

# TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

Web: [www.grantstreet.com](http://www.grantstreet.com)

E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)

Phone: (412) 391-5555

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At the request of the County Tax Collector for Broward County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
5141 03 AH 0330	607209	7610 STIRLING ROAD #101-C DAVIE 33024-8439

### Legal Description

Condominium Unit C-101, of Sterling West Condominium, according to the Declaration of Condominium thereof, as recorded In Official Records Book 5802, Page 265, and all amendments thereto, of the Public Records of Broward County, Florida) n/k/a Condominium Unit C-101, of COUNTRYSIDE, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7061, Page 792, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest or share in the common elements appurtenant thereto.

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## Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 16135	\$121,510	Yes	No	No

**Owner of Record on Current Tax Roll**  
VANESSA ORTEGA

**Billing Name & Address**

7610 STIRLING ROAD #C101  
DAVIE FL 33024

# PROPERTY INFORMATION REPORT

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This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report 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 is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

**Report Date:**11/10/2022      **Search covers**    **20 years**      **through:**11/08/2022

*Kinsey Ram*  
Title Examiner

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**General Examiner Comments:**

**APPARENT TITLE HOLDER****Name & Address of Record**

VANESSA ORTEGA  
7610 STIRLING ROAD, #C-101  
DAVIE FL 33024

**Document**

Warranty Deed  
Inst:115570062

**Examiner Comments****Related Documents (for Reference)**

Warranty Deed  
Bk:29064 Pg:594

Warranty Deed  
Bk:42936 Pg:308

Certificate of Title  
Bk:48311 Pg:870

Warranty Deed  
Bk:48456 Pg:162

Quit Claim Deed  
Bk:49196 Pg:1018

**MORTGAGE HOLDER****Name & Address of Record**

None found.

**Document****Examiner Comments****Related Documents (for Reference)**

None found.

**LIEN HOLDER****Name & Address of Record**

None found.

**Document****Examiner Comments****Related Documents (for Reference)**

None found.

**OTHER PARTIES****Name & Address of Record**

ELITE MANAGEMENT ASSOCIATES INC,  
REGISTERED AGENT,  
O/B/O COUNTRYSIDE CONDOMINIUM  
ASSOCIATION, INC.  
9600 GRIFFIN ROAD  
COOPER CITY FL 33328

**Document**

Sunbiz

**Examiner Comments**

Declaration in 5902-265.  
Amended in 7061-792.

**Related Documents (for Reference)**

None found.

**OTHER DOCUMENTS****File Name**

49814PA.pdf



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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #49814**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of February 2023, 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:

VANESSA ORTEGA 7610 STIRLING ROAD #101-C DAVIE, FL 33024-8439	NORTH AMERICAN TITLE COMPANY 8170 OKEECHOBEE BLVD STE 9 WEST PALM BEACH, FL 33411-2159	BROWARD COUNTY PROPERTY APPRAISER HOMESTEAD LIENS 115 S ANDREWS AVE STE 111 FORT LAUDERDALE, FL 33301-1801	TOWN OF DAVIE ATTN: TOWN PROSECUTOR 6591 ORANGE DR DAVIE, FL 33314-3348
ELITE MANAGEMENT ASSOCIATES INC, REGISTERED AGENT, O/B/O COUNTRYSIDE CONDOMINIUM ASSOCIATION, INC. 9600 GRIFFIN ROAD COOPER CITY, FL 33328	VANESSA ORTEGA 7610 STIRLING ROAD, #C-101 DAVIE, FL 33024		

**I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)**

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of February 2023 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**

23

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 49814

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: 514103-AH-0330  
Certificate Number: 16135  
Date of Issuance: 05/26/2020  
Certificate Holder: TLOA OF FLORIDA LLC  
Description of Property: COUNTRYSIDE CONDO  
UNIT 101C BLDG 3  
PER CDO BK/PG: 5902/265

Name in which assessed: ORTEGA,VANESSA  
Legal Titleholders: ORTEGA,VANESSA  
7610 STIRLING ROAD #C101  
DAVIE, FL 33024

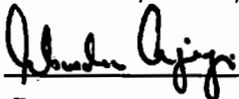
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of March, 2023. 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 1st day of December, 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: 02/09/2023, 02/16/2023, 02/23/2023 & 03/02/2023  
Minimum Bid: 69916.18

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 49814

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Property ID: 514103-AH-0330

Certificate Number: 16135

Date of Issuance: 05/26/2020

Certificate Holder: TLOA OF FLORIDA LLC

Description of Property: COUNTRYSIDE CONDO  
UNIT 101C BLDG 3  
PER CDO BK/PG: 5902/265

Condominium Unit C-101, of Sterling West Condominium, according to the Declaration of Condominium thereof, as recorded In Official Records Book 5802, Page 265, and all amendments thereto, of the Public Records of Broward County, Florida) n/k/a Condominium Unit C-101, of COUNTRYSIDE, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7061, Page 792, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest or share in the common elements appurtenant thereto.

