward County. No Death Certificate found of record for Anna Maria Biber a/k/a Anna Biber.)

Warranty Deed

Instrument: 113473357

Warranty Deed

Instrument: 113672943

Authorization to Execute Documents and Authorizing  
Sale of Real Property

Instrument: 115264080

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

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

**Kim Pickett**

Title Examiner



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

## Detail by Entity Name

Florida Profit Corporation  
UNEK DEVELOPERS, INC.

### Filing Information

<b>Document Number</b>	P07000097878
<b>FEI/EIN Number</b>	26-0840151
<b>Date Filed</b>	08/31/2007
<b>Effective Date</b>	08/31/2007
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

5645 Coral Ridge Drive #240  
Coral Springs, FL 33076

Changed: 06/30/2020

### Mailing Address

5645 Coral Ridge Drive #240  
Coral Springs, FL 33076

Changed: 06/30/2020

### Registered Agent Name & Address

Smith , Matthew  
5645 Coral Ridge Drive #240  
Coral Springs, FL 33076

Name Changed: 06/30/2020

Address Changed: 06/30/2020

### Officer/Director Detail

## Name & Address

Title P

Ferguson, Sterling  
5645 Coral Ridge Drive #240  
CORAL SPRINGS, FL 33076

Title VP

Ferguson , Sterling  
5645 Coral Ridge Drive #240  
Coral Springs, FL 33076

Title Secretary, Treasurer

Ferguson, Michelle E  
5645 Coral Ridge Drive #240  
Coral Springs, FL 33076

Title Chairman

Nelson, Michael Devonn  
5645 Coral Ridge Drive #240  
Coral Springs, FL 33076

Title Registered Agent

Smith, Matthew  
5645 Coral Ridge Drive #240  
Coral Springs, FL 33076

## Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2019	07/03/2019
2020	06/30/2020
2021	04/14/2021

## Document Images

[04/14/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[06/30/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[07/03/2019 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[12/20/2018 -- AMENDED ANNUAL REPORT](#)

[View image in PDF format](#)

<a href="#">08/09/2018 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/28/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/15/2013 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/02/2013 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2013 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/17/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/12/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/10/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/14/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/12/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/01/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/11/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/19/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/31/2007 -- Domestic Profit</a>	<a href="#">View image in PDF format</a>





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

CERTIFICATE OF MAILING NOTICES

Tax Deed #48066

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 February 2022, 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:

UNEK DEVELOPERS INC  
6139 SW 40TH ST  
MIRAMAR, FL 33023

UNEK DEVELOPERS INC  
5645 CORAL RIDGE DR  
CORAL SPRINGS, FL 33076-3124

UNEK DEVELOPERS INC  
6143 SW 40TH CT  
MIRAMAR, FL 33023-5113

UNEK DEVELOPERS, INC.  
560 S PARK ROAD, #7-24  
HOLLYWOOD, FL 33021

UNEK DEVELOPERS, INC.  
5645 CORAL RIDGE DR # 240  
CORAL SPRINGS, FL 33076-3124

\*ALMENARES, YORDAN  
GARCIA, YURI A ARAUJO  
6135 SW 40TH ST  
MIRAMAR, FL 33023-5109

\*JCR REV TR  
CAPRIO, JAMES J TRSTEE  
2711 CENTER COURT DR # 4  
WESTON, FL 33332-1854

CITY OF MIRAMAR  
DOUGLAS R GONZALES  
200 E BROWARD BLVD STE 1900  
FT LAUDERDALE, FL 33301-  
1949

CITY OF MIRAMAR  
UTILITY BILLING SECTION  
2300 CIVIC CENTER PL  
MIRAMAR, FL 33025-6577

MATTHEW SMITH, REGISTERED  
AGENT O/B/O UNEK  
DEVELOPERS, INC.  
5645 CORAL RIDGE DRIVE #240  
CORAL SPRINGS, FL 33076

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 February 2022 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

