

# **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:** 12/03/2021

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 11/23/2021

**CERTIFICATE #** 2018-6967

**ACCOUNT #** 494129DM0060

**ALTERNATE KEY #** 263144

**TAX DEED APPLICATION #** 48404

**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 106, Building 104, Sunrise Lakes Condominium Apartments, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7232, Page 356, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

**PROPERTY ADDRESS:** 9061 SUNRISE LAKES BOULEVARD #106, SUNRISE FL 33322-6055

### OWNER OF RECORD ON CURRENT TAX ROLL:

MARIA ENERIEL SOLANO

200 SE 1 ST #701

MIAMI, FL 33131 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

MARIA ENERIEL SOLANO

Instrument: 113565553

200 SE 1 ST #701

MIAMI, FL 33131 (Per Deed)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

GREEN GULF GROUP CO

8724 SW 72 ST #382

MIAMI, FL 33173 (Tax Deed Applicant)

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

2700 N.W. 94TH WAY

SUNRISE, FL 33322 (Per Sunbiz. Declaration recorded in 7232-356.)

KAYE BENDER REMBAUM, REGISTERED AGENT

O/B/O SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3

1200 PARK CIRCLE BLVD SO

POMPANO BEACH, FL 33064 (Per Sunbiz)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4941 29 DM 0060

**CURRENT ASSESSED VALUE:** \$38,230

**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: 16272, Page: 718
Ancillary Letters of Administration	OR: 34247, Page: 1056
Personal Representative's Release and Certificate of Distribution of Real Property	OR: 34880, Page: 1780
Warranty Deed	OR: 34880, Page: 1782
Quit Claim Deed	OR: 38051, Page: 1774
Certificate of Title	OR: 49268, Page: 438
Certificate of Title	OR: 49963, Page: 1435
Warranty Deed	Instrument: 112809832

**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.**

***Suzette Servas***

Title Examiner



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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #48404**

**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 March 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:

CITY OF SUNRISE  
ATTN: CITY MANAGERS OFFICE  
10770 W OAKLAND PARK BLVD  
SUNRISE, FL 33351

SUNRISE LAKES  
CONDOMINIUM APTS., PHASE  
3, INC. 3  
2700 NW 94TH WAY  
SUNRISE, FL 33322

KAYE BENDER REMBAUM,  
REGISTERED AGENT  
O/B/O SUNRISE LAKES  
CONDOMINIUM APTS., PHASE  
3, INC. 3  
1200 PARK CIRCLE BLVD SO  
POMPANO BEACH, FL 33064

MARIA ENERIEL SOLANO  
200 SE 1 ST #701  
MIAMI, FL 33131

MARIA ENERIEL SOLANO  
9061 SUNRISE LAKES BLVD  
#106  
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 March 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**

5

# Broward County, Florida

**INSTR # 117867897**  
Recorded 01/14/22 at 10:45 AM  
Broward County Commission  
1 Page(s)  
#5

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 48404

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-DM-0060  
Certificate Number: 6967  
Date of Issuance: 05/23/2019  
Certificate Holder: GREEN GULF GROUP CO  
Description of Property: SUNRISE LAKES 104 CONDO  
UNIT 106  
PER CDO BK/PG: 7232/356

Name in which assessed: SOLANO, MARIA ENERIEL  
Legal Titleholders: SOLANO, MARIA ENERIEL  
200 SE 1 ST #701  
MIAMI, FL 33131

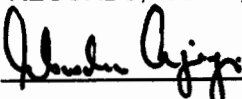
All of said property being in the County of Broward, State of Florida.

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 April, 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 3rd day of January, 2022.

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: 03/17/2022, 03/24/2022, 03/31/2022 & 04/07/2022  
Minimum Bid: 4610.36

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 48404

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Property ID: 494129-DM-0060

Certificate Number: 6967

Date of Issuance: 05/23/2019

Certificate Holder: GREEN GULF GROUP CO

Description of Property: SUNRISE LAKES 104 CONDO  
UNIT 106  
PER CDO BK/PG: 7232/356

Unit 106, Building 104, Sunrise Lakes Condominium Apartments, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7232, Page 356, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Name in which assessed: SOLANO, MARIA ENERIEL

Legal Titleholders: SOLANO, MARIA ENERIEL  
200 SE 1 ST #701  
MIAMI, FL 33131

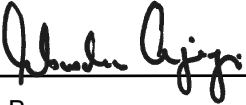
All of said property being in the County of Broward, State of Florida.

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

Dated this 3rd day of January, 2022.

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: 03/17/2022, 03/24/2022, 03/31/2022 & 04/07/2022

Minimum Bid: 4610.36



**BROWARD**

STATE OF FLORIDA  
COUNTY OF BROWARD:

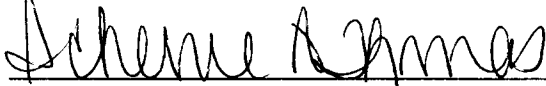
Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida;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

48404  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 6967

in the XXXX Court,  
was published in said newspaper by print in the issues of  
and/or by publication on the newspaper's website, if  
authorized, on

03/17/2022 03/24/2022 03/31/2022 04/07/2022

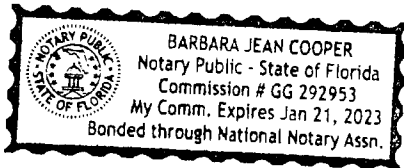
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this  
7 day of APRIL, A.D. 2022



(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 48404**

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-DM-0060  
Certificate Number: 6967  
Date of Issuance: 05/23/2019

Certificate Holder:  
GREEN GULF GROUP CO  
Description of Property:  
SUNRISE LAKES 104 CONDO  
UNIT 106

PER CDO BK/PG: 7232/356  
Unit 106, Building 104, Sunrise  
Lakes Condominium Apartments,  
a Condominium, according to  
the Declaration of Condominium  
thereof, as recorded in Official  
Records Book 7232, Page 356,  
and all amendments thereto, of  
the Public Records of Broward  
County, Florida, together with  
an undivided interest in the  
common elements appurtenant  
thereto.

