

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: 07/08/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 07/04/2022

CERTIFICATE # 2019-863

ACCOUNT # 484122DG1040

ALTERNATE KEY # 44314

TAX DEED APPLICATION # 49112

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:

APARTMENT NO. B 203, of CORAL SPRINGS TOWER CLUB II, a CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 11748, at Page 903, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 2701 RIVERSIDE DRIVE #203-B, CORAL SPRINGS FL 33065

OWNER OF RECORD ON CURRENT TAX ROLL:

ROSA FESTA
GIANLUCA ALBANO
13211 SW 143 TER
MIAMI, FL 33186

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ROSA FESTA AND GIANLUCA ALBANO Instrument: 113600790
13211 SW 143 TERRACE
MIAMI, FL 33186 (Per Certificate of Title)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

ATCF II FLORIDA-A LLC
P.O. BOX 69239
BALTIMORE, MD 21264-9239 (Tax Deed Applicant)

PREMIER ASSOCIATION MANAGEMENT, REGISTERED AGENT,
O/B/O CORAL SPRINGS TOWER CLUB II CONDOMINIUM ASSOCIATION, INC.
4502 INVERRARY BLVD
LAUDERHILL, FL 33319 (Per Sunbiz. Declaration in 11748-903)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4841 22 DG 1040

CURRENT ASSESSED VALUE: \$74,410

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: 25910, Page: 565
Warranty Deed	OR: 37025, Page: 147
Warranty Deed	OR: 42874, Page: 33
Certificate of Title	OR: 49491, Page: 1490

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.

Kinsey Ram

Title Examiner



Site Address	2701 RIVERSIDE DRIVE #203-B, CORAL SPRINGS FL 33065	ID #	4841 22 DG 1040
Property Owner	FESTA, ROSA ALBANO, GIANLUCA	Millage	2812
Mailing Address	13211 SW 143 TER MIAMI FL 33186	Use	04
Abbr Legal Description	CORAL SPRINGS TOWER CLUB II CONDO UNIT 203 BLDG B PER CDO BK/PG: 11748/903		

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	\$7,440	\$66,970	\$74,410	\$70,400	
2020	\$6,400	\$57,600	\$64,000	\$64,000	\$1,798.83
2019	\$6,760	\$60,800	\$67,560	\$67,560	\$1,866.48

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$74,410	\$74,410	\$74,410	\$74,410
Portability	0	0	0	0
Assessed/SOH	\$70,400	\$74,410	\$70,400	\$70,400
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	\$70,400	\$74,410	\$70,400	\$70,400

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2016	CET-D	\$52,300	113600790
1/17/2013	CET-T	\$100	111310309
9/29/2006	WD	\$113,000	42874 / 33
2/27/2004	WD	\$54,000	37025 / 147
1/14/1997	WD	\$24,000	25910 / 565

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		619
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1985/1984		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
28			S			CS		
R			S					
1			.19			.11		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #49112

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of October 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 CORAL SPRINGS 9551 WEST SAMPLE RD CORAL SPRINGS, FL 33065	FESTA, ROSA 2701 RIVERSIDE DRIVE #203-B CORAL SPRINGS, FL 33065	ALBANO, GIANLUCA 2701 RIVERSIDE DRIVE #203-B CORAL SPRINGS, FL 33065	FESTA, ROSA 13211 SW 143 TERRACE MIAMI, FL 33186
ALBANO, GIANLUCA 13211 SW 143 TER MIAMI, FL 33186	PREMIER ASSOCIATION MANAGEMENT, REGISTERED AGENT, O/B/O CORAL SPRINGS TOWER CLUB II CONDOMINIUM ASSOCIATION, INC. 4502 INVERRARY BLVD LAUDERHILL, FL 33319		

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 3rd day of October 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 **Misty Del Hierro**

3

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49112

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: 484122-DG-1040
Certificate Number: 863
Date of Issuance: 05/26/2020
Certificate Holder: ATCF II FLORIDA-A LLC
Description of Property: CORAL SPRINGS TOWER CLUB II
CONDO
UNIT 203 BLDG B
PER CDO BK/PG: 11748/903