INSTR # 117781715  
Recorded 12/06/21 at 11:41 AM  
Broward County Commission  
1 Page(s)  
#1

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 48066

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: 514125-13-1040  
Certificate Number: 16442  
Date of Issuance: 05/23/2019  
Certificate Holder: MERIDIAN TAXSB MUNI CUST FOR MERIDIAN TAX  
Description of Property: SUN LAND PARK 25-30 B  
LOTS 24 BLK 3

Name in which assessed: UNEK DEVELOPERS INC  
Legal Titleholders: UNEK DEVELOPERS INC  
5645 CORAL RIDGE DR  
CORAL SPRINGS, FL 33076-3124

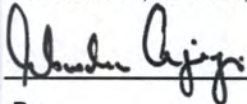
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of March, 2022. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 1st day of December, 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: 02/10/2022, 02/17/2022, 02/24/2022 & 03/03/2022  
Minimum Bid: 4106.61

# Broward County, Florida

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CORAL SPRINGS, FL 33076-3124

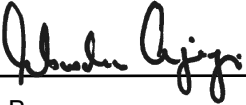
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RECORDS, TAXES, AND TREASURY DIVISION



By:  
Abiodun Ajayi  
Deputy

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Publish: DAILY BUSINESS REVIEW  
Issues: 02/10/2022, 02/17/2022, 02/24/2022 & 03/03/2022  
Minimum Bid: 4106.61

**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

48066  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 16442

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

02/10/2022 02/17/2022 02/24/2022 03/03/2022

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

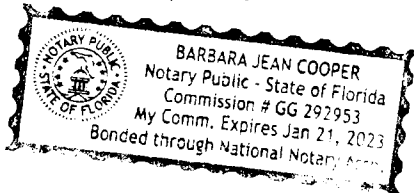
*Scherrie A. Thomas*

Sworn to and subscribed before me this  
3 day of MARCH, A.D. 2022

*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 48066**

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MERIDIAN TAX SB MUNI CUST  
FOR MERIDIAN TAX

Description of Property:  
SUN LAND PARK 25-30 B.  
LOTS 24 BLK 3

Name in which assessed:  
UNEK DEVELOPERS INC  
Legal Titleholders:  
UNEK DEVELOPERS INC  
5645 CORAL RIDGE DR  
CORAL SPRINGS, FL 33076-3124

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Dated this 1st day of December, 2021.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND  
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi  
Deputy

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

Minimum Bid: 4106.61

401-314

2/10-17-24 3/3 22-17/0000576850B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22005080

Broward County, FL VS Unek Developers Inc

**RETURN OF SERVICE**



Court Case # TD 48066

Hearing Date:03/16/2022

Received by CCN

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Unek Developers Inc 6139 SW 40 Street Miramar FL 33023**

Served:

Not Served:

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

Date: 02/04/2022 Time: 7:25 AM

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

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

/

**COMMENTS:** Posted Tax Notice

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

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

By: *Jose Penendot*

D.S.

J. Penendot, #14932

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 514125-13-1040 (TD #48066)

# 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 February 28, 2022 .....\$3,421.45

Or

\* Amount due if paid by March 15, 2022 .....\$3,460.98

\*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 March 16, 2022 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**

UNEK DEVELOPERS INC  
6139 SW 40 STREET  
MIRAMAR, FL 33023

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

RECEIVED SHERIFF  
BROWARD COUNTY, FLORIDA  
FEB 28 2022 11:01 AM

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22005080

Broward County, FL VS Unek Developers Inc

**RETURN OF SERVICE**



Court Case # TD 48066

Hearing Date:03/16/2022

Received by CCN 19009

02/07/2022 8:51 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Unek Developers Inc 5645 Coral Ridge Drive Coral Springs FL 33076**

Served:

Not Served:

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

Date: 02/07/2022 Time: 2:15 PM

**COMMENTS:** Stated address is a UPS Store / Additional address information required for service / Returned no Service

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: Mark Tutton CCN 19009

D.S.