Name in which assessed:  
SOLANO, MARIA ENERIEL  
Legal Titleholders:

SOLANO, MARIA ENERIEL  
200 SE 1 ST #701  
MIAMI, FL 33131

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 April, 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 3rd day of January, 2022.

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: 4610.36

401-314

3/17-24-31 4/7 22-20/0000583653B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22010440

Broward County, FL VS Maria Eneriel Solano

**RETURN OF SERVICE**



Court Case # TD 48404

Hearing Date:04/20/2022

Received by CCN 17233

03/04/2022 11:54 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Maria Eneriel Solano 9061 Sunrise Lakes Boulevard #106 Sunrise FL 33322**

Served:

Not Served:

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

Date: 03/07/2022 Time: 10:05 AM

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

**Other Returns: Other Returns**

**COMMENTS:** Posted Tax 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: *Vanessa Rodriguez* 17233

D.S.

**V. Rodriguez, #17233**

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-DM-0060 (TD #48404)

# 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 March 31, 2022 .....\$3,910.99

Or

\* Amount due if paid by April 19, 2022 .....\$3,956.75

\*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 April 20, 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**

SOLANO, MARIA ENERIEL  
9061 SUNRISE LAKES BLVD #106  
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. 3

### Filing Information

**Document Number** 740557  
**FEI/EIN Number** 59-1769914  
**Date Filed** 10/04/1977  
**State** FL  
**Status** ACTIVE

### Principal Address

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

Changed: 01/26/2009

### Mailing Address

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

Changed: 01/26/2009

### Registered Agent Name & Address

Kaye Bender Rembaum  
1200 Park Circle Blvd So  
Pompano Beach, FL 33064

Name Changed: 01/04/2018

Address Changed: 01/04/2018

### Officer/Director Detail

#### **Name & Address**

Title P

Sailer, Larry  
2700 NW 94TH WAY  
SUNRISE, FL 33322

Title VP

Milden, Marshall  
2700 NW 94TH WAY  
SUNRISE, FL 33322

Title S

Gillman, Jane  
2700 NW 94TH WAY  
SUNRISE, FL 33322

Title T

Sands, Ron  
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	04/08/2021

### Document Images

<a href="#">04/08/2021 -- 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="#">01/04/2018 -- 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>
<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="#">02/25/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/30/2010 -- 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="#">02/20/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2005 -- 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="#">02/01/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">02/24/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/24/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

WARRANTY DEED  
INDIVID. TO INDIVID.

WILL CALL:

Name: CHICAGO TITLE  
INSURANCE AGENCY, INC.  
Address: 3067 E. Commercial Boulevard  
Fort Lauderdale, FL 33308

File Number: 33989

This Instrument Prepared by:

Attn.:

Name: CHICAGO TITLE  
INSURANCE AGENCY, INC.  
Address: 3067 E. Commercial Boulevard  
Fort Lauderdale, FL 33308

Property Appraisers Parcel Identification

Folio Number(s): 19129-DM-00600

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed**, Made and executed the 31 day of March, 2003, by JOHANNA M. DIGIOVANNI, an unmarried woman, BARBARA CARICOLA LUKACOVIC, a married woman, LORETTA ILG, an unmarried woman and NICHOLAS CARICOLA, JR., an unmarried man, whose post office address is 9 George Court, Bellport NY 11713, hereinafter called the Grantor, to RAMONE B. MATOS-RIOS and CARMEN VILLAS, husband and wife and NICASIO VILLAS, a married man, as joint tenants with rights of survivorship and not as tenants in common, whose post office address is 9061 Sunrise Lakes Blvd, Unit 106, Sunrise, FL, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

**Witnesseth**, That the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) 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, State of Florida, viz:

Condominium Parcel No. 106 of SUNRISE LAKES CONDOMINIUM APTS. BUILDING NO. 104, according to the Declaration of Condominium thereof, recorded in Official Records Book 7232, Page 356, of the Public Records of Broward County, Florida, and all Amendments thereto.

SUBJECT TO terms, provisions, conditions, easements as contained in said Declaration of Condominium and restrictions, reservations, covenants, limitations and dedications of record; and taxes for the year 2003 and subsequent years.

The above property is not the homestead property of any of the Grantors herein nor does the property abut the homestead property of the Grantors. The Grantors herein reside in the State of New York.

**Together**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby 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, 2002.

