

TitleExpress[®]

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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 04/13/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 04/03/2022

CERTIFICATE # 2019-4094

ACCOUNT # 484330BA0120

ALTERNATE KEY # 159284

TAX DEED APPLICATION # 48793

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:

Condominium unit no. 204, of BON BINI, a condominium, according to the declaration thereof, as recorded in Official Records Book 6242, Page 567, of the Public Records of Broward county, Florida, as amended.

PROPERTY ADDRESS: 1450 N RIVERSIDE DRIVE #204, POMPAÑO BEACH FL 33062

OWNER OF RECORD ON CURRENT TAX ROLL:

1000 NE 12 AVE LLC
5357 SW 34 AVE
FORT LAUDERDALE, FL 33312

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

1000 NE 12 AVE LLC
5357 SW 34 AVE
FORT LAUDERDALE, FL 33312 (Per Certificate of Title)

Instrument: 113740021

YAAKOV NIR SIBONY, SR., REGISTERED AGENT
O/B/O 1000 NE 12 AVE LLC
5357 SW 34 AVE
FORT LAUDERDALE, FL 33312 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FLORIDA TAX CERTIFICATE FUND LLC
6210 PASADENA POINT BLVD S.
GULFPORT, FL 33707 (Tax Deed Applicant)

THE BON BINI CONDOMINIUM APARTMENTS, INC. Instrument: 115886497
C/O CONDO MANAGEMENT ALTERNATIVE, INC.
P.O. BOX 8506
CORAL SPRINGS, FL 33075 (Per Lien)

THE BON BINI CONDOMINIUM APARTMENTS, INC. Instrument: 116056367
TAMAR DUFFNER SHEDELL
SHENDELL & ASSOCIATES, P.A.
635 SE 10 STREET, SUITE 635A
DEERFIELD BEACH, FL 33441 (Per Lis Pendens)

THE BON BINI CONDOMINIUM APARTMENTS, INC. Instrument: 117982085
1450 N. RIVERSIDE DRIVE
POMPANO BEACH, FL 33062 (Per Lien)

SHENDELL & ASSOCIATES, P.A., REGISTERED AGENT
O/B/O THE BON BINI CONDOMINIUM APARTMENTS, INC.
635 SE 10 STREET,
635A
DEERFIELD BEACH, FL 33441 (Per Sunbiz. Declaration recorded in 6242-567.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4843 30 BA 0120

CURRENT ASSESSED VALUE: \$128,520

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: 29880, Page: 576

Warranty Deed

OR: 33118, Page: 894

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.

Scott Heichel

Title Examiner



Site Address	1450 N RIVERSIDE DRIVE #204, POMPANO BEACH FL 33062	ID #	4843 30 BA 0120
Property Owner	1000 NE 12 AVE LLC	Millage	1511
Mailing Address	5357 SW 34 AVE FORT LAUDERDALE FL 33312	Use	04
Abbr Legal Description	BON BINI CONDO UNIT 204 PER CDO BK/PG: 6242/567		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$12,850	\$115,670	\$128,520	\$128,520	
2020	\$11,960	\$107,630	\$119,590	\$119,590	\$2,649.38
2019	\$13,110	\$118,030	\$131,140	\$131,140	\$2,904.64

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$128,520	\$128,520	\$128,520	\$128,520
Portability	0	0	0	0
Assessed/SOH	\$128,520	\$128,520	\$128,520	\$128,520
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$128,520	\$128,520	\$128,520	\$128,520

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/3/2016	CET-D	\$58,800	113740021			
4/11/2002	WD	\$80,000	33118 / 894			
7/21/1999	WD	\$52,000	29880 / 576			
7/1/1992	WD	\$48,000	19852 / 591			
9/1/1979	WD	\$167				
				Adj. Bldg. S.F.		792
				Units/Beds/Baths		1/1/1
				Eff./Act. Year Built: 1976/1975		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #48793

STATE OF FLORIDA
COUNTY OF BROWARD

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

THE BON BINI CONDOMINIUM APARTMENTS, INC. 1450 N. RIVERSIDE DRIVE POMPANO BEACH, FL 33062	THE BON BINI CONDOMINIUM APARTMENTS, INC. C/O CONDO MANAGEMENT ALTERNATIVE, INC. P.O. BOX 8506 CORAL SPRINGS, FL 33075	THE BON BINI CONDOMINIUM APARTMENTS, INC. TAMAR DUFFNER SHEDELL SHEDELL & ASSOCIATES, P.A. 635 SE 10 STREET, SUITE 635A DEERFIELD BEACH, FL 33441	SHEDELL & ASSOCIATES, P.A., REGISTERED AGENT O/B/O THE BON BINI CONDOMINIUM APARTMENTS, INC. 635 SE 10 STREET, 635A DEERFIELD BEACH, FL 33441
THE BON BINI CONDOMINIUM APARTMENTS, INC. 635 SE 10 STREET 635A DEERFIELD BEACH, FL 33441	CITY OF POMPANO BEACH 100 W ATLANTIC BLVD POMPANO BEACH, FL 33060- 6099	CITY OF POMPANO BEACH 100 W. ATLANTIC BLVD., SUITE 467 POMPANO BEACH, FL 33060	1000 NE 12 AVE LLC 5357 SW 34 AVE FORT LAUDERDALE, FL 33312
YAAKOV NIR SIBONY, SR., REGISTERED AGENT O/B/O 1000 NE 12 AVE LLC 5357 SW 34 AVE FORT LAUDERDALE, FL 33312	1000 NE 12 AVE LLC 1450 N RIVERSIDE DRIVE # 204 POMPANO BEACH, FL 33062		

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of July 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

Monica Cepero
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Juliette M. Aikman**

Broward County, Florida

INSTR # 118123531

Recorded 05/04/22 at 02:46 PM

Broward County Commission

1 Page(s)

#7

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 48793

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: 484330-BA-0120
Certificate Number: 4094
Date of Issuance: 05/26/2020
Certificate Holder: FLORIDA TAX CERTIFICATE FUND LLC
Description of Property: BON BINI CONDO
UNIT 204
PER CDO BK/PG: 6242/567

Name in which assessed: 1000 NE 12 AVE LLC
Legal Titleholders: 1000 NE 12 AVE LLC
5357 SW 34 AVE
FORT LAUDERDALE, FL 33312

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

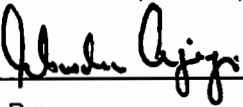
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of August, 2022. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net

**Pre-registration is required to bid.*

Dated this 2nd day of May, 2022.