Name in which assessed: ORTEGA,VANESSA

Legal Titleholders: ORTEGA,VANESSA  
7610 STIRLING ROAD #C101  
DAVIE, FL 33024

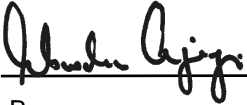
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of March, 2023. 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 20th day of December, 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: 02/09/2023, 02/16/2023, 02/23/2023 & 03/02/2023

Minimum Bid: 70239.18



**BROWARD**

STATE OF FLORIDA  
COUNTY OF BROWARD:

Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

49814  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 16135

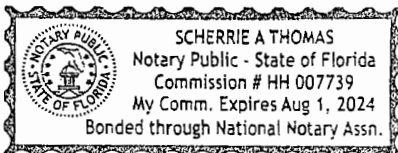
in the XXXX Court,  
was published in a newspaper by print in the issues of  
Broward Daily Business Review f/k/a Broward Review on

02/09/2023 02/16/2023 02/23/2023 03/02/2023

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  
2 day of MARCH, A.D. 2023

(SEAL)  
BARBARA JEAN COOPER personally known to me



**Broward County, Florida  
RECORDS, TAXES & TREASURY  
DIVISION/TAX DEED SECTION  
NOTICE OF APPLICATION FOR  
TAX DEED NUMBER 49814**

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: 514103-AH-0330  
Certificate Number: 16135  
Date of Issuance: 05/26/2020  
Certificate Holder:  
TLOA OF FLORIDA LLC  
Description of Property:  
COUNTRYSIDE CONDO  
UNIT 101C BLDG 3  
PER CDO BK/PG: 5902/265  
Condominium Unit C-101, of  
Sterling West Condominium,  
according to the Declaration of  
Condominium thereof, as recorded  
in Official Records Book 5802,  
Page 265, and all amendments  
thereto, of the Public Records  
of Broward County, Florida)  
n/k/a Condominium Unit C-101,  
of COUNTRYSIDE, A CONDO-  
MINIUM, according to the Declara-  
tion of Condominium thereof, as  
recorded in Official Records Book  
7061, Page 792, and all amend-  
ments thereto, of the Public Records  
of Broward County, Florida a,  
together with an undivided interest  
or share in the common elements  
appurtenant thereto.  
Name in which assessed:  
ORTEGA, VANESSA  
Legal Titleholders:  
ORTEGA, VANESSA

7610 STIRLING ROAD #C101  
DAVIE, FL 33024

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 15th day of March, 2023. 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 20th day of December, 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: 70239.18  
401-314

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23004133

Broward County, FL VS Vanessa Ortega

**RETURN OF SERVICE**



Court Case # TD 49814

Hearing Date:03/15/2023

Received by CCN 16809

02/02/2023 9:16 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Vanessa Ortega 7610 Stirling Road #101-C Davie FL 33024**

Served:

Not Served:

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

Date: 02/02/2023 Time: 11:05 AM

On Vanessa Ortega 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:** RESIDENTIAL POST

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

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

By:

D.S.

V. Moss, #16809

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, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 514103-AH-0330 (TD #49814)

RECEIVED SHERIFF  
2023 FEB -1 PM 11:32  
BROWARD COUNTY, FLORIDA

# WARNING

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

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

### NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by February 28, 2023 .....\$7,701.82

Or

\* Amount due if paid by March 14, 2023 .....\$7,797.98

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON March 15, 2023 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

ORTEGA, VANESSA  
7610 STIRLING RD #101-C  
DAVIE, FL 33024-8439

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

Return to:  
North American Title Company  
8170 Okeechobee Blvd., Suite 9  
West Palm Beach, FL 33411

This Instrument Prepared  
under the supervision of:

Mark J. Loterstein, Esq.  
North American Title Company  
8170 Okeechobee Blvd., Suite 9  
West Palm Beach, FL 33411