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

Signed, sealed and delivered in the presence of:

Witness Signature  
Michael Pollmann  
Printed Name

Signature  
Johanna M. DiGiovanni  
Printed Name  
JOHANNA M. DIGIOVANNI

Witness Signature  
Carol A. Fuoco  
Printed Name  
CAROL A. FUOCO

STATE OF NEW YORK )  
COUNTY OF Suffolk )

This foregoing instrument was acknowledged before me this 31<sup>st</sup> day of March, 2003, by JOHANNA M. DIGIOVANNI, an unmarried woman. (Check one)  Said person(s) is/are personally known to me.  Said person(s) provided the following type of identification: [Redacted]

NOTARY RUBBER STAMP SEAL  
MICHAEL H. POLLMANN  
No. 4913857  
Notary Public, State of New York  
Qualified in Suffolk County  
My Commission Expires 11/30/ 2005

Notary Signature  
Michael Pollmann  
Print Name

WARRANTY DEED

PAGE 2

Signed, sealed and delivered in the presence of:

#1 *Elizabeth D'Amico*  
 Witness Signature  
Elizabeth D'Amico  
 Printed Name

#2 *Irene Colavecchio*  
 Witness Signature  
IRENE Colavecchio  
 Printed Name

*Barbara Caricola Lukacovic*  
 Signature  
BARBARA CARICOLA LUKACOVIC  
 Printed Name

STATE OF NEW YORK )  
 COUNTY OF Suffolk )

This foregoing instrument was acknowledged before me this 31<sup>st</sup> day of March, 2003, by BARBARA CARICOLA LUKACOVIC, a married woman. (Check one: )  Said person(s) is/are personally known to me.  Said person(s) provided the following type of identification: \_\_\_\_\_

NOTARY RUBBER STAMP SEAL

#3 *Irene Colavecchio*  
 Notary Signature  
Irene Colavecchio  
 Print Name #01205052713, exp 12/04/05





WARRANTY DEED

PAGE 3

Signed, sealed and delivered in the presence of:

#1 *[Signature]*  
 Witness Signature  
Michael Pollman  
 Printed Name

#2 *[Signature]*  
 Witness Signature  
CAROL A Fuoco  
 Printed Name

*[Signature]*  
 Signature  
LORETTA ILG  
 Printed Name

STATE OF NEW YORK )  
 COUNTY OF Suffolk )

This foregoing instrument was acknowledged before me this 31<sup>st</sup> day of March, 2003, by LORETTA ILG, an unmarried woman. (Check one)  Said person(s) is/are personally known to me.  Said person(s) provided the following type of identification [Redacted]

NOTARY RUBBER STAMP SEAL

MICHAEL H. POLLMANN  
 No. 4913857  
 Notary Public, State of New York  
 Qualified in Suffolk County  
 My Commission Expires 11/30/ 2005

#3 *[Signature]*  
 Notary Signature  
Michael Pollman  
 Print Name

WARRANTY DEED

PAGE 4

Signed, sealed and delivered in the presence of:

#1 *[Signature]*  
 Witness Signature  
Michael Pollman  
 Printed Name

#2 *[Signature]*  
 Witness Signature  
CAROL A FOCO  
 Printed Name

*[Signature]*  
 Signature  
NICHOLAS CARICOLA, JR.  
 Printed Name

STATE OF NEW YORK )  
 COUNTY OF Suffolk )

This foregoing instrument was acknowledged before me this 31<sup>st</sup> day of March, 2003, by NICHOLAS CARICOLA, JR., an unmarried man. (Check one)  Said person(s) is/are personally known to me.  Said person(s) provided the following type of identification: [Redacted]

NOTARY RUBBER STAMP SEAL

MICHAEL H. POLLMANN  
 No. 4913857  
 Notary Public, State of New York  
 Qualified in Suffolk County  
 My Commission Expires 11/30/2005

*[Signature]*  
 Notary Signature  
Michael Pollman  
 Print Name

MAR-27-2003(THU) 23:53 x

P. 001/001

CERTIFICATE OF APPROVAL TO SELL

ELIZABETH

954-711-6934

STATEMENT OF ASSESSMENT

In reference to:

Condominium Unit No. 106, Building No. 104 of SUNRISE LAKES CONDOMINIUM APTS., PHASE III, INC. 3, a Condominium thereof, recorded in Official Records Book 7232 at Page 356 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. 3, on behalf of the Board of Directors, certify as follows:

1. The Transfer by SAMUEL BOTZMAN Seller(s) to RAMON B. MATOS & CARMEN VILLAS/OCCUPANT: NICASTO & PURA Purchaser(s), has been duly approved by the undersigned described Declaration of Condominium, and further,

2. Special Assessments owing for this Unit are \$ 00.00

3. Current monthly assessments owing for this Unit are \$ 00.00 (To be paid no later than at time of closing.)

4. All monthly assessments against the above parcel for common expenses are paid through MARCH, 2003 and the next monthly payment is due on the 1st day of APRIL, 2003 in the amount of \$ 195.20

Dated this 27TH day of MARCH, 2003.

SUNRISE LAKES CONDOMINIUM APTS. PHASE III, INC. 3

By: [Signature] PRESIDENT

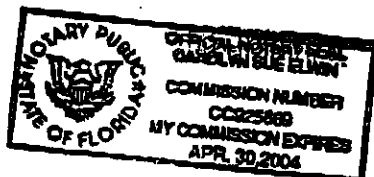
[Signature] ATTEST

STATE OF FLORIDA )
COUNTY OF BROWARD )

SS

The foregoing instrument was acknowledged before me this 27th day of MARCH, 2003, by Joseph Bockstein personally known to me as President of Sunrise Lakes Condominium Apts., Phase III, Inc. 3, a Florida Corporation Not-for-Profit, on behalf of the Corporation.