Name in which assessed: FESTA, ROSA ALBANO, GIANLUCA
Legal Titleholders: FESTA, ROSA
ALBANO, GIANLUCA
13211 SW 143 TER
MIAMI, FL 33186

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of November, 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:

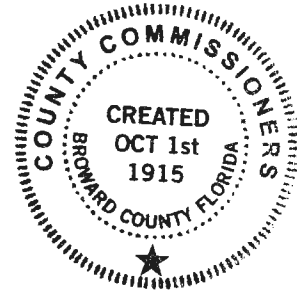
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 5th day of August, 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: 10/13/2022, 10/20/2022, 10/27/2022 & 11/03/2022
Minimum Bid: 7421.84

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Name in which assessed: FESTA, ROSA ALBANO, GIANLUCA
Legal Titleholders: FESTA, ROSA ALBANO, GIANLUCA 13211 SW 143 TER MIAMI, FL 33186

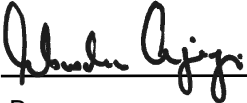
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of November, 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 24th day of August, 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: 10/13/2022, 10/20/2022, 10/27/2022 & 11/03/2022
Minimum Bid: 7779.84

BROWARD

**STATE OF FLORIDA
COUNTY OF BROWARD:**

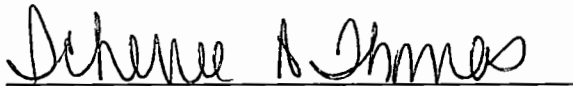
Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida;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

49112
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 863

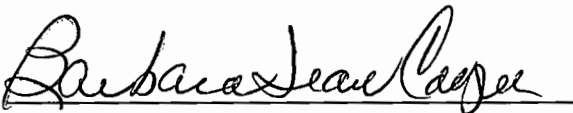
in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

10/13/2022 10/20/2022 10/27/2022 11/03/2022

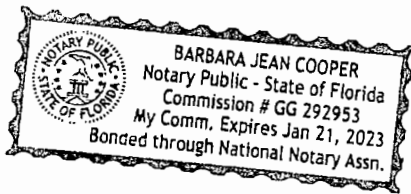
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
3 day of NOVEMBER, 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 49112**

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Certificate Number: 863

Date of Issuance: 05/26/2020

Certificate Holder:
ATCF II FLORIDA-A LLC

Description of Property:
CORAL SPRINGS TOWER CLUB II
CONDO

UNIT 203 BLDG B
PER CDO BK/PG: 11748/903

APARTMENT NO. B 203, of CORAL SPRINGS TOWER CLUB II, a CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 11748, at Page 903, of the Public Records of Broward County, Florida.

Name in which assessed:
FESTA, ROSA ALBANO, GIANLUCA

Legal Titleholders:
FESTA, ROSA
ALBANO, GIANLUCA
13211 SW 143 TER
MIAMI, FL 33186

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

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broward.deedauction.net

*Pre-registration is required to bid.

Dated this 24th day of August, 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: 7779.84

401-314

10/13-20-27 11/3 22-18/0000623622B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22038223

Broward County, FL VS Rosa Festa and/or Ginaluca Albano

RETURN OF SERVICE



Court Case # TD 49112

Hearing Date: 11/16/2022

Received by CCN 19009

10/06/2022 9:31 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Rosa Festa and/or Ginaluca Albano 2701 Riverside Drive #203-B Coral Springs FL 33065**

Served:

Not Served:

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

Date: 10/07/2022 Time: 7:24 AM

On Rosa Festa and/or Ginaluca Albano 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: Notice of Application for Tax Deed Posted on Entrance Door of Address Stated / Posted after door knocked / No Answer

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: Mark Tutton CCN 19009

D.S.

M. Tutton, #19009

RECEIPT INFORMATION	
Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	1

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 SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

RETURN OF SERVICE



**Broward Sheriff's Office/Civil Division
Return of Service Affidavit (Continuation Form)**



**Service Sheet # 22038223
Court Case: TD 49112**

Deputy/CCN: Tutton / 19009

Date: 10/06/2022 Time: 01:07 PM

Address: 2701 Riverside Drive #203-B Coral Springs FL 33065

Unable to access Building / Electronic Directory Checked / Subject names not found / Call to Property Management 954-420-1030 Placed on hold / Voicemail message left requesting call back

Gregory Tony, Sheriff, Broward County, FL

By: Mark Tutton ccn 19009 D.S.