Monica Cepero
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi
Deputy



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

Publish: DAILY BUSINESS REVIEW
Issues: 07/14/2022, 07/21/2022, 07/28/2022 & 08/04/2022
Minimum Bid: 10357.91

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 48793

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: 484330-BA-0120
Certificate Number: 4094
Date of Issuance: 05/26/2020
Certificate Holder: FLORIDA TAX CERTIFICATE FUND LLC
Description of Property: BON BINI CONDO
UNIT 204
PER CDO BK/PG: 6242/567

Condominium unit no. 204, of BON BINI, a condominium, according to the declaration thereof, as recorded in Official Records Book 6242, Page 567, of the Public Records of Broward county, Florida, as amended.

Name in which assessed: 1000 NE 12 AVE LLC
Legal Titleholders: 1000 NE 12 AVE LLC
5357 SW 34 AVE
FORT LAUDERDALE, FL 33312

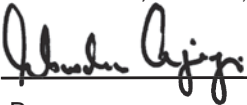
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of August, 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.deedauktion.net
**Pre-registration is required to bid.*

Dated this 2nd day of May, 2022.

Monica Cepero
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi
Deputy

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

Publish: DAILY BUSINESS REVIEW
Issues: 07/14/2022, 07/21/2022, 07/28/2022 & 08/04/2022
Minimum Bid: 10357.91

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

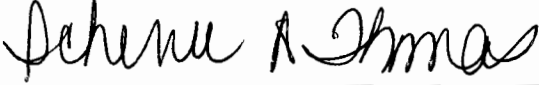
Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida;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

48793
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 4094

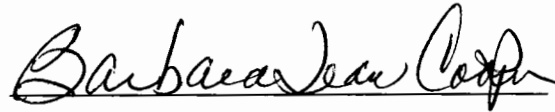
in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

07/14/2022 07/21/2022 07/28/2022 08/04/2022

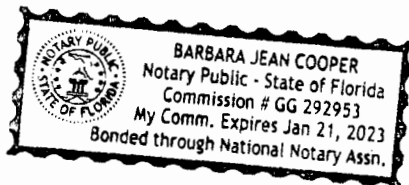
Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.



Sworn to and subscribed before me this
4 day of AUGUST, 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 48793**

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: 484330-BA-0120
Certificate Number: 4094
Date of Issuance: 05/26/2020

Certificate Holder:
FLORIDA TAX CERTIFICATE
FUND LLC

Description of Property:

BON BINI CONDO
UNIT 204
PER CDO BK/PG: 6242/567
Condominium unit no. 204, of BON BINI, a condominium, according to the declaration thereof, as recorded in Official Records Book 6242, Page 567, of the Public Records of Broward county, Florida, as amended.

Name in which assessed:
1000 NE 12 AVE LLC

Legal Titleholders:
1000 NE 12 AVE LLC
5357 SW 34 AVE
FORT LAUDERDALE, FL 33312

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 17th day of August, 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.deedauktion.net

*Pre-registration is required to bid.

Dated this 2nd day of May, 2022.

Monica Cepero
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: 10357.91

401-314

7/14-21-28 8/4 22-07/0000606838B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22026122

Broward County, FL VS 1000 NE 12 Ave LLC

RETURN OF SERVICE

Court Case # TD 48793

Hearing Date: 08/17/2022

Received by CCN

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: 1000 NE 12 Ave LLC 1450 N. Riverside Drive #204 Pompano Beach FL 33062

Served:



Not Served:



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

Date: 07/12/2022 Time: 12:45 PM

On 1000 NE 12 Ave LLC 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 front door

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

Gregory Tony, Sheriff
Broward County, Florida

By: *Joe Penendot*

D.S.

J. Penendot, #14932

RECEIPT INFORMATION

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

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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 # 484330-BA-0120 (TD #48793)

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by July 29, 2022\$10,211.43

Or

* Amount due if paid by August 16, 2022\$10,357.91

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON August 17, 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

PLEASE SERVE THIS ADDRESS OR LOCATION

1000 NE 12 AVE LLC
1450 N RIVERSIDE DRIVE # 204
POMPANO BEACH, 33062

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22026122

Broward County, FL VS 1000 NE 12 Ave LLC

RETURN OF SERVICE

Court Case # TD 48793

Hearing Date: 08/17/2022

Received by CCN 17284

07/06/2022 11:07 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **1000 NE 12 Ave LLC 5357 SW 34 Avenue Fort Lauderdale FL 33312**

Served:

X

Not Served:

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

Date: 07/06/2022 Time: 1:34 PM

On 1000 NE 12 Ave LLC 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 front door.

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

Gregory Tony, Sheriff
Broward County, Florida

By:

D.S.

N. O'Neil, #17284

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 # 484330-BA-0120 (TD # 48793)

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

**ORIGINAL
DOCUMENT**

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by July 29, 2022\$10,211.43

Or

* Amount due if paid by August 16, 2022\$10,357.91

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON August 17, 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

PLEASE SERVE THIS ADDRESS OR LOCATION

1000 NE 12 AVE LLC
5357 SW 34 AVE
FORT LAUDERDALE, FL 33312

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



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

Detail by Entity Name

Florida Limited Liability Company
1000 NE 12 AVE LLC

Filing Information

Document Number	L16000087580
FEI/EIN Number	APPLIED FOR
Date Filed	05/04/2016
Effective Date	05/03/2016
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/11/2022

Principal Address

5357 SW 34 AVE
FORT LAUDERDALE, FL 33312

Mailing Address

5357 SW 34 AVE
FORT LAUDERDALE, FL 33312

Registered Agent Name & Address

SIBONY, YAAKOV NIR, Sr.
5357 SW 34 AVE
FORT LAUDERDALE, FL 33312

Name Changed: 01/23/2019

Authorized Person(s) Detail

Name & Address

Title MGR

SIBONY, NIR
5357 SW 34 AVE
FORT LAUDERDALE, FL 33312

Annual Reports

Report Year	Filed Date
2020	01/11/2022
2021	01/11/2022

2022

01/11/2022

Document Images

[01/11/2022 -- REINSTATEMENT](#)

View image in PDF format

[01/23/2019 -- REINSTATEMENT](#)

View image in PDF format

[05/04/2016 -- Florida Limited Liability](#)

View image in PDF format



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

Detail by Entity Name

Florida Not For Profit Corporation

THE BON BINI CONDOMINIUM APARTMENTS, INC.