[Signature] Notary Public State of Florida



My Commission Expires:

36

WILL CALL:

Name: Chicago Title Insurance Agency, Inc.  
Address: 3067 E. Commercial Boulevard  
Fort Lauderdale, FL 33308

This Instrument Prepared by: CATHARINE L. BABBITT, V.P.

Chicago Title Insurance Agency, Inc.  
Address: 3067 E. Commercial Boulevard  
Fort Lauderdale, FL 33308

File No. 33989

Property Appraisers Parcel Identification

Folio Number(s): 19129-DM-00600

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**PERSONAL REPRESENTATIVE'S RELEASE  
AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY  
(Single Individual Personal Representative)**

*The undersigned, JOHANNA M. DIGIOVANNI, whose post office address is 9 George Court, Bellport, New York 11713, as Ancillary Personal Representative of the Estate of JOSEPHINE CARICOLA, Deceased, hereby acknowledges that title to the real property located in Broward County, Florida, owned by the decedent at the time of death, described as follows:*

Condominium Parcel No. 106 of SUNRISE LAKES CONDOMINIUM APTS. BUILDING NO. 104, according to the Declaration of Condominium thereof, recorded in Official Records Book 7232, Page 356, of the Public Records of Broward County, Florida, and all Amendments thereto.

Subject to taxes for the year of conveyance and subsequent years;


Subject to restrictions, reservations, easements and limitations of record;

Property Appraiser's Parcel Identification Number 19129-DM-00600 (the "Property"), vested in JOSEPHINE CARICOLA, for and during her natural life, and on her death, to JOHANNA M. DIGIOVANNI, an unmarried woman, whose post office address is 9 George Court, Bellport, NY 11713, BARBARA CARICOLA LUKACOVIC, a married woman, whose post office address is 20 Cobb Court, Huntington, NY 11743, LORETTA ILG, an unmarried woman, whose post office address is 32 Bellview Avenue, Brookhaven, NY 11713 and NICHOLAS CARICOLA, JR., an unmarried man, whose post office address is 28 Ozark Street, Ronkorkoma, NY 11779, (the "Beneficiaries") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for Broward County, Florida, Probate Division, in File No. 02-4385, subject to rights of the Ancillary Personal Representative under Sections 733.607 and 733.608 of the Florida Probate Code to take possession or control of the Property, or to use, sell, encumber or otherwise exercise control over the Property (1) for the payment of devises, debts, family allowance, estate and inheritance taxes, claims, charges, and expenses of administration, (2) to enforce contribution and equalize advancement, or (3) for distribution.

Having determined that the property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiaries, the Ancillary Personal Representative hereby releases the Property from all rights and powers of the Ancillary Personal Representative and acknowledges that the Property is vested in JOHANNA M. DIGIOVANNI, an unmarried woman, BARBARA CARICOLA LUKACOVIC, a married woman, LORETTA ILG, an unmarried woman and NICHOLAS CARICOLA, JR., an unmarried man free of all rights of the Ancillary Personal Representative.

**In Witness Whereof**, the undersigned, as Ancillary Personal Representative of the estate of the decedent, has executed this instrument on March 31, ~~2000~~ 2003

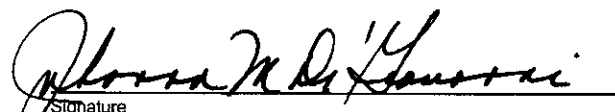
Signed, sealed and delivered in the presence of:

  
Witness Signature

Michael Pollman  
Printed Name

  
Witness Signature

Carol A Fuoco  
Printed Name

  
Signature

JOHANNA M. DIGIOVANNI  
Printed Name

As Ancillary Personal Representative of the Estate of JOSEPHINE CARICOLA,  
Deceased

SPACE ABOVE THIS LINE FOR RECORDING DATA

STATE OF NEW YORK  
COUNTY OF Suffolk

This foregoing instrument was acknowledged before me this 31<sup>st</sup> of March, 2003, by JOHANNA M. DIGIOVANNI, as Ancillary Personal Representative of the Estate of JOSEPHINE CARICOLA, [REDACTED]. (Check one:)  Said person(s) is/are personally known to me.  Said person(s) provided the following type of identification: NYSID # [REDACTED]

NOTARY RUBBER STAMP SEAL

MICHAEL H. POLLMANN  
No. 4913857  
Notary Public, State of New York  
Qualified in Suffolk County  
My Commission Expires 11/30/2005

MHP

Notary Signature

Michael Pollmann

Print Name

10-56  
132.00

# Warranty Deed

Parcel ID Number: 494129DM006  
89106343

**WILL CALL**  
Network Title Insurance Agencies  
of Florida, Inc.  
1860 North Pine Island Road  
Plantation, Florida 33322

This Indenture, Made this 3rd day of March, 1989 A.D., Between

of the County of BROWARD, State of Florida, grantor, and  
JOSEPHINE CARICOLA,

whose address is: 9061 SUNRISE LAKES BLVD., SUNRISE, Florida 33321

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

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN & NO/100 (\$10.00) DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by 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 the county of Broward State of Florida to wit:

Condominium Parcel No. 106 of SUNRISE LAKES CONDOMINIUM APTS. BUILDING No. 104, according to the Condominium thereof, recorded in Official Records Book 7232, at Page 356, of the Public Records of Broward County, Florida, and all Amendments thereto, if any.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1988.