Property Appraisers Parcel Identification (Folio) No.:  
5141 03 AH 0330

Our File No.: 11605-18-04937

### WARRANTY DEED

This Warranty Deed made this 7th day of January, 2019 by Maria Laura Parusel and Reinardo C Parusel, wife and husband, whose mailing address is 1551 SW 52nd Terrace, Plantation, FL 33317, hereinafter called the grantor(s), to Vanessa Ortega, a married woman, whose post office address is 7610 Stirling Road, #C-101, Davie, FL 33024, 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(s), for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Broward County, State of Florida, v/z:

Condominium Unit C-101, of Sterling West Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5902, Page 265, and all amendments thereto, of the Public Records of Broward County, Florida, n/k/a Condominium Unit C-101, of COUNTRYSIDE, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7081, Page 792, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest or share in the common elements appurtenant thereto.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2019 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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:

Breille  
First Witness Signature

Brittany Milano  
Printed Signature

[Signature]  
Second Witness Signature

PETER DESAITS  
Printed Signature

State of Florida

County of Broward

[Signature]  
Maria Laura Paruel

[Signature]  
Reinaldo C Paruel

The foregoing instrument was acknowledged before me this 7th day of January, 2019 by Maria Laura Paruel and Reinaldo C Paruel, who has produced FL-D.C. as identification or is personally known to me to be the persons therein.

[Signature]  
Notary Public, State of Florida

My commission expires:  
Seal





**ELITE MANAGEMENT ASSOCIATES INC.**

9600 Griffin Road Cooper City, FL 33328

PH: (954)435-2424 Fax: (954)435-7778 Email:EMAMGT@AOL.COM

**APPROVED**

**CERTIFICATE OF BUYER APPROVAL**

**An estoppel may or may not have been requested for this property, which would indicate any balance owed to the Association prior to closing. CLOSING STATEMENT IS REQUIRED TO BE SUBMITTED TO THE ASSOCIATION.**

Seller(s): MARIA LAURA PARUSEL & REINARDO C. PARUSEL

Buyer(s): VANESSA ORTEGA (VILLANUEVA) & ERICK RAMON VILLANUEVA

Property Address: 7610 STIRLING RD. #101-C, DAVIE, FL 33024

This is to certify that the above named individual(s) has/have been approved by the Board of Directors **COUNTRYSIDE CONDOMINIUM ASSOCIATION, INC.** as purchasers and/or occupant of the above described real estate property located in Broward County, Davie, Florida.

Such approval has been given pursuant to the provisions of the Declaration of the Association.

STATE OF FLORIDA  
COUNTY OF BROWARD

Before me the undersigned authority appeared, who the full authority to execute the forgoing Certificate executed said Certificate on behalf of the **COUNTRYSIDE CONDOMINIUM ASSOCIATION, INC.**

\_\_\_\_\_  
Board of Director

or

Elizabeth Sacks LCM  
Property Manager or Agent for Association

Signed on the 3 day of January 2019.

**BUYER COPY**

This instrument prepared by:  
GARY P. COHEN, Esquire  
400 BankAtlantic Building  
46 S.W. First Street  
Miami, Florida 33130  
(305) 372-8844

\$ 297.50  
DOCU. STAMPS-DEED  
RECVD. BROWARD CNTY  
COUNTY ADMIN.

**WARRANTY DEED**

THIS WARRANTY DEED made this 17 day of November, 1998, A.D. by ELENA J. TUCCI, a single person, hereinafter called the grantor, to FERMIN J. NADAL and MARIA C. NADAL, his wife, whose post office address is 7610 Stirling Road, Countryside Unit C-101, Hollywood, Florida 33024, hereinafter called the grantee (Wherever used herein in the 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 grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which 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:

Condominium Unit No. C-101, STIRLING WEST CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5902, Page 265, of the Public Records of Broward County, Florida, n/k/a Condominium Unit C-101, COUNTRYSIDE, a Condominium, according to the Amendment to the Declaration of Condominium recorded in Official Records Book 7061, Page 792, all of the Public Records of Broward County, Florida.

TAX FOLIO NO.: 11103-AH-03300

**SUBJECT TO:**

1. Taxes for the year 1998 and subsequent years, restrictions, reservations, limitations, easements of record, and applicable zoning ordinances, if any.
2. Declaration of Condominium for Stirling West Exhibits and Amendments thereto, if any.