Filing Information

Document Number	729611
FEI/EIN Number	59-1697022
Date Filed	05/13/1974
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/25/1991

Principal Address

635 SE 10 Street,
635A
Deerfield Beach, FL 33441

Changed: 04/13/2021

Mailing Address

635 SE 10 Street,
635A
Deerfield Beach, FL 33441

Changed: 04/13/2021

Registered Agent Name & Address

Shendell & Associates, P.A.
635 SE 10 Street,
635A
Deerfield Beach, FL 33441

Name Changed: 04/13/2021

Address Changed: 04/13/2021

Officer/Director Detail

Name & Address

Title President, Treasurer

BRAVERMAN, KAREN
635 SE 10 Street,
635A
Deerfield Beach, FL 33441

Title VP

Cantrell, Gloria
635 SE 10 Street,
635A
Deerfield Beach, FL 33441

Title Secretary

Moor, Marilyn
635 SE 10 Street,
635A
Deerfield Beach, FL 33441

Annual Reports

Report Year	Filed Date
2019	06/08/2019
2020	04/10/2020
2021	04/13/2021

Document Images

04/13/2021 -- ANNUAL REPORT	View image in PDF format
04/10/2020 -- ANNUAL REPORT	View image in PDF format
06/08/2019 -- ANNUAL REPORT	View image in PDF format
06/26/2018 -- ANNUAL REPORT	View image in PDF format
03/15/2017 -- ANNUAL REPORT	View image in PDF format
03/31/2016 -- ANNUAL REPORT	View image in PDF format
03/05/2015 -- ANNUAL REPORT	View image in PDF format
03/18/2014 -- ANNUAL REPORT	View image in PDF format
01/18/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
03/25/2011 -- ANNUAL REPORT	View image in PDF format
03/18/2010 -- ANNUAL REPORT	View image in PDF format
01/16/2009 -- ANNUAL REPORT	View image in PDF format
04/13/2008 -- ANNUAL REPORT	View image in PDF format
02/13/2007 -- ANNUAL REPORT	View image in PDF format
07/05/2006 -- ANNUAL REPORT	View image in PDF format
01/05/2005 -- ANNUAL REPORT	View image in PDF format
01/11/2004 -- ANNUAL REPORT	View image in PDF format
02/24/2003 -- ANNUAL REPORT	View image in PDF format
04/30/2002 -- ANNUAL REPORT	View image in PDF format
02/02/2001 -- ANNUAL REPORT	View image in PDF format

04/18/2000 -- ANNUAL REPORT	View image in PDF format
02/23/1999 -- ANNUAL REPORT	View image in PDF format
04/15/1998 -- ANNUAL REPORT	View image in PDF format
02/05/1997 -- ANNUAL REPORT	View image in PDF format
06/18/1996 -- ANNUAL REPORT	View image in PDF format
05/15/1996 -- ANNUAL REPORT	View image in PDF format
02/08/1995 -- ANNUAL REPORT	View image in PDF format

INSTR # 99581683
OR BK 29880 PG 0576
RECORDED 09/28/99 07:45 AM
COMMISSION
BROWARD COUNTY
DOC STNP-D 364.00
DEPUTY CLERK 1047

4

PROVINCE OF QUEBEC

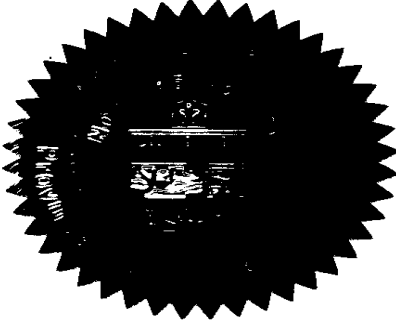
COUNTRY OF CANADA

BEFORE ME, the undersigned authority, personally appeared DOROTHY NAKOS, a single woman, and after having been sworn on oath and after having presented driver's licence as evidence of identification, acknowledged having executed the foregoing instrument in the capacity and for the purposes expressed.

WITNESS my hand and official seal this 21st day of July, 1999.

Annik Charest, notary
Notary Public
Annik Charest, notary

My Commission expires: No expiration



CERTIFICATE OF APPROVAL

William McDaniels

THIS IS TO CERTIFY that Jeffrey Colbert has been approved by the Bon-Bini Condominium Association, Inc., as Owner of the following described real property located in Broward County, Florida:

Apartment # 204 of BON BINI CONDOMINIUM, according to the Declaration of Condominium thereof, recorded Official Records Book 6242 at Page 567 of the Public Records of Broward County, Florida.

Such approval has been given pursuant to the provisions of the Declaration of Condominium described above.

DATED this 26 day of August, 1999

THE BON-BINI CONDOMINIUM ASSOCIATION, INC.

By: _____

President

By: _____

Secretary

STATE OF WV

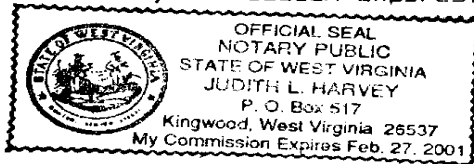
COUNTY OF Preston

BEFORE ME, the undersigned authority, on this day personally appeared Domenick M. Maman and Jeffrey Colbert, to me well known and known by me to be the President and Secretary of the BON-BINI CONDOMINIUM ASSOCIATION, INC., and who executed the foregoing instrument and they acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of August,

Judith L. Harvey
Notary Public

My commission expires: 2-27-2001



RECORD & RETURN TO: TITLE PARTNERS OF SO. FL., INC.
2000 FT. LAUDERDALE, FL. 33306
99-7500 W/C BOX 165

CERTIFICATE OF APPROVAL

RECORD & RETURN TO: TITLE PARTNERS OF SO. FL., INC.
 2631 N. FEDERAL HIGHWAY, #200, FT. LAUDERDALE, FL 33306
 FILE NO. 99-7506 W/C BOX 165

William McDaniels &
 THIS IS TO CERTIFY that Jeffrey Colbert has been
 approved by the Bon-Bini Condominium Association, Inc., as Owner of the
 following described real property located in Broward County, Florida:

Apartment # 204 of BON BINI CONDOMINIUM, according
 to the Declaration of Condominium thereof, recorded
 Official Records Book 6242 at Page 567 of the Public
 Records of Broward County, Florida.