132.00  
In Broward County, Florida  
Stamp Tax as required by law  
Deputy

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

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Debra Krasko

X Etta Swick (Seal)  
ETTA SWICK

Debra Krasko

\_\_\_\_\_ (Seal)

\_\_\_\_\_

\_\_\_\_\_ (Seal)

\_\_\_\_\_

\_\_\_\_\_ (Seal)

STATE OF Florida  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgements, personally appeared ETTA SWICK, an unmarried widow,

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of March, 1989.

This Document Prepared By:  
NORMAN D. KAPLAN  
KAPLAN & KUSNICK, P.A. ATTORNEYS AT LAW  
770 W. OAKLAND PK BLVD SUITE 470  
SUNRISE, FL. 33351

Norman D. Kaplan  
NOTARY PUBLIC, STATE OF Florida  
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. NOV. 22, 1991  
BONDED THRU GENERAL INS. UNO.

SWICK

9/50  
1-50

89-4025

39 MAR 16 AM 11 03

BK 6272P60718

CERTIFICATE OF APPROVAL AND  
STATEMENT OF ASSESSMENT

In reference to:

Condominium Unit No. 106, Building No. 104  
of SUNRISE LAKES CONDOMINIUM APTS., PHASE III,  
INC. 3, a Condominium thereof, recorded in  
Official Records Book 7232 at Page 356  
of the Public Records of Broward County, Florida.

At the request of the present owner, the undersigned officer of  
SUNRISE LAKES CONDOMINIUM APTS., PHASE III, INC. 3 hereby  
certifies as follows:

1. The transfer by Etta Swick,  
as Seller(s), to Josephine Caricola  
as Purchaser(s), has been duly approved by the undersigned  
Condominium Association, pursuant to the provisions of the above-  
described Declaration of Condominium, and further,
2. Special Assessments owing for this Unit are \$ 0000.
3. Current monthly assessments owing for this Unit are  
\$ 000. (To be paid no later than at time of closing).
4. That all monthly assessments against the above parcel  
for common expenses are fully paid through February,  
19 89 and that the next monthly payment is due on the 1st day  
of March, 19 89 in the amount of \$ 126.88.

DATED: This 9th day of February, 19 89.

SUNRISE LAKES CONDOMINIUM APTS.  
PHASE III, INC. 3

By: Corinne Nielsen  
PRESIDENT-BOARD OF DIRECTORS

By: Julie Markowitz  
VICE PRESIDENT-BOARD OF  
DIRECTORS

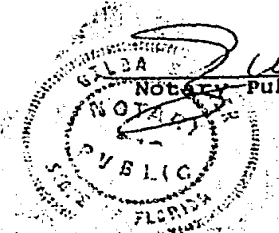
STATE OF FLORIDA        )  
                                  )    ss  
COUNTY OF BROWARD    )

The foregoing instrument was acknowledged before me this  
17<sup>th</sup> day of Feb, 19 89, by Corinne Nielsen  
Nielsen, as President, and Julie Markowitz  
as Vice President of SUNRISE LAKES CONDOMINIUM APTS., PHASE III,  
INC. 3, a Florida Corporation Not-for-Profit, on behalf of the  
Corporation.

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. SEPT 23, 1990  
BONDED THROUGH GENERAL INS. UND.

Susan Wheeler  
Notary Public, State of Florida



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

BK16272P60719

Prepared By:  
Carmen Villas  
944 SW 149 Way  
Sunrise, FL 33326

-----[Space Above Reserved for Recording Purposes]-----

### QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, is executed this 10 day of August, 2004 by

Ramone B. Matos-Rios and Carmen Villas, husband and wife and Nicasio Villas, a married man, as joint tenants with rights of survivorship and not as tenants in common hereinafter referred to as "First Party", whose address is 944 SW 149 Way, Sunrise, FL 33326

**TO**

Ramone B. Matos-Rios and Carmen Villas, husband and wife hereinafter referred to as "Second Party", whose address is 944 SW 149 Way, Sunrise, FL 33326

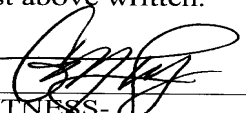
WITNESSETH, that the First Party, for and in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Second Party, all right, title, interest, and claim which the First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the county of Miami-Dade, State of Florida to wit:

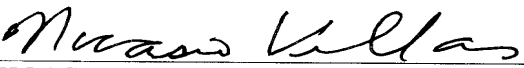
**Condominium Parcel NO. 106 of SUNRISE LAKES CONDIMINIUM APTS. BUILDING NO. 104, according to the Declaration of Condominium thereof, recorded in Official Records Book 7232, at Page 356 of the Public Records of Broward County, Florida, and all amendments thereto.**

also known as street and number : 9061 Sunrise Lakes Blvd. Unit 106, Sunrise, FL  
Folio Number: 19129-DM-00600

TO HAVE AND HOLD the same, together with all and singular the appurtenances thereunto, of all interest, equity and claim whatsoever the First Party may have, either in law or equity, for the proper use, benefit and behalf of the Second Party forever.