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484122-DG-1040 (TD #49112)

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 October 31, 2022\$7,679.17

Or

* Amount due if paid by November 15, 2022\$7,779.84

*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 November 16, 2022 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

FESTA, ROSA AND/OR
ALBANO, GIANLUCA
2701 RIVERSIDE DRIVE #203-B
CORAL SPRINGS, FL 33065

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

CORAL SPRINGS TOWER CLUB II CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N02572
FEI/EIN Number	59-2440715
Date Filed	04/16/1984
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	09/30/2006
Event Effective Date	NONE

Principal Address

c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Changed: 02/03/2020

Mailing Address

c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Changed: 02/03/2020

Registered Agent Name & Address

Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Name Changed: 02/03/2020

Address Changed: 02/07/2019

Officer/Director Detail

Name & Address

Title President

BECK, JUDY

c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Title Director

LOPACKI, HELEN

c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Title Director

WALTMAN, RONALD

c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Title VP, Treasurer

SEQUEIRA, JOSE

c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Title Secretary

ALI, SHEIRAZ

c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Annual Reports

Report Year	Filed Date
2020	02/03/2020
2021	04/29/2021
2022	04/29/2022

Document Images

04/29/2022 -- ANNUAL REPORT	View image in PDF format
04/29/2021 -- ANNUAL REPORT	View image in PDF format
02/03/2020 -- ANNUAL REPORT	View image in PDF format
02/07/2019 -- ANNUAL REPORT	View image in PDF format
02/17/2018 -- ANNUAL REPORT	View image in PDF format
04/04/2017 -- ANNUAL REPORT	View image in PDF format
04/01/2016 -- ANNUAL REPORT	View image in PDF format
04/13/2015 -- ANNUAL REPORT	View image in PDF format

02/04/2014 -- ANNUAL REPORT	View image in PDF format
02/04/2013 -- ANNUAL REPORT	View image in PDF format
04/15/2012 -- ANNUAL REPORT	View image in PDF format
08/08/2011 -- ANNUAL REPORT	View image in PDF format
03/08/2011 -- ANNUAL REPORT	View image in PDF format
02/16/2010 -- ANNUAL REPORT	View image in PDF format
02/21/2009 -- ANNUAL REPORT	View image in PDF format
03/18/2008 -- ANNUAL REPORT	View image in PDF format
02/20/2007 -- ANNUAL REPORT	View image in PDF format
09/30/2006 -- REINSTATEMENT	View image in PDF format
04/29/2005 -- ANNUAL REPORT	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format
05/01/2003 -- ANNUAL REPORT	View image in PDF format
09/25/2002 -- ANNUAL REPORT	View image in PDF format
03/06/2001 -- ANNUAL REPORT	View image in PDF format
03/17/2000 -- ANNUAL REPORT	View image in PDF format
03/01/1999 -- ANNUAL REPORT	View image in PDF format
04/27/1998 -- ANNUAL REPORT	View image in PDF format
03/13/1997 -- ANNUAL REPORT	View image in PDF format
03/18/1996 -- ANNUAL REPORT	View image in PDF format
03/08/1995 -- ANNUAL REPORT	View image in PDF format

WILL CALL

Chicago Title Insurance Agency, Inc.
3067 East Commercial Boulevard
Fort Lauderdale, Florida 33308

Return To: (Enclose self-addressed stamped envelope)
Name: Denise P. Carroll

Address:

THIS INSTRUMENT PREPARED PURSUANT TO THE ISSUANCE OF
TITLE INSURANCE BY: Denise P. Carroll
CHICAGO TITLE INSURANCE AGENCY
Address: 3067 East Commercial Blvd.
Fort Lauderdale, Florida 33308

Property Appraisers Parcel I.D. (Folio) Numbers:
E122-00-10400
Grantee(s) S.S.#(s):

-----SPACE ABOVE THIS LINE FOR PROCESSING DATA-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

THIS WARRANTY DEED Made the 14th day of January A.D. 1997 by BRIAN STEVENS, a single man whose postoffice address is 5531 N. MILITARY TRAIL, #1610, BOCA RATON, FLORIDA 33496 hereinafter called the grantor,

to ELGUN PROPERTIERS, INC., a Florida corporation

whose postoffice address is 4040 GALT OCEAN DRIVE, #422, FORT LAUDERDALE, FLORIDA 33308 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, conveys, releases, conveys and confirms unto the grantee, all that certain land situate in BROWARD County, Florida, viz:

Apartment No. B203 of CORAL SPRINGS TOWER CLUB II, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 11748, Page 903, of the Public Records of Broward County, Florida, together with all of the appurtenances thereto, all according to said Declaration of Condominium.