Such approval has been given pursuant to the provisions of the
 Declaration of Condominium described above.

DATED this 26 day of August.

THE BON-BINI CONDOMINIUM ASSOCIATION, INC.

By: Wayne Cook
 President

By: _____
 Secretary

STATE OF Va
City
 COUNTY OF Roanoke

BEFORE ME, the undersigned authority, on this day personally
 appeared Wayne Cook and _____, to me well known
 and known by me to be the (President) and Secretary of the BON-BINI
 CONDOMINIUM ASSOCIATION, INC., and who executed the foregoing instrument
 and they acknowledged before me that they executed the same for the
 purposes therein expressed.

WITNESS my hand and official seal in the County and State last
 aforesaid this 26th day of August, 1999

Daddy L. Sanford
 Notary Public

My commission expires: 7/31/03

Prepared by:

Robert E. O'Neil, Esq.
Attorney at Law
Robert E. O'Neil, P. A.
2929 East Commercial Blvd. Suite 702
Fort Lauderdale, FL 33308

WILL CALL TRI COUNTY FOR:

Record and Return to:

Robert E. O'Neil, P. A.
Robert E. O'Neil, Esq.
2929 East Commercial Blvd.
Fort Lauderdale, FL 33308

File Number: 02-9254
Parcel Identification No. 8330-BA-01200

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 7th day of April, 2002 between William McDaniel, a single man and Jeffrey Culbert, a single man, whose post office address is: 371 S. E. 6th Terrace, Pompano Beach, FL 33060 of the County of Broward, State of Florida, grantor*, and Loren W. Randall and Christine L. Randall, his wife, whose post office address is: 1450 N. Riverside Drive, Apt. # 204, Pompano Beach, FL 33062 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:

Apartment No. 204, of the BON BINI, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 6242, Page 567, of the Public Records of Broward County, Florida, as amended..

Subject to: (1) Zoning and/or restrictions and prohibitions and other requirements imposed by Governmental Authority; (2) Restrictions, Easements and other matters appearing on the Plat and/or common to the Subdivision; (3) Taxes for the year of closing and subsequent years
(4) Restrictions and prohibitions imposed by the governing documents and the rules and regulations of the Condominium Association.

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

DoubleTimee

(3)

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:

Robert E. O'Neil
Witness Name: Robert E. O'Neil

Kathleen A. Papa
Witness Name: Kathleen A. Papa

Robert E. O'Neil
Witness Name: Robert E. O'Neil

Kathleen A. Papa
Witness Name: Kathleen A. Papa

William McDaniel (Seal)
William McDaniel

x Jeffrey Culbert (Seal)
Jeffrey Culbert

State of Florida
County of Broward

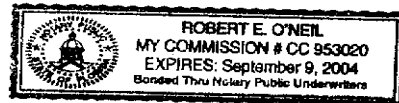
The foregoing instrument was acknowledged before me this 12th day of April, 2002 by William McDaniel, a single man and Jeffrey Culbert, a single man, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Robert E. O'Neil
Notary Public

Printed Name: Robert E. O'Neil, Esq.

My Commission Expires: September 9, 2004



CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY that LOREN W. & CHRISTINE RANDALL has been approved by the Bon-Bini Condominium Association, Inc., as Owner of the following described real property located in Broward County, Florida:

Apartment # 204 of BON BINI CONDOMINIUM, according to the Declaration of Condominium thereof, recorded Official Records Book 6242 at Page 567 of the Public Records of Broward County, Florida.

Such approval has been given pursuant to the provisions of the Declaration of Condominium described above.

DATED this 8TH day of APRIL, 2002

THE BON-BINI CONDOMINIUM ASSOCIATION, INC.

By: President

By: Secretary

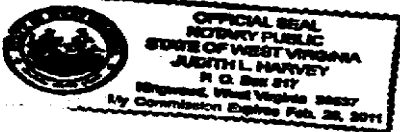
STATE OF WV
COUNTY OF Preston

BEFORE ME, the undersigned authority, on this day personally appeared Sosenick Marrara, Jr. and Christine Randall, to me well known and known by me to be the President and Secretary of the BON-BINI CONDOMINIUM ASSOCIATION, INC., and who executed the foregoing instrument and they acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of April, 2002

Judith L. Harvey
Notary Public

My commission expires: 2-26-2011



**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 5/17/2016 4:20:52 PM.****

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

WELLS FARGO BANK NA
Plaintiff

CACE-14-008073

VS.

Division 11

LOREN W. RANDALL , CHRISTINE L. RANDALL , WELLS FARGO BANK,
NA ; UNITED STATES OF AMERICA ; BON BINI CONDOMINIUM
APARTMENTS INC
Defendant

Certificate of Title

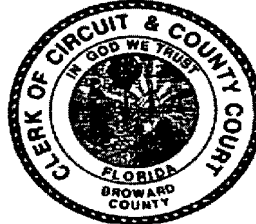
The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on May 03, 2016, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida.

- SEE ATTACHMENT -

Was sold to 1000 NE 12 AVE LLC
5357 sw 34 ave Fort Lauderdale , FL, 33312

Witness my hand and the seal of this court on May 17, 2016.