M. Tutton, #19009

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 514125-13-1040 (TD # 48066)

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ATTN: CIVIL DIVISION  
FT LAUDERDALE, FL 33312

## ORIGINAL DOCUMENT

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

UNEK DEVELOPERS INC  
5645 CORAL RIDGE DR  
CORAL SPRINGS, FL 33076-3124

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



**Quit Claim Deed**

**Return to:**

John M. Bernazzoli, Esq.  
2734 Polk Street, Suite H  
Hollywood, FL 33020

This instrument prepared by:  
John M. Bernazzoli, Esq.  
2734 Polk Street, Suite H  
Hollywood, FL 33020

Property Appraisers Parcel  
Identification (Folio) Number(s):  
11125-13-10400

Grantee(s) S.S. #(s):

This Quit Claim Deed, Executed this 23<sup>rd</sup> day of May, A.D., 2008, by **JOSEPH MASCENIK, as Personal Representative of the Estate of ANNA MARIA BIBER a/k/a ANNA BIBER**, first party, to **TANYA SADDLER**, whose post office address is 6126 S.W. 37<sup>th</sup> Street, Miramar, FL 33023, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **Broward**, State of Florida, to wit:

Lot 24, Block 3, of SUN LAND PARK, according to the Plat thereof, as recorded in Plat Book 25, at Page 30, of the Public Records of Broward County, Florida.

Lot 29, Block 3, of SUN LAND PARK, according to the Plat thereof, as recorded in Plat Book 25, at Page 30, of the Public Records of Broward County, Florida.

THIS PROPERTY IS BEING CONVEYED PURSUANT TO PARAGRAPH V. 11(A) OF THE LAST WILL AND TESTAMENT OF ANNA MARIA BIBER WHICH WAS FILED FOR RECORD IN THE CIRCUIT COURT, BROWARD COUNTY, FLORIDA, PROBATE DIVISION, FILE NO: 06-04522. LETTERS OF ADMINISTRATION WERE ISSUED ON SEPTEMBER 5, 2006.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)  
John M. Bernazzoli  
Printed Name  
Witness Signature (as to first Grantor)  
Nora B. Sara  
Printed Name

Joseph Mascenik L.S.  
Grantor Signature  
Joseph Mascenik, as Personal  
Representative of the Estate of ANNA  
MARIA BIBER a/k/a ANNA BIBER  
2140 S.W. 67<sup>th</sup> Lane  
Miramar, FL 33023

STATE OF FLORIDA )  
COUNTY OF BROWARD)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared, **JOSEPH MASCENIK, as Personal Representative of the Estate of ANNA MARIA BIBER a/k/a ANNA BIBER**, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form(s) of identification of the above-named person(s):  
personally known to me and that an oath (was) (was not) taken.

Witness my hand and official seal in the County and State last aforesaid this 23<sup>rd</sup> day of May, A.D., 2008.

My Commission Expires:



**Nora B. Sara**  
Commission # DD389489  
Expires March 4, 2009  
Bonded Troy Fair - Insurance, Inc. 800-365-7019

Nora B. Sara  
Notary Signature  
Nora B. Sara  
Printed Name Signature

Warranty Deed  
Statutory F.S. 689.02

**Return to:**

Name: John M. Bernazzoli, Esq.  
Address: 2734 Polk Street, Suite H  
Hollywood, FL 33020

**This Instrument Prepared By:**

Name: John M. Bernazzoli, Esq.  
Address: 2734 Polk Street, Suite H  
Hollywood, Florida 33020

Property Appraisers Parcel Identification (Folio) Number:

514125-13-1040

Grantee(s) S.S. #(s):

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

THIS INDENTURE, Made this 19<sup>th</sup> day of January, A.D., 2016,  
**Between TANYA SADDLER, an unremarried widow**, of the County of Broward, in the State of Florida, party of the first part, and, **RAJA INVESTMENTS, INC., a Florida Corporation**, of the County of Broward, in the State of Florida, whose post office address is 6188 Miramar Parkway, Miramar, FL 33023, party of the second part.