→ Eduardo R. Guerrero  
255 Alhambra Circle # 420  
Coral Gables FL 33134

BK 29064 PG 0594

33

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

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

AND the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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 1997.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of us:

*[Signature]*  
\_\_\_\_\_

*Gary P. Cohen*  
Print Name

*Elena J. Tucci*  
\_\_\_\_\_  
ELENA J. TUCCI  
Address: *3510 Tatt Street*  
*Hollywood, FL 33021*

*Patricia Jacoby*  
\_\_\_\_\_  
*PATRICIA JACOBY*  
Print Name

BK29064PG0595

STATE OF FLORIDA            )  
  SS.  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this 17 day of November, 1998, by ELENA J. TUCCI, a single person, who is personally known to me or who has produced \_\_\_\_\_ as identification.

*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
at Large

My Commission Expires: \_\_\_\_\_ Print Name: *Gary P. Cohen*





**Countryside Condominiums Association**

7610 Stirling Rd.  
Hollywood, FL 33024

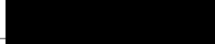
Unit No. C101

**Buyer Approval Form**

Name & Present address of (**Owner**) Elena Tucci  
7610 Stirling Rd. C101 Davie FL, 33024 Ph. # 954-437-4334

Name & Present address of (**Buyer**) Fermin J. Nadel & Maria C. Nadel  
1820 West 53<sup>rd</sup> St. #107, Hialeah FL 33012 Ph. # 305-821-3988

Others who will occupy or reside in this Unit.

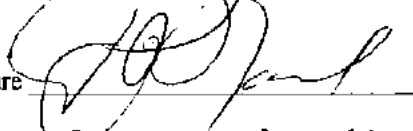
Name Fermin A. Nadel Relationship Son Date of Birth 

BK 29064 PG 0596

I (we) have read the Governing Documents for Countryside Condominium Association, Inc., and agree that I (we) will be bound by all terms and conditions of these documents. I (we) agree to abide by any and all of the rules and regulations adopted by Countryside Condominium Association, Inc.

Approved by Appointed Officer  
Countryside Condo. Asso

Signature Frederick A. DiMaio  
Print Frederick A. DiMaio (President)  
Date 10/24/98

Buyer  
Signature   
Print Fermin J. NADAL  
Signature Maria C. Nadel  
Print Maria C. Nadel  
Date 10-24-98

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

Form CS-Buyer

exhibit

THIS INSTRUMENT PREPARED BY AND RETURN TO:

New Life Title & Escrow Corp.  
6625 Miami Lakes Dr. Suite 227  
Miami Lakes, FL 33014  
Property Appraisers Parcel Identification (Folio) Numbers: 11103-AH-03300

Space Above This Line For Recording Data

# WARRANTY DEED

**THIS WARRANTY DEED**, made the 1st day of September, 2006 by FERMIN J. NADAL and MARIA NADAL, his wife, whose post office address is 18225 S.E. 20 PLACE, SILVER SPRINGS, FLORIDA 34488 herein called the Grantors, to ZAIDA TIRADO, a single woman, whose post office address is 7610 STIRLING ROAD #101 C, HOLLYWOOD, FLORIDA 33024, 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 Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Condominium Unit C-101, of STERLING WEST CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5902, Page 265, of the Public Records of Broward County, Florida, n/a/a Condominium Unit C-101, of COUNTRYSIDE CONDOMINIUMS, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 7061, Page 792, inclusive, and all exhibits and amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements as set forth in the exhibits to the said Declaration of Condominium.

Subject to easements, restrictions and reservations of record and taxes for the year 2006 and thereafter.

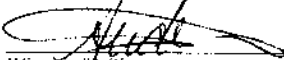
**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

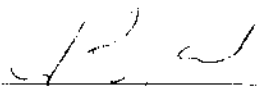
**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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.

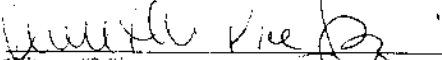
**IN WITNESS WHEREOF**, the said Grantors have signed and sealed these presents the day and year first above written.

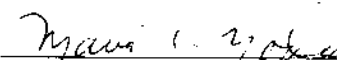
Signed, sealed and delivered in the presence of:

  
Witness #1 Signature

  
FERMIN J. NADAL

Auda Vega  
Witness #1 Printed Name

  
Witness #2 Signature

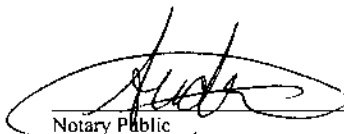
  
MARIA NADAL

Jacqueline Rodriguez  
Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 1st day of September, 2006 by FERMIN J. NADAL, and MARIA NADAL who are personally known to me or have produced valid ID as identification.