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

  
\_\_\_\_\_  
WITNESS-

  
\_\_\_\_\_  
NICASIO VILLAS (Grantor)

  
\_\_\_\_\_  
WITNESS- Gabriela Vanegas




STATE OF FLORIDA)

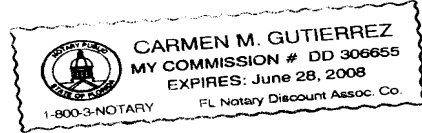
)ss:

COUNTY OF MIAMI-DADE )

On 8/10/04, before me, Carmen Gutierrez,  
a notary public in and for said state personally appeared, Nicasio Villas,  
personally known to me (or proved to me based upon satisfactory evidence) to be the person(s)  
whose name(s) are subscribed to the within instrument and acknowledged that (s)he/they  
executed the same in his/her/their signature on the instrument the person(s) or entity on behalf of  
which they acted, executed the instrument.

Witness my hand and official seal

  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires \_\_\_\_\_



[NOTARY SEAL]

24  


**In the Circuit Court of the Seventeenth Judicial Circuit  
In and for Broward County, Florida**

SUNRISE LAKES CONDO APTS PHASE 3 INC 3  
Plaintiff

CACE-10-031648

VS.

Division: 04

MATOS-RIOS, RAMONE B ; VILLAS, CARMEN  
Defendant

**Certificate of Title**

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on November 07, 2012, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

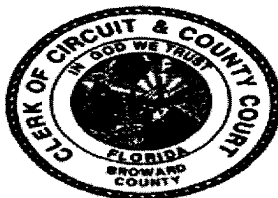
The following property in Broward County, Florida:

**Condominium Parcel No. 106 of Sunrise Lakes Condominium Apts.  
Building No. 104, according to the Declaration of Condominium thereof,  
recorded in Official Records Book 7232, at Page 356 of the Public  
Records of Broward County, Florida, and all amendments thereto.**

**a/k/a 9061 Sunrise Lakes Boulevard, #106, Sunrise, FL**

Was sold to: SUNRISE LAKES CONDOMINIUM APTS. PHASE 3/3 REALTY HOLDINGS, LLC  
2700 NW 94TH WAY SUNRISE, FL, 33322

Witness my hand and the seal of this court on November 20, 2012.



Howard C. Forman, Clerk of Circuit Courts  
Broward County, Florida

Total consideration: \$100.00  
Doc Stamps: \$0.70

20

**In the Circuit Court of the Seventeenth Judicial Circuit  
In and for Broward County, Florida**

JPMORGAN CHASE BANK NAT ASSN

Plaintiff

VS.

VILLAS, CARMEN ; MATOS-RIOS, RAMONE B ; RAMOS, PURA ;  
VILLAS, NICASIO ; SUNRISE LAKES CONDO APTS PHASE 3 INC 3 ;  
SUNRISE LAKES PHASE RECREATION ASSN INC

Defendant

CACE-09-054741

Division: 11

**Certificate of Title**

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on June 18, 2013, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

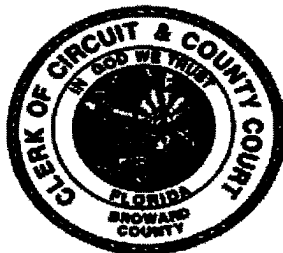
**UNIT NO. 106, SUNRISE LAKES CONDOMINIUM APTS. BUILDING NO. 104,  
TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS  
ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN  
OFFICIAL RECORDS, BOOK 7232, PAGE 356, OF THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO**

**A/K/A 9061 SUNRISE LAKES BLVD UNIT 106 SUNRISE, FL 33322**

Was sold to: FEDERAL NATIONAL MORTGAGE ASSOCIATION

950 East Paces Ferry Road, Suite 1900 Atlanta, GA, 30326

Witness my hand and the seal of this court on July 02, 2013.



Howard C. Forman, Clerk of Circuit Courts  
Broward County, Florida

Total consideration: \$17,800.00

Doc Stamps: \$124.60

Prepared by and Return to:  
Josh Beardslee  
Bay National Title Company  
13577 Feather Sound Dr. Suite 250  
Clearwater, Florida 33762

File Number: FNMA-31058

Consideration Amount:

Space Above This Line is For Recording Data

**Special Warranty Deed**

This Special Warranty Deed made this 12 day of February, 2015 between **Fannie Mae, a/k/a Federal National Mortgage Association** whose post office address is: P.O. Box 650043, Dallas, TX 75265-0043, ("grantor"), and **Jose Sanchez**, whose post office address is: 200 SE 1 St, Suite 701, Miami, FL 33131, ("grantee"):

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

**Witnesseth**, that said grantor, for and in consideration of the sum FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00) 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 Fort Lauderdale (city), Broward (county), to-wit:

**UNIT NO. 106, SUNRISE LAKES CONDOMINIUM APTS. BUILDING NO. 104, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 7232, PAGE 356, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO**

Parcel ID Number: 4941-29-DM-0060

**More commonly known as: 9061 Sunrise Lakes Boulevard, Unit 106, Fort Lauderdale, FL 33322**

**Power of Attorney recorded on 1/29/2014, in Official Records Book 29008, Page 364, of the Public Records of Miami-Dade County**

**Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**Grantor is exempt of documentary stamps pursuant to 12 U.S.C. 1723 ac (2) for conveyance of subject property.**

**Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$18,000.00 for a period of 3 month(s) from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount greater than \$18,000.00 for a period of 3 month(s) from the date of the recording of this deed. These restrictions shall run with the land and are not personal to grantee.**