**Witnesseth**, That the said party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, to her 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, its heirs and assigns forever, the following described land, situate, and being in the County of **Broward**, State of Florida, to wit:

Lot 24, Block 3, SUN LAND PARK, according to the Plat thereof, as recorded in Plat Book 25, at Page 30, of the Public Records of Broward County, Florida.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any; zoning ordinances affecting said property; and taxes for 2016 and subsequent years.

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.

In Witness Whereof, The said party of the first part has hereunto set my hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

John M. Bernazzoli

Printed Name

Nora B. Sara

Witness Signature (as to first Grantor)

Nora B. Sara

Printed Name

Tanya Saddler L.S.

Grantor Signature

Tanya Saddler

6126 S.W. 37<sup>th</sup> Street

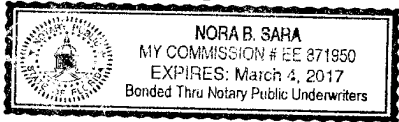
Miramar, FL 33023

STATE OF FLORIDA )  
COUNTY OF BROWARD )

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared, **TANYA SADDLER, an unremarried widow**, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form(s) of identification of the above-named person(s): personally known to me and that an oath (was)(was not) taken.

Witness my hand and official seal in the County and State last aforesaid this 19 day of January, A.D., 2016.

My Commission Expires:



Nora B. Sara

Notary Signature

Nora B. Sara

Printed Notary Signature

Prepared by and Return to:  
**Bonnie Phillips**, an employee of  
**Associated Title & Escrow Corp.**  
10400 Taft Street  
Pembroke Pines, FL 33026  
(954) 432-9544

File No.: **16-2285-BP**

## **CORPORATE WARRANTY DEED**

This indenture made on the **3rd** day of **May, 2016** A.D., by

**Raja Investments, Inc., a Florida corporation**

whose address is: **6188 Miramar Parkway , Miramar, FL 33023**  
hereinafter called the "grantor", to

**Gayle Apartments, Inc., a Florida corporation**

whose address is: **5410 SW 130th Avenue , Southwest Ranches, FL 33330**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Broward County, Florida**, to-wit:

**Parcel 1:**

**Lot 25 & 26, Block 3, Sun Land Park, according to the plat thereof, as recorded in Plat Book 25, Page(s) 30, of the Public Records of Broward County, Florida.**

**Parcel 2:**

**Lot 24, Block 3, Sun Land Park, according to the plat thereof, as recorded in Plat Book 25, Page(s) 30, of the Public Records of Broward County, Florida.**

Parcel Identification Number: **514125-13-1041 & 514125-13-1040**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**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<sup>st</sup> of 2015.

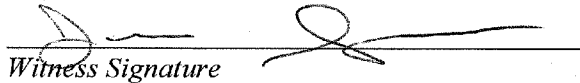
In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

**Raja Investments, Inc., a Florida corporation**



By: **Hayder A. Raja, President**

Signed, sealed and delivered in our presence:

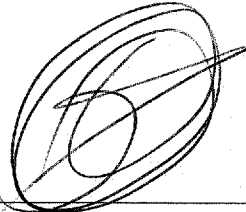
  
Witness Signature

Print Name: Joshua Schill

State of **Florida**

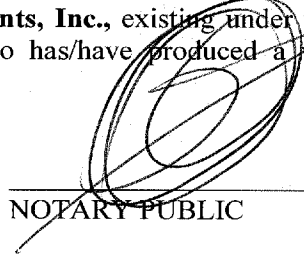
County of **Broward**

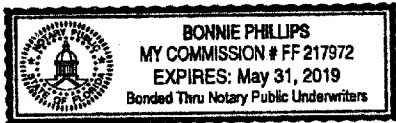
**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me on 5/03/2016, by **Hayder A. Raja, as President, on behalf of Raja Investments, Inc.,** existing under the laws of the State of **Florida,** who is/are personally known to me or who has/have produced a valid drivers license as identification.