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

Total consideration
\$58,800.00
Doc Stamps: \$411.60

**CONDOMINIUM UNIT NO. 204, OF BON BINI, A CONDOMINIUM,
ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN
OFFICIAL RECORDS BOOK 6242, PAGE 567, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA, AS AMENDED**

Property Address: 1450 N RIVERSIDE DRIVE, POMPAÑO BEACH, FL 33062

**This Instrument Prepared By and
To Be Returned To:**

**Tamar Duffner Shendell, Esq.
635 SE 10 Street, Suite 635A
Deerfield Beach, FL 33441**

CLAIM OF LIEN

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared, Tamar Duffner Shendell, who, upon first being duly sworn, says that she is the Authorized Agent of The Bon Bini Condominium Apartments, Inc., a Florida corporation not for profit ("Association"), whose address is c/o Condo Management Alternative, Inc., P.O. Box 8506, Coral Springs, Florida 33075, the Lienor herein; and

THAT PURSUANT to Article XIII of the Declaration of Condominium of The Bon Bini Condominium Apartments, Inc., recorded in Official Records Book 6242 at Page 567 and amendments thereto as recorded from time to time, all in the Public Records of Broward County, Florida (hereinafter collectively referred to as the "Declaration"), this is a claim of lien for unpaid assessments, due from each Owner of a "Condominium Parcel," as such term is defined in the Declaration, plus interest at the rate of ten percent (10%) per annum from due date until paid, together with attorneys' fees and costs incurred by the Association incident to the collection of the assessments and enforcement of this claim of lien, as well as assessments coming due after May 14, 2019 the following described property located in Broward County, Florida:

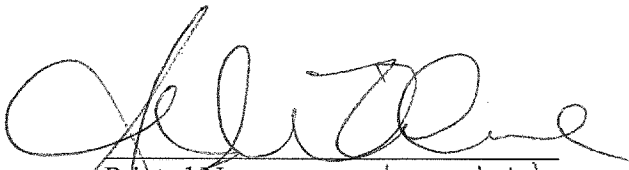
Condominium Unit No. 204, of Bon Bini, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 6242, Page 567, of the Public Records of Broward County, Florida, as amended.

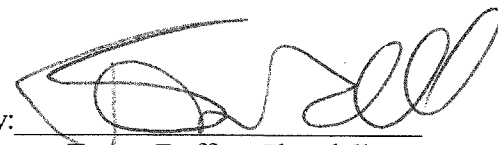
In Accordance with the Declaration, there is presently due and owing to Lienor, as of May 14, 2019, from the Owner the sum of Twenty-Four Thousand Seven Hundred Eighty-Nine and 82/100 Dollars (\$24,789.82) (representing the Monthly Maintenance Assessments due 1/1/17, 2/1/17, 3/1/17, 4/1/17, 5/1/17, 6/1/17, 7/1/17, 8/1/17, 9/1/17, 10/1/17, 11/1/17 and 12/1/17 in the amount of \$294.68 each; Monthly Maintenance Assessments due 1/1/18, 2/1/18, 3/1/18, 4/1/18, 5/1/18, 6/1/18, 7/1/18, 8/1/18, 9/1/18, 10/1/18, 11/1/18 and 12/1/18 in the amount of \$295.47 each; Monthly Maintenance Assessments due 1/1/19, 2/1/19, 3/1/19, 4/1/19 and 5/1/19 in the amount of \$296.00 each; Special Assessment (Building) due 1/1/17, 2/1/17, 3/1/17, 4/1/17, 5/1/17, 6/1/17, 7/1/17, 8/1/17, 9/1/17, 10/1/17, 11/1/17, 12/1/17, 1/1/18, 2/1/18, 3/1/18, 4/1/18, 5/1/18, 6/1/18, 7/1/18, 8/1/18, 9/1/18 and 10/1/18 in the amount of \$592.14 each; Special Assessment (Building) due 11/1/18 in the amount of \$288.78 and interest in the amount of \$2,912.16), plus assessments coming due after May 14, 2019, less any partial payments made, plus costs and attorneys' fees, as well as future, monthly and special assessments coming due to the Association, which sum remains unpaid and on which amount the Association claims a lien on the Property pursuant to the Declaration. The record owner of the property is **1000 NE 12 AVE LLC**.

FURTHER AFFIANT SAYETH NAUGHT.

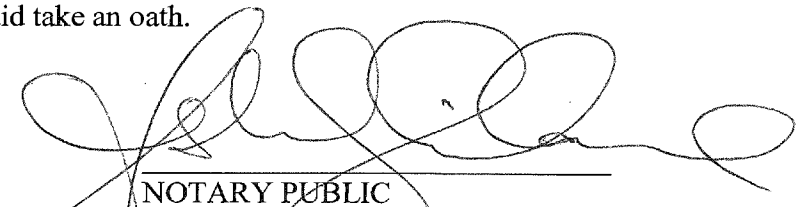
Witnesses:

THE BON BINI CONDOMINIUM
APARTMENTS, INC., a Florida corporation
not for profit


Printed Name: Ashley Milano

By: 
Tamar Duffner Shendell
Authorized Agent

The foregoing instrument was acknowledged before me this 21 day of June, 2019, by Tamar Duffner Shendell, as Authorized Agent of The Bon Bini Condominium Apartments, Inc. who is personally known to me and who did take an oath.


NOTARY PUBLIC
My commission expires:



Case Number: CACE-19-018787 Division: 05
Filing # 95487105 E-Filed 09/10/2019 05:16:09 PM

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

THE BON BINI CONDOMINIUM
APARTMENTS, INC.,
a Florida Corporation Not for Profit,

CASE NO.:

Plaintiff,

v.

1000 NE 12 AVE LLC, UNKNOWN TENANT NO. 1
AND UNKNOWN TENANT NO. 2,

Defendants.

NOTICE OF LIS PENDENS

NOTICE IS HEREBY GIVEN that suit was instituted in the above styled Court on ~~August~~ ^{September} 10, 2019, by the above styled Plaintiff against the above styled Defendants. The purpose of the suit is to foreclose a certain Claim of Lien upon the following property:

Condominium Unit No. 204, of Bon Bini, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 6242, Page 567, of the Public Records of Broward County, Florida, as amended.

All persons are therefore warned and advised of the pendency of this suit.