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 1997 and subsequent years.

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

BR25910PG0565

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, 1996.

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:

[Signature]
Signature
PRINTED: JAROTHY MACEINTOSH


[Signature]
Signature
BRIAN STEVENS

[Signature]
Signature
PRINTED: DENISE P. CARROLL

[Signature]
Signature

STATE OF FLORIDA COUNTY OF BROWARD
The foregoing instrument was acknowledged before me this 14th day of January A.D. 1997 by BRIAN STEVENS, a single man who is personally known to me or who has produced identification and who did take an oath.

MY COMMISSION EXPIRES:

 DENISE P. CARROLL
COMMISSION # CC 447303
EXPIRES MAR 24, 1999
FOUNDED 1845
ATLANTIC BONDING CO., INC.

[Signature]
Notary Public

Prepared by and return to:

Nancy Ascanio
Paralegal
Sunrise Title, Inc.
4300 N. University Drive Suite A-206
Sunrise, FL 33351
954-572-9118
File Number: 04-123 *Ascanio*
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of February, 2004 between **ELGUN PROPERTIES INC., a Florida corporation** whose post office address is **4040 Galt Ocean Drive, Suite 422, Fort Lauderdale, FL 33308**, grantor, and **Edgardo Ascanio and Magaly Ascanio, husband and wife** whose post office address is **4677 NW 60th Lane, Coral Springs, FL 33067**, grantee:

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

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

Apartment no. B203 of Coral Springs Tower Club II, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 11748, Page 903, of the Public Records of Broward County, Florida, together with all of the appurtenances thereto, all according to said Declaration of Condominium.

Parcel Identification Number: 18122-DG10400

Subject to taxes for 2004 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

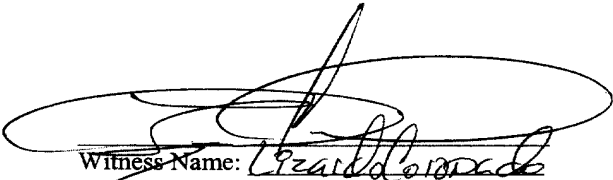
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2003**.

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:

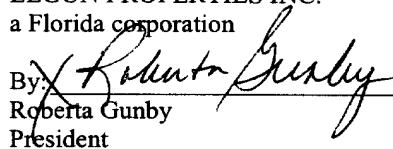


Witness Name: Lizardo Coronado



Witness Name: Betzaida Ruiz

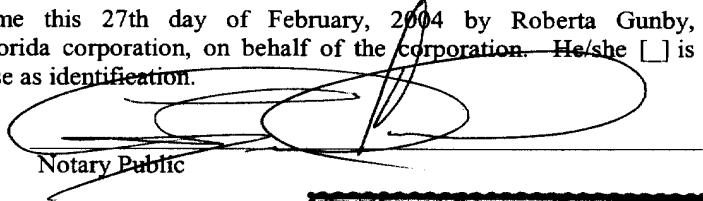
ELGUN PROPERTIES INC.
a Florida corporation

By 
Roberta Gunby
President

(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 27th day of February, 2004 by Roberta Gunby, President/Director of ELGUN PROPERTIES INC., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.


Notary Public

[Notary Seal]

Printed Name: _____

My Commission Expires: _____



ELGUN PROPERTIES, INC.
4040 Galt Ocean Drive, Suite 422
Fort Lauderdale, Florida 33308

RESOLUTION OF THE BOARD OF DIRECTORS

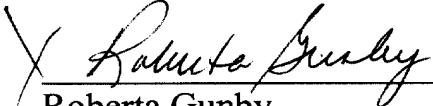
WHEREAS, Robert Gunby, Director and sole officer of Elgun Properties, Inc., a Florida Corporation, hereby certify that the following resolution was dully adopted at a meeting of the Board of Directors of said Corporation, held on the 26th day of February, and that no action has been taken to rescind or amend said solution and that the same is now in force and effect.