Witness Signature

Print Name: Bonnie Phillips

  
NOTARY PUBLIC



Bonnie Phillips

Printed Name of Notary

My Commission Expires: 5/31/2019

Prepared by and return to:  
Yvonne Singh

Crystal Clear Title, Inc.  
8201 Peters Road Suite 1000  
Plantation, FL 33324  
954-315-0231  
File Number: 067-18  
Will Call No.:

Parcel Identification No. 5141 25 13 1041 5141 25 13 1040

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 10th day of August, 2018 between Gayle Apartments, Inc., a Florida corporation whose post office address is 5410 SW 130 Avenue, Southwest Ranches, FL 33330 of the County of Broward, State of Florida, grantor\*, and UNEK Developers, Inc. a Florida Corporation whose post office address is 560 S Park Road, #7-24, Hollywood, FL 33021 of the County of Broward, State of Florida, grantee\*,

**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:

**Parcel 1:**  
Lot 25 & 26, Block 3, SUN LAND PARK, according to the plat thereof, as recorded in Plat Book 25, Page 30 of the Public Records of Broward County, Florida

and

**Parcel 2:**  
Lot 24, Block 3, SUN LAND PARK, according to the plat thereof, as recorded in Plat Book 25, Page 30, of the Public Records of Broward County, Florida.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

*Aydi sel.*

Witness Name: *Aydi sel.*

*C. Marie Brevitt-Schoop*

Witness Name: *C. Marie Brevitt-Schoop*

Gayle Apartments, Inc. a Florida corporation

By: *[Signature]*  
Shaun D Gayle, Vice President

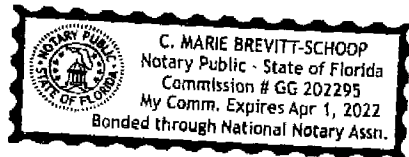
(Corporate Seal)

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 10th day of August, 2018 by Shaun D Gayle of Gayle Apartments, Inc., a corporation, on behalf of the corporation. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

*C. Marie Brevitt-Schoop*  
Notary Public  
Printed Name: *C. MARIE BREVITT-SCHOOP*  
My Commission Expires: *4/1/2022*





**GAYLE APARTMENTS, INC.  
A FLORIDA CORPORATION  
BOARD OF DIRECTORS AUTHORIZING GAYLE SHAUN D. GAYLE,  
SECRETARY TO EXECUTE DOCUMENTS & AUTHORIZING SALE OF REAL  
PROPERTY**

---

Upon a duly made, seconded and unanimously adopted motion, the Board of Directors of this Corporation adopted the following resolution:

**WHEREAS** the Board of Director(s) has determine that the duties of the Secretary of this Corporation now require her to execute any and all relevant documents including the Warranty Deed, regarding the sale and or purchase of real estate property located in Florida and whereas said Secretary is present in the state of Florida at the present time, the Board hereby authorized the sale of the subject property and as decided as follows:

**RESOLVED** that **SHAUN D. GAYLE, AS SECRETARY OF GAYLE APARTMENTS, INC.**, is hereby authorized to execute any and all documents, including the sales contract, related to the sale of property located at 6147 SW 40<sup>TH</sup> Street, Miramar, FL 33025.


SUN LAND PARK, MIRAMAR, FL 33025, more legally described as:

**Parcel 1:**

**Lot 25 & 26, Block 3, SUN LAND PARK, according to the plat thereof, as recorded in Plat Book 25, Page 30 of the Public Records of Broward County, Florida.**

**Parcel 2:**

**Lot 24, Block 3, SUN LAND PARK, according to the plat thereof, as recorded in Plat Book 25, Page 30, of the Public Records of Broward County,**

The undersigned, Shaun D. Gayle as secretary, certifies that I am the duly appointed secretary of this corporation, and that the above is a true and correct copy of a resolution duly adopted at a meeting of the director(s) thereof, convened and held in accordance with the law and the Bylaws of said Corporation on June 19, 2018, and that  such resolution is now in full force and effect.