SHENDELL & ASSOCIATES, P.A.
Attorneys for Plaintiff
635 SE 10 Street, Suite 635A
Deerfield Beach, FL 33441
(954) 781-3747
Service@Shendell-law.com

By: 

Tamar Duffner Shendell
Florida Bar No. 861359

**This Instrument Prepared By and
To Be Returned To:**

**Tamar Duffner Shendell, Esq.
635 SE 10 Street, Suite 635A
Deerfield Beach, FL 33441**

CLAIM OF LIEN

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared, Tamar Duffner Shendell, who, upon first being duly sworn, says that she is the Authorized Agent of The Bon Bini Condominium Apartments, Inc., a Florida corporation not for profit ("Association"), whose address is 1450 N. Riverside Drive, Pompano Beach, Florida 33062, the Lienor herein; and

THAT PURSUANT to Article XIII of the Declaration of Condominium of The Bon Bini Condominium Apartments, Inc., recorded in Official Records Book 6242 at Page 567 and amendments thereto as recorded from time to time, all in the Public Records of Broward County, Florida (hereinafter collectively referred to as the "Declaration"), this is a claim of lien for unpaid assessments, due from each Owner of a "Condominium Parcel," as such term is defined in the Declaration, plus interest at the rate of eighteen percent (18%) per annum from due date until paid, together with attorneys' fees and costs incurred by the Association incident to the collection of the assessments and enforcement of this claim of lien, as well as assessments coming due after December 8, 2021 the following described property located in Broward County, Florida:

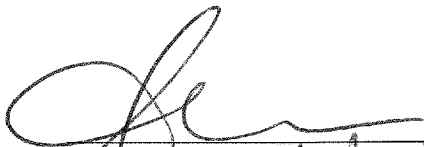
Condominium Unit No. 204, of Bon Bini, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 6242, Page 567, of the Public Records of Broward County, Florida, as amended.

In Accordance with the Declaration, there is presently due and owing to Lienor for the Special Assessment 2020, as of December 8, 2021, from the Owner the sum of Six Thousand Two Hundred Nine and 51/100 Dollars (\$6,209.51) (representing Special Assessment 2020 due 10/1/20, 11/1/20, 12/1/20, 1/1/21, 2/1/21 and 3/1/21 in the amount of \$872.50 each; Late Fees on Special Assessment 2020 due 10/1/20, 11/1/20, 12/1/20, 1/1/21, 2/1/21 and 3/1/21 in the amount of \$25.00 each and interest in the amount of \$824.51), less any partial payments made, plus costs and attorneys' fees, which sum remains unpaid and on which amount the Association claims a lien on the Property pursuant to the Declaration. The record owner of the property is **1000 NE 12 AVE LLC**.

FURTHER AFFIANT SAYETH NAUGHT.

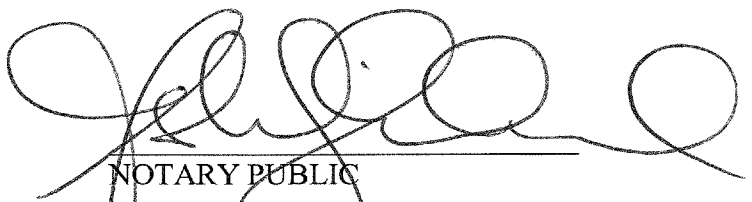
Witnesses:

THE BON BINI CONDOMINIUM
APARTMENTS, INC., a Florida corporation
not for profit


Printed Name: A. Milano

By: 
Tamar Duffner Shendell
Authorized Agent

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 3 day of March, 2022 by Tamar Duffner Shendell, as Authorized Agent of The Bon Bini Condominium Apartments, Inc. who is personally known to me and who did take an oath.


NOTARY PUBLIC
My commission expires:



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

DATE: July 1st, 2022

PROPERTY ID # 484330-BA-0120 (TD # 48793)

WARNING

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

THE BON BINI CONDOMINIUM APARTMENTS, INC.
1450 N. RIVERSIDE DRIVE
POMPANO BEACH, FL 33062

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1450 N RIVERSIDE DRIVE # 204
POMPANO BEACH, FL 33062 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE
PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY
BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE
INFORMATION.

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

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

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

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

* Estimated Amount due if paid by July 29, 2022\$10,211.43

Or

* Estimated Amount due if paid by August 16, 2022\$10,357.91

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD
AT PUBLIC AUCTION ON August 17, 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

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

DATE: July 1st, 2022
PROPERTY ID # 484330-BA-0120 (TD # 48793)

WARNING

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

THE BON BINI CONDOMINIUM APARTMENTS, INC. C/O CONDO MANAGEMENT
ALTERNATIVE, INC.
P.O. BOX 8506
CORAL SPRINGS, FL 33075

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1450 N RIVERSIDE DRIVE # 204
POMPANO BEACH, FL 33062 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE
PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY
BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE
INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by July 29, 2022\$10,211.43
Or
* Estimated Amount due if paid by August 16, 2022\$10,357.91

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD
AT PUBLIC AUCTION ON August 17, 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**

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

DATE: July 1st, 2022

PROPERTY ID # 484330-BA-0120 (TD # 48793)

WARNING

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

THE BON BINI CONDOMINIUM APARTMENTS, INC. TAMAR DUFFNER SHEDELL
SHENDELL & ASSOCIATES, P.A.
635 SE 10 STREET, SUITE 635A
DEERFIELD BEACH, FL 33441

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1450 N RIVERSIDE DRIVE # 204
POMPANO BEACH, FL 33062 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE
PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY
BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE
INFORMATION.

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

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

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

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

* Estimated Amount due if paid by July 29, 2022\$10,211.43

Or

* Estimated Amount due if paid by August 16, 2022\$10,357.91

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD
AT PUBLIC AUCTION ON August 17, 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

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

DATE: July 1st, 2022

PROPERTY ID # 484330-BA-0120 (TD # 48793)

WARNING

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

SHENDELL & ASSOCIATES, P.A., REGISTERED AGENT O/B/O THE BON BINI
CONDOMINIUM APARTMENTS, INC.
635 SE 10 STREET, 635A
DEERFIELD BEACH, FL 33441

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1450 N RIVERSIDE DRIVE # 204
POMPANO BEACH, FL 33062 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE
PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY
BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE
INFORMATION.