Resolved, that Roberta Gunby shall be designated the President of Elgun Properties, Inc.

I hereby certify that I am authorized to sign this Resolution on behalf of the above mentioned Corporation and that this Resolution.

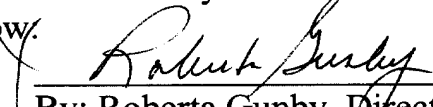
Incumbency Certificate

The undersigned Corporate Officer, by her signature below, certifies that she is the only Shareholder of the above-mentioned Corporation and that she owns the percentage of issued and outstanding shares of the above mentioned Corporation as set forth below:

Shareholder


Roberta Gunby 100%

The undersigned Corporate Officer, by her signature below, certify that she is the only Director of the above-mentioned Corporation as set forth below.



By: Roberta Gunby, Director

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 27th day of February, 2004 by Roberta Gunby, director for Elgun Properties, Inc. and who has produced DLH as identification and who did take an oath.

My Commission expires:



A large, stylized handwritten signature in black ink, written over the words "Notary Public".

Notary Public



Prepared by:
Tri County Title & Trust, Inc. dba TRICO TITLE
Tri County Title & Trust, Inc. dba TRICO Title
7220 NW 36th Street - Suite 210
Miami, Florida 33166

File Number: 06B-15962

General Warranty Deed

Made this September 29, 2006 A.D. By **EDGARDO ASCANIO and MAGALY ASCANIO, his wife**, hereinafter called the grantor, to **IVAN D. LOPERA, Unmarried**, whose post office address is: 2701 Riverside Drive, Unit 203, Bldg B, Coral Springs, Florida 33065, hereinafter called the grantee:

(Whenever used herein the term "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)

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

APARTMENT NO. B 203, of CORAL SPRINGS TOWER CLUB II, a CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 11748, at Page 903, of the Public Records of Broward County, Florida.

Parcel ID Number: **18122-DG-10400**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

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

Signed, sealed and delivered in our presence:

[Signature]

Witness Printed Name CARLOS R. PENA

[Signature]

EDGARDO ASCANIO
P.O. BOX 880308
PRT ST. LUCIE, FLORIDA 34988

[Signature]

MAGALY ASCANIO
P.O. BOX 880308
PRT ST. LUCIE, FLORIDA 34988

[Signature]

Witness Printed Name ALEIDA V. MOREIRA

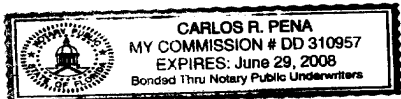
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this September 29, 2006, by EDGARDO ASCANIO and MAGALY ASCANIO, his wife, who is/are personally known to me or who has produced drivers license as identification

[Signature]

Notary Public
Print Name: _____

My Commission Expires: _____



Handwritten initials and the number 6.

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

CORAL SPRINGS TOWER CLUB II CONDO ASSN INC
Plaintiff

CACE-12-009840
Division: 08

VS.

LOPERA, IVAN D ; MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS 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 January 17, 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:

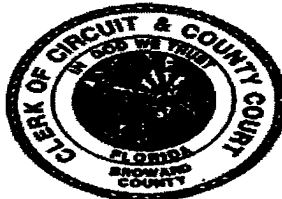
**APARTMENT NO. B203, OF CORAL SPRINGS TOWER CLUB II, A
CONDOMINIUM, ACCORDING TO THE DECLARATION OF
CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORD
BOOK 11748, AT PAGE 903, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA**

which property is located at the street address of:

**2701 Riverside Drive, #B-203
Coral Springs, FL 33065**

Was sold to: CORAL SPRINGS TOWER CLUB II CONDOMINIUM ASSOCIATION, INC.,
A FLORIDA NOT-FOR-PROFIT CORPORATION, 621 N.W. 53RD ST, STE 300
BOCA RATON, FL 33487

Witness my hand and the seal of this court on January 29, 2013.



Handwritten signature of Howard C. Forman.