IN WITNESS THEREOF, I have affixed my name as Secretary of  
GAYLE APARTMENTS INC., A FLORIDA CORPORATION, and have attached the  
seal of said company to this resolution.

Dated: 8/16, 2018.

Corporation GAYLE APARTMENTS, INC., a Florida

Witness: Heidi

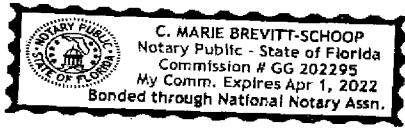
Print Name: Heidi Martinez

Witness: C. Marie Brevitt-Schoop

Print Name: C. MARIE BREVITT-SCHOOP

[Signature]  
Shaun D. Gayle

(Seal)



THIS ESTATE MUST BE CLOSED WITHIN 12 MONTHS, IF NOT CONTESTED

20

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

IN RE: ESTATE OF

PROBATE DIVISION

ANNA MARIA BIBER, a/k/a ANNA BIBER,

FILE NO: 6-04522

DIVISION: 615

Deceased.

RECEIVED FOR RECORD  
CLERK, CIRCUIT COURT  
BROWARD COUNTY, FL

2006 SEP -6 AM 8:54

PROBATE

LETTERS OF ADMINISTRATION (Single Personal Representative)

TO ALL WHOM IT MAY CONCERN

WHEREAS, ANNA MARIA BIBER, a/k/a ANNA BIBER, a resident of Broward County, Florida, died on July 31, 2006, owning assets in the State of Florida, and

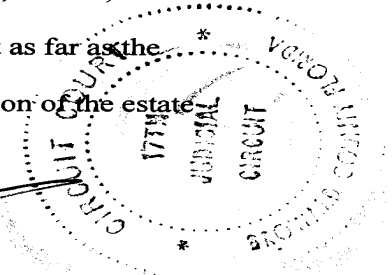
WHEREAS, Joseph Mascenik has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declared Joseph Mascenik duly qualified under the laws of the State of Florida to act as personal representative of the estate of ANNA MARIA BIBER, a/k/a ANNA BIBER, deceased with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on Sep 5 2006

[Signature]

CIRCUIT COURT JUDGE



Upon entry to a safe deposit box, an inventory of the contents must be made in the presence of a bank employee witnessed, and filed with the court.

[Handwritten mark]

2

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

DATE: February 1st, 2022  
PROPERTY ID # 514125-13-1040 (TD # 48066)

# WARNING

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

UNEK DEVELOPERS INC  
6139 SW 40TH ST  
MIRAMAR, FL 33023

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6139 SW 40 STREET, MIRAMAR, FL 33023 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 February 28, 2022 .....\$3,421.45
- Or
- \* Estimated Amount due if paid by March 15, 2022 .....\$3,460.98

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 16, 2022 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: February 1st, 2022  
PROPERTY ID # 514125-13-1040 (TD # 48066)

# WARNING

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

UNEK DEVELOPERS INC  
5645 CORAL RIDGE DR  
CORAL SPRINGS, FL 33076-3124

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6139 SW 40 STREET, MIRAMAR, FL 33023 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

DATE: February 1st, 2022  
PROPERTY ID # 514125-13-1040 (TD # 48066)

# WARNING

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

UNEK DEVELOPERS INC  
6143 SW 40TH CT  
MIRAMAR, FL 33023-5113

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6139 SW 40 STREET, MIRAMAR, FL 33023 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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- Or
- \* Estimated Amount due if paid by March 15, 2022 .....\$3,460.98

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

DATE: February 1st, 2022  
PROPERTY ID # 514125-13-1040 (TD # 48066)