**This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors, but against none other.

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:

*[Handwritten signature]*

Witness Name: Amanda Roberts

Fannie Mae A/ K/ A Federal National Mortgage Association

By: First American Title Insurance Company, Attorney in Fact

Signed By:

*[Handwritten signature]*

Signature of Corporate Officer

Name of Officer

Jamey Davis

Its Authorized Signer

Authorized Signer of First American Title Insurance Company as Attorney in fact And/or agent

*[Handwritten signature]*

Witness Name: Lisa Donahue

(Corporate Seal)

State of Texas  
County of Dallas

The foregoing instrument was acknowledged before me, a notary public this 12 day of Feb 2015, by Jamey Davis as Authorized Signer of First American Title Insurance Company as Attorney in fact and/or agent of Fannie Mae, a/k/a Federal National Mortgage Association who is personally known to me.

*[Handwritten signature]*

Notary Public, State of Texas

Printed Name: Cynthia Partida Valtierra

My commission expires:

(Seal or Stamp)



**CERTIFICATE OF APPROVAL TO SELL**

**STATEMENT OF ASSESSMENT**

In reference to:

Condominium Unit No. **106** Building No. **104** of **SUNRISE LAKES CONDOMINIUM APTS, PHASE III, INC. 3** a Condominium thereof, recorded in Official Records Book **7232** Page **356** 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. 3** on behalf of the Board of Directors certify as follows:

The Transfer by: **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, as Seller(s) to **JOSE SANCHEZ**, 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 Bad debt Assessment – (See Requested Estoppel.)**
- 2. Special Assessments owing for this Unit are **\$00.00- (See requested estoppel.)**
- 3. Current monthly assessments owing for this Unit are **\$25.00 –(See requested estoppel.)**
- 4. All monthly assessments against the above parcel for common expenses are paid through **January, 2015** and the next monthly payment is due on the **1<sup>st</sup>** day of **February, 2015** in the amount of **\$342.20.**

Dated this 26th of January, 2015

**SUNRISE LAKES CONDOMINIUM APTS.  
PHASE III, INC. 3**

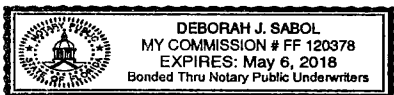
By: *Joel Katz*  
 VICE-PRESIDENT  
*Milly Bunn*  
 ATTEST

STATE OF FLORIDA        )  
 ) SS  
 COUNTY OF BROWARD    )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of January, 2015, by Joel Katz personally known to me as Vice- President of Sunrise Lakes Condominium Apts., Phase III, Inc. 3, a Florida Corporation Not-For-Profit, on behalf of the Corporation.

*Deborah J. Sabol*  
 Notary Public State of Florida

My Commission Expires:



THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Maria E Solano**  
200 SE 1 St, #701,  
Miami, FL 33131

Property Appraisers Parcel Identification (Folio) Number: **4941 29 DM 0060**

SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

**THIS WARRANTY DEED**, made the 13 day of January, 2016 by **Jose Sanchez, a Single Man** whose post office address is **200 SE 1 St, #701, Miami, FL 33131** herein called the Grantor(s), to **Maria Eneriel Solano, a Single Man** whose post office address is **200 SE 1 St, #701, Miami, FL 33131**, hereinafter called the Grantee(s):

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

**W I T N E S S E T H:** That the Grantor(s), for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

**Unit 106, Building 104, Sunrise Lakes Condominium Apartments, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7232, Page 356, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.**

**SUBJECT TO: Conditions, restrictions, reservations, limitations, easements and dedications and taxes for this tax year and subsequent years**

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.**

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

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

**AND**, the Grantor(s) hereby covenant(s) with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawful authority to sell and convey said land, and hereby warrant(s) 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, 2016.

**IN WITNESS WHEREOF**, the said Grantor(s) has/have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Handwritten Signature]*

Witness #1 Signature

*[Handwritten Signature: Jose Sanchez]*  
Jose Sanchez

*[Handwritten Name: Victor H Parra]*  
Witness #1 Printed Name

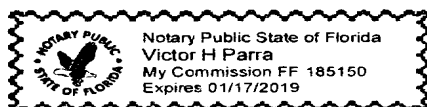
*[Handwritten Signature: Natalia Suarez]*  
Witness #2 Signature

*[Handwritten Name: Natalia Suarez]*  
Witness #2 Printed Name

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 13 day of January, 2016 by Jose Snachez who is/are personally known to me or has/have produced PASSPORT as identification and  did  did not take an oath.

**SEAL**



*[Handwritten Signature]*

Notary Public

Printed Notary Name

My Commission Expires:

**THIS ESTATE MUST BE CLOSED WITHIN 12 MONTHS IF NOT CONTESTED.**

46

**IN THE CIRCUIT COURT FOR BROWARD COUNTY, FLORIDA PROBATE DIVISION**

PROBATE  
DEC -5 PM 2:2  
FILED FOR RECORD  
CLERK, CIRCUIT COURT  
BROWARD COUNTY, FL

File Number: 02-4385

Division: # 43

In Re The Estate Of:  
**JOSEPHINE CARICOLA,**  
Deceased

**ANCILLARY LETTERS OF ADMINISTRATION**  
(One PR)

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.