SEAL

  
\_\_\_\_\_  
Notary Public

*Audri Vega*  
\_\_\_\_\_  
Printed Notary Name

My Commission Expires:



2/18

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

ONEWEST BANK FSB  
Plaintiff

CACE-09-036542

VS.

Division: 08

TIRADO, ZAIDA ; MORTGAGE ELECTRONIC ; COUNTRYSIDE CONDO  
ASSN INC  
Defendant

**Certificate of Title**

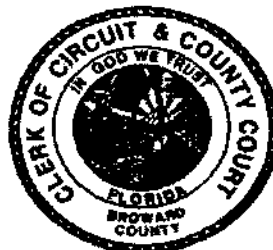
The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on October 04, 2011, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

**CONDOMINIUM UNIT C-101, OF STERLING WEST CONDOMINIUM, A  
CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM  
THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 5902, PAGE 265, OF THE  
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, N/K/A CONDOMINIUM  
UNIT C-101, OF COUNTRYSIDE CONDOMINIUMS, A CONDOMINIUM, ACCORDING  
TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS  
BOOK 7061, PAGE 792, AS AMENDED, TOGETHER WITH AN UNDIVIDED  
INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO  
a/k/a 7610 STIRLING ROAD #101-C, HOLLYWOOD, FLORIDA 33024-**

Was sold to: ONEWEST BANK, FSB, AS SUCCESSOR IN INTEREST TO INDYMAC FEDERAL BANK, FSB,  
SUCCESSOR IN INTEREST TO INDYMAC BANK, F.S.B.  
C/O ONEWEST BANK, FSB 155 NORTH LAKE AVENUE, 3RD FLOOR PASADENA, CA, 91101

Witness my hand and the seal of this court on October 18, 2011.



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

Total consideration: \$2,400.00  
Doc Stamps: \$16.80

Prepared by and return to:

Angela Martine  
Kahane & Associates, P.A.  
8201 Peters Road, Suite 3000  
Plantation, FL 33324

File Number: 09-16965  
Loan Number: 3002256265

Consideration: \$35,000.00

---

(space above this line for recording data)

## Special Warranty Deed

This Special Warranty Deed made this 10<sup>th</sup> day of January, 2012, between OneWest Bank, FSB whose post office address is 460 Sierra Madre Villa Avenue, Suite 101, Pasadena, CA 91107, grantor, and Reinardo C. Parusei, a married man whose post office address is 7610 Stirling Road, #101C, Hollywood, FL 33024, 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:

**Condominium Unit C-101, of Sterling West Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5902, Page 265, of the Public Records of Broward County, Florida, w/k/a Condominium Unit C-101, of Countryside, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 7061, Page 792, inclusive, and all exhibits and amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements as set forth in the exhibits to the said Declaration of Condominium.**

Parcel Identification Number: 5141 03 AH 0330

**\*\*CERTIFICATE OF APPROVAL IS ATTACHED HERETO AND MADE A PART HEREOF\*\***

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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:

OneWest Bank, FSB

[Signature]

Witness Name: Meredith Grower

[Signature]

By:

Louise Chavez AVP/REQ

[Signature]

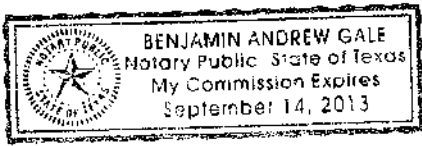
Witness Name: Derrick J. Chinn

State of: Texas  
County of: Travis

JAN 10 2012

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of January, 2012 by

Louise Chavez AVP/REQ of OneWest Bank, FSB, who (  ) is personally known to me or (  ) has produced \_\_\_\_\_ as identification.



EMERALD SEAL

[Signature]  
Notary Public  
Printed Name: Benjamin Andrew Gale  
My Commission Expires: \_\_\_\_\_

*Countryside Condominium Association Inc.*  
7610 Stirling Road (Clubhouse)  
Davie, Florida 33024

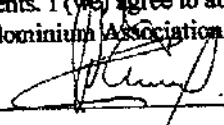
**CERTIFICATE OF APPROVAL**

Unit C-101

At the request of the present owner(s), the undersigned Officer(s) of the above Association hereby verify as follows:

That: Reinaldo Parusel as purchaser, has been duly approved by the Association to purchase and reside in Countryside Unit C-101 pursuant to the provisions of Countryside Condominium's Declarations.

I (we) have read the Governing Documents for Countryside Condominium Association, Inc., and agree that I (we) will be bound by all terms and conditions of these documents. I (we) agree to abide by any and