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

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

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 3/8/2016 4:21:06 PM.****

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

WELLS FARGO BANK NATIONAL ASSOCIATION
Plaintiff

CACE-13-014419

VS

Division 11

LOPERA, IVAN D , CORAL SPRINGS TOWER CLUB II CONDO
ASSN INC , MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS
INC
Defendant

Certificate of Title

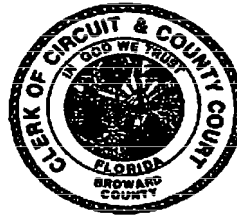
The undersigned, Howard C Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on February 25, 2016, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections

The following property in Broward County, Florida

- SEE ATTACHMENT -

Was sold to ROSA FESTA & GIANLUCA ALBANO
13211 SW 143 Terrace Miami, FL, 33186

Witness my hand and the seal of this court on March 08, 2016



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

Total consideration.
\$52,300 00
Doc Stamps \$366 10

APARTMENT NO. B203, OF CORAL SPRINGS TOWER CLUB II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 11748, AT PAGE 903, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS AMENDED, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Property address: 2701 RIVERSIDE DRIVE, UNIT # 203-B, CORAL SPRINGS, FL 33065

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

DATE: October 3rd, 2022
PROPERTY ID # 484122-DG-1040 (TD # 49112)

WARNING

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

FESTA, ROSA
13211 SW 143 TERRACE
MIAMI, FL 33186

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2701 RIVERSIDE DRIVE #203-B, CORAL SPRINGS FL 33065 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 October 31, 2022\$7,679.17

Or

* Estimated Amount due if paid by November 15, 2022\$7,779.84

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

DATE: October 3rd, 2022
PROPERTY ID # 484122-DG-1040 (TD # 49112)

WARNING

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

PREMIER ASSOCIATION MANAGEMENT, REGISTERED AGENT, O/B/O CORAL SPRINGS
TOWER CLUB II CONDOMINIUM ASSOCIATION, INC.
4502 INVERRARY BLVD
LAUDERHILL, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2701 RIVERSIDE DRIVE #203-B,
CORAL SPRINGS FL 33065 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE
PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY
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FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND
THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN
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LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374**

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

DATE: October 3rd, 2022
PROPERTY ID # 484122-DG-1040 (TD # 49112)

WARNING

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ALBANO, GIANLUCA
13211 SW 143 TER
MIAMI, FL 33186

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DATE: October 3rd, 2022
PROPERTY ID # 484122-DG-1040 (TD # 49112)

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ALBANO, GIANLUCA
2701 RIVERSIDE DRIVE #203-B
CORAL SPRINGS, FL 33065

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DATE: October 3rd, 2022
PROPERTY ID # 484122-DG-1040 (TD # 49112)

WARNING

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CITY OF CORAL SPRINGS
9551 WEST SAMPLE RD
CORAL SPRINGS, FL 33065

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DATE: October 3rd, 2022
PROPERTY ID # 484122-DG-1040 (TD # 49112)

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FESTA, ROSA
2701 RIVERSIDE DRIVE #203-B
CORAL SPRINGS, FL 33065

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www.broward.org/recordstaxestreasury

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

1. Article Addressed to:

TD 49112 NOVEMBER 2022 WARNING
 PREMIER ASSOCIATION MANAGEMENT, REGISTERED
 AGENT, O/B/O CORAL SPRINGS TOWER CLUB II
 CONDOMINIUM ASSOCIATION, INC.
 4502 INVERRARY BLVD
 LAUDERHILL, FL 33319



9590 9402 7379 2028 3702 99

2. Article Number (Transfer from service label)

7020 2450 0001 8159 8738

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

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

Kerson Velazquez

C. Date of Delivery

10/7/22

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

A. Signature
 [Handwritten Signature] Agent
 Addressee

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

1. Article Addressed to:

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

TD 49112 NOVEMBER 2022 WARNING
CITY OF CORAL SPRINGS
9551 WEST SAMPLE RD
CORAL SPRINGS, FL 33065



9590 9402 7379 2028 3702 68

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 | |
- Registered Mail Restricted Delivery (over \$500)

2. Article Number (Transfer from service label)

7020 2450 0001 8159 8769