TO ALL WHOM IT MAY CONCERN

**JOSEPHINE CARICOLA**, died on [REDACTED] owning assets situated in the State Of Florida, and

WHEREAS, an authenticated transcript of the proceedings in Suffolk, New York has been filed and admitted to record in this court; and

WHEREAS, **Johanna M. DiGiovanni** has been appointed ancillary personal representative of the Florida estate of the decedent and has performed all acts prerequisite to issuance of Letters Of Administration in the estate,

NOW THEREFORE, I, the undersigned judge, declare **Johanna M. DiGiovanni** to be duly qualified under the laws of the State of Florida to act as ancillary personal representative of the estate of **JOSEPHINE CARICOLA**, 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.

DONE & ORDERED in Broward County, Florida on this 5th day of December, 2002.

*[Signature]*  
Circuit Court Judge  
CIRCUIT COURT FOR BROWARD COUNTY, FLORIDA

Copies to:  
Michael J. Swan, Esq.

id



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

DATE: March 1st, 2022  
PROPERTY ID # 494129-DM-0060 (TD # 48404)

# WARNING

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

CITY OF SUNRISE  
ATTN: CITY MANAGERS OFFICE  
10770 W OAKLAND PARK BLVD  
SUNRISE, FL 33351

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9061 SUNRISE LAKES BLVD #106 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 March 31, 2022 .....\$3,910.99
- Or
- \* Estimated Amount due if paid by April 19, 2022 .....\$3,956.75

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 20, 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: March 1st, 2022  
PROPERTY ID # 494129-DM-0060 (TD # 48404)

# WARNING

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SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3  
2700 NW 94TH WAY  
SUNRISE, FL 33322

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

**DATE: March 1st, 2022**  
**PROPERTY ID # 494129-DM-0060 (TD # 48404)**

# WARNING

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KAYE BENDER REMBAUM, REGISTERED AGENT  
O/B/O SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3  
1200 PARK CIRCLE BLVD SO  
POMPANO BEACH, FL 33064

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9061 SUNRISE LAKES BLVD #106 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.**

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

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

DATE: March 1st, 2022  
PROPERTY ID # 494129-DM-0060 (TD # 48404)

# WARNING

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MARIA ENERIEL SOLANO  
200 SE 1 ST #701  
MIAMI, FL 33131

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

DATE: March 1st, 2022  
PROPERTY ID # 494129-DM-0060 (TD # 48404)

# WARNING

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

MARIA ENERIEL SOLANO  
9061 SUNRISE LAKES BLVD #106  
SUNRISE, FL 33322

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

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

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

**OFFICIAL USE**

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

Postmark  
Here

Postage

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

Total Postage

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

Sent To

Street or P.O. Box

City, State, ZIP+4®

**TD 48404 APRIL 2022 WARNING**

CITY OF SUNRISE  
ATTN: CITY MANAGERS OFFICE  
10770 W OAKLAND PARK BLVD  
SUNRISE, FL 33351

7021 0950 0000 3270 7494

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

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

**OFFICIAL USE**

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

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

**Total Po** **TD 48404 APRIL 2022 WARNING**

\$ \_\_\_\_\_ **SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3**

*Sent To* 2700 NW 94TH WAY

*Street a.* SUNRISE, FL 33322

*City, Sta.* \_\_\_\_\_

7021 0950 0000 3270 7500

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

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

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**TD 48404 APRIL 2022 WARNING**

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KAYE BENDER REMBAUM, REGISTERED AGENT O/B/O

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St

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

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St

1200 PARK CIRCLE BLVD SO

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St

POMPANO BEACH, FL 33064

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St

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St

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

See Reverse for Instructions

7020 1A10 0000 1203 8922



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

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

**OFFICIAL USE**

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

Postmark  
Here

Postage  
\$  
Total  
\$  
Sent  
Street  
City, State, ZIP+4®

**TD 48404 APRIL 2022 WARNING**  
MARIA ENERIEL SOLANO  
200 SE 1 ST #701  
MIAMI, FL 33131

7020 1610 0000 1203 8939

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

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

**OFFICIAL USE**

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

Postmark  
Here

Postage

\$

Total Postage

\$

Sent To

Street or

City, State, ZIP+4®

**TD 48404 APRIL 2022 WARNING**

MARIA ENERIEL SOLANO  
9061 SUNRISE LAKES BLVD #106  
SUNRISE, FL 33322

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

See Reverse for Instructions

7020 1810 0000 1203 8946

**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 48404 APRIL 2022 WARNING**  
KAYE BENDER REMBAUM, REGISTERED AGENT O/B/O  
SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3  
1200 PARK CIRCLE BLVD SO  
POMPANO BEACH, FL 33064



9590 9402 6392 0303 1845 59

2. Article Number (Transfer from service label)

7020 1810 0000 1203 8922

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *WIA*

- Agent
- Addressee

B. Received by (Printed Name)

*WIA*

C. Date of Delivery

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

3. Service Type

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

Mail  
Mail Restricted Delivery


(over 500)

**SENDER: COMPLETE THIS SECTION**

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 CITY OF SUNRISE  
 ATTN: CITY MANAGERS OFFICE  
 10770 W OAKLAND PARK BLVD  
 SUNRISE, FL 33351




9590 9402 6392 0303 1845 73

2. Article Number (Transfer from service label)

7021 0950 0000 3270 7494

**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 Restrict Delivery          |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery |   |