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

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

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

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

* Estimated Amount due if paid by July 29, 2022\$10,211.43

Or

* Estimated Amount due if paid by August 16, 2022\$10,357.91

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD
AT PUBLIC AUCTION ON August 17, 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

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

DATE: July 1st, 2022

PROPERTY ID # 484330-BA-0120 (TD # 48793)

WARNING

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

THE BON BINI CONDOMINIUM APARTMENTS, INC.
635 SE 10 STREET
635A
DEERFIELD BEACH, FL 33441

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1450 N RIVERSIDE DRIVE # 204 POMPANO BEACH, FL 33062 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by July 29, 2022\$10,211.43

Or

* Estimated Amount due if paid by August 16, 2022\$10,357.91

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 17, 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

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

DATE: July 1st, 2022

PROPERTY ID # 484330-BA-0120 (TD # 48793)

WARNING

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

CITY OF POMPANO BEACH
100 W ATLANTIC BLVD
POMPANO BEACH, FL 33060-6099

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1450 N RIVERSIDE DRIVE # 204 POMPANO BEACH, FL 33062 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by July 29, 2022\$10,211.43

Or

* Estimated Amount due if paid by August 16, 2022\$10,357.91

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 17, 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

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

DATE: July 1st, 2022

PROPERTY ID # 484330-BA-0120 (TD # 48793)

WARNING

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

CITY OF POMPANO BEACH
100 W. ATLANTIC BLVD., SUITE 467
POMPANO BEACH, FL 33060

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1450 N RIVERSIDE DRIVE # 204 POMPANO BEACH, FL 33062 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by July 29, 2022\$10,211.43

Or

* Estimated Amount due if paid by August 16, 2022\$10,357.91

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 17, 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

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

DATE: July 1st, 2022

PROPERTY ID # 484330-BA-0120 (TD # 48793)

WARNING

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

1000 NE 12 AVE LLC
5357 SW 34 AVE
FORT LAUDERDALE, FL 33312

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1450 N RIVERSIDE DRIVE # 204 POMPANO BEACH, FL 33062 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by July 29, 2022\$10,211.43

Or

* Estimated Amount due if paid by August 16, 2022\$10,357.91

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 17, 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

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

DATE: July 1st, 2022

PROPERTY ID # 484330-BA-0120 (TD # 48793)

WARNING

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

YAAKOV NIR SIBONY, SR., REGISTERED AGENT O/B/O 1000 NE 12 AVE LLC

5357 SW 34 AVE
FORT LAUDERDALE, FL 33312

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1450 N RIVERSIDE DRIVE # 204 POMPANO BEACH, FL 33062 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by July 29, 2022\$10,211.43

Or

* Estimated Amount due if paid by August 16, 2022\$10,357.91

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 17, 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

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

DATE: July 1st, 2022

PROPERTY ID # 484330-BA-0120 (TD # 48793)

WARNING

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

1000 NE 12 AVE LLC
1450 N RIVERSIDE DRIVE # 204
POMPANO BEACH, FL 33062

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1450 N RIVERSIDE DRIVE # 204 POMPANO BEACH, FL 33062 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by July 29, 2022\$10,211.43

Or

* Estimated Amount due if paid by August 16, 2022\$10,357.91

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 17, 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

7021 2720 0001 0459 9342

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Service

- ☐ Return Re
☐ Return Re
☐ Certified M
☐ Adult Sign
☐ Adult Sign

TD 48793 AUGUST 2022 WARNING
1000 NE 12 AVE LLC
1450 N RIVERSIDE DRIVE # 204
POMPANO BEACH, FL 33062

Postage

\$

Total Postage

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

7021 2720 0001 0459 9335

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Service
☐ Return Receipt
☐ Return Receipt
☐ Certified Mail
☐ Adult Signature
☐ Adult Signature

TD 48793 AUGUST 2022 WARNING
YAAKOV NIR SIBONY, SR., REGISTERED AGENT
O/B/O 1000 NE 12 AVE LLC
5357 SW 34 AVE
FORT LAUDERDALE, FL 33312

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

7021 2720 0001 0459 9328	U.S. Postal Service™	
	CERTIFIED MAIL® RECEIPT	
	<i>Domestic Mail Only</i>	
	For delivery information, visit our website at www.usps.com ®.	
	OFFICIAL USE	
	Certified Mail Fee	
	\$	
	Extra Sen	
	<input type="checkbox"/> Return	
	<input type="checkbox"/> Return	
<input type="checkbox"/> Certifie		
<input type="checkbox"/> Adult \$		
<input type="checkbox"/> Adult \$		
Postage		
\$		
Total Postage and Fees		
\$		
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		

7021 2720 0001 7201

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Servi
☐ Return F
☐ Return I
☐ Certific
☐ Adult SI
☐ Adult S

TD 48793 AUGUST 2022 WARNING
CITY OF POMPANO BEACH
100 W. ATLANTIC BLVD., SUITE 467
POMPANO BEACH, FL 33060

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

7021 2720 0001 0459 9304

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Service:
☐ Return Rec
☐ Return Rec
☐ Certified M
☐ Adult Signa
☐ Adult Signa

TD 48793 AUGUST 2022 WARNING
CITY OF POMPANO BEACH
100 W ATLANTIC BLVD
POMPANO BEACH, FL 33060-6099

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

7021 2720 0001 0459 9298

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Service

- ☐ Return Receipt
☐ Return Receipt
☐ Certified Mail
☐ Adult Signature
☐ Adult Signature

TD 48793 AUGUST 2022 WARNING
THE BON BINI CONDOMINIUM APARTMENTS, INC.
635 SE 10 STREET 635A
DEERFIELD BEACH, FL 33441

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

7021 2720 0001 0459 9281

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services:

- ☐ Return Receipt
☐ Return Receipt
☐ Certified Mail
☐ Adult Signature
☐ Adult Signature

TD 48793 AUGUST 2022 WARNING

SHENDELL & ASSOCIATES, P.A.,
REGISTERED AGENT O/B/O
THE BON BINI CONDOMINIUM APARTMENTS, INC.
635 SE 10 STREET, 635A
DEERFIELD BEACH, FL 33441

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

7021 2720 0001 0459 9359

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Service

☐ Return Re

☐ Return Re

☐ Certified M

☐ Adult Sign

☐ Adult Sign

TD 48793 AUGUST 2022 WARNING

THE BON BINI CONDOMINIUM APARTMENTS, INC.