# WARNING

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

UNEK DEVELOPERS, INC.  
560 S PARK ROAD, #7-24  
HOLLYWOOD, FL 33021

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6139 SW 40 STREET, MIRAMAR, FL 33023 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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- Or
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[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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

DATE: February 1st, 2022  
PROPERTY ID # 514125-13-1040 (TD # 48066)

# WARNING

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

UNEK DEVELOPERS, INC.  
5645 CORAL RIDGE DR # 240  
CORAL SPRINGS, FL 33076-3124

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6139 SW 40 STREET, MIRAMAR, FL 33023 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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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 February 28, 2022 .....\$3,421.45
- Or
- \* Estimated Amount due if paid by March 15, 2022 .....\$3,460.98

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 16, 2022 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: February 1st, 2022  
PROPERTY ID # 514125-13-1040 (TD # 48066)

# WARNING

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

\*ALMENARES, YORDAN  
GARCIA, YURI A ARAUJO  
6135 SW 40TH ST  
MIRAMAR, FL 33023-5109

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

**DATE: February 1st, 2022**  
**PROPERTY ID # 514125-13-1040 (TD # 48066)**

# WARNING

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

\*JCR REV TR  
CAPRIO, JAMES J TRSTEE  
2711 CENTER COURT DR # 4  
WESTON, FL 33332-1854

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

**DATE: February 1st, 2022**  
**PROPERTY ID # 514125-13-1040 (TD # 48066)**

# WARNING

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CITY OF MIRAMAR  
DOUGLAS R GONZALES  
200 E BROWARD BLVD STE 1900  
FT LAUDERDALE, FL 33301-1949

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

DATE: February 1st, 2022  
PROPERTY ID # 514125-13-1040 (TD # 48066)

# WARNING

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CITY OF MIRAMAR  
UTILITY BILLING SECTION  
2300 CIVIC CENTER PL  
MIRAMAR, FL 33025-6577

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

DATE: February 1st, 2022  
PROPERTY ID # 514125-13-1040 (TD # 48066)

# WARNING

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MATTHEW SMITH, REGISTERED AGENT O/B/O UNEK DEVELOPERS, INC.

5645 CORAL RIDGE DRIVE #240  
CORAL SPRINGS, FL 33076

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**TD 48066 MARCH 2022 WARNING**  
**UNEK DEVELOPERS INC**  
**6139 SW 40TH ST**  
**MIRAMAR, FL 33023**

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

See Reverse for Instructions

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**TD 48066 MARCH 2022 WARNING**  
**UNEK DEVELOPERS INC**  
**5645 CORAL RIDGE DR**  
**CORAL SPRINGS, FL 33076-3124**

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**MIRAMAR, FL 33023-5113**

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\$ Cit	<b>HOLLYWOOD, FL 33021</b>

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**TD 48066 MARCH 2022 WARNING**

UNEK DEVELOPERS, INC.  
5645 CORAL RIDGE DR # 240  
CORAL SPRINGS, FL 33076-3124

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6135 SW 40TH ST  
MIRAMAR, FL 33023-5109

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TD 48066 MARCH 2022 WARNING  
\*JCR REV TR  
CAPRIO, JAMES J TRSTEE  
2711 CENTER COURT DR # 4  
WESTON, FL 33332-1854

7021 2720 0001 0459 6037

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City, State, ZIP+4

**TD 48066 MARCH 2022 WARNING**  
**CITY OF MIRAMAR**  
**DOUGLAS R GONZALES**  
**200 E BROWARD BLVD STE 1900**  
**FT LAUDERDALE, FL 33301-1949**

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**CITY OF MIRAMAR**  
**UTILITY BILLING SECTION**  
**2300 CIVIC CENTER PL**  
**MIRAMAR, FL 33025-6577**

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**MATTHEW SMITH, REGISTERED**  
**AGENT O/B/O UNEK DEVELOPERS, INC.**  
**5645 CORAL RIDGE DRIVE #240**  
**CORAL SPRINGS, FL 33076**

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

See Reverse for Instructions

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