TAMAR DUFFNER

SHEDELL SHENDELL & ASSOCIATES, P.A.

635 SE 10 STREET, SUITE 635A

DEERFIELD BEACH, FL 33441

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

7021 2720 0001 0459 9274

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services

- ☐ Return Receipt
☐ Return Receipt
☐ Certified Mail
☐ Adult Signature
☐ Adult Signature

Postage

\$

Total Postage

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

TD 48793 AUGUST 2022 WARNING
THE BON BINI CONDOMINIUM APARTMENTS, INC.
C/O CONDO MANAGEMENT ALTERNATIVE, INC.
P.O. BOX 8506
CORAL SPRINGS, FL 33075

7021 2720 0001 0459 9267

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee

\$

Extra Service:

- ☐ Return Rec
☐ Return Rec
☐ Certified M
☐ Adult Signa
☐ Adult Signa

TD 48793 AUGUST 2022 WARNING
THE BON BINI CONDOMINIUM APARTMENTS, INC.
1450 N. RIVERSIDE DRIVE
POMPANO BEACH, FL 33062

Postage

\$



Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4[®]

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature  <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>												
<p>1. Article Addressed to:</p> <p>TD 48793 AUGUST 2022 WARNING CITY OF POMPANO BEACH 100 W. ATLANTIC BLVD., SUITE 467 POMPANO BEACH, FL 33060</p>	<p>B. Received by (Printed Name) C. Date of Delivery Michele Hermann 7-11-22</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
<p> 9590 9402 6614 1028 9003 17</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>2. Article Number (Transfer from service label) 7021 2720 0001 0459 9311</p>	<p><input type="checkbox"/> Restricted Delivery</p>												

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature <div style="display: flex; align-items: center;"> X <div style="margin-left: 20px;"> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee </div> </div> </p> <p>B. Received by (Printed Name) C. Date of Delivery <div style="display: flex; justify-content: space-between;"> Karen A. Braverman 8/24/22 </div> </p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No </p>
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0; text-align: center;"> <p>TD 48793 AUGUST 2022 WARNING</p> <p>THE BON BINI CONDOMINIUM APARTMENTS, INC.</p> <p>1450 N. RIVERSIDE DRIVE</p> <p>POMPANO BEACH, FL 33062</p> </div>	<p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery </div> <div style="width: 35%;"> <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery </div> </div>
<p>2. Article Number (Transfer from service label)</p> <div style="text-align: center;"> <p>9590 9402 6614 1028 9002 63</p> </div>	<p>7021 2720 0001 0459 9267</p>

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 48793 AUGUST 2022 WARNING
THE BON BINI CONDOMINIUM APARTMENTS, INC.
635 SE 10 STREET 635A
DEERFIELD BEACH, FL 33441



9590 9402 6614 1028 9002 94

2. Article Number (Transfer from service label)

7021 2720 0001 0459 9298

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail
Mail Restricted Delivery
10)

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 48793 AUGUST 2022 WARNING
1000 NE 12 AVE LLC
5357 SW 34 AVE
FORT LAUDERDALE, FL 33312



9590 9402 6614 1028 9003 24

2. Article Number (Transfer from service label)

7021 2720 0001 0459 9328

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

CD-19

- ☒ Agent
☐ Addressee

B. Received by (Printed Name)

KELSHAW

C. Date of Delivery

7/8/22

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

3. Service Type

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

Mail
Mail Restricted Delivery
JO

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:

8793 AUGUST 2022 WARNING
YASIR SIBONY, SR., REGISTERED AGENT
O/B/O 1000 NE 12 AVE LLC
5357 SW 34 AVE
FORT LAUDERDALE, FL 33312



9590 9402 6614 1028 9003 31

2. Article Number (Transfer from service label)

7021 2720 0001 0459 9335

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

CO-19

☒ Agent

☐ Addressee

B. Received by (Printed Name)

KERSHAW

C. Date of Delivery

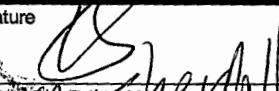

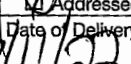

7/8/22

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) Michael Herron</p> <p>C. Date of Delivery 7-11-22</p>
<p>1. Article Addressed to:</p> <p>TD 48793 AUGUST 2022 WARNING CITY OF POMPANO BEACH 100 W ATLANTIC BLVD POMPANO BEACH, FL 33060-6099</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label)</p> <p>9590 9402 6614 1028 9003 00</p> <p>7023 2720 0003 0459 9304</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p>Mail Restricted Delivery (0)</p>

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature  <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Receiver's (Printed Name)  C. Date of Delivery </p>												
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px;"> <p>TD 48793 AUGUST 2022 WARNING THE BON BINI CONDOMINIUM APARTMENTS, INC. TAMAR DUFFNER SHEDELL SHENDELL & ASSOCIATES, P.A. 635 SE 10 STREET, SUITE 635A DEERFIELD BEACH, FL 33441</p> </div> <p></p> <p>9590 9402 6614 1028 9024 58</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>2. Article Number (Transfer from service label)</p> <p>7020 2720 0001 0459 9359</p>	<p>Mail Restricted Delivery (10)</p>												

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 48793 AUGUST 2022 WARNING
THE BON BINI CONDOMINIUM APARTMENTS, INC.
C/O CONDO MANAGEMENT ALTERNATIVE, INC.
P.O. BOX 8506
CORAL SPRINGS, FL 33075



9590 9402 6614 1028 9002 87

2. Article Number (Transfer from service label)

7021 2720 0001 0459 9274

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

C/S

- ☐ 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

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 48793 AUGUST 2022 WARNING
SILLENDELL & ASSOCIATES, P.A.,
REGISTERED AGENT O/B/O
THE BON BINI CONDOMINIUM APARTMENTS, INC.
635 SE 10 STREET, 635A
DEERFIELD BEACH, FL 33441



9590 9402 6614 1028 9002 70

2. Article Number (Transfer from service label)

7021 2720 0000 0459 5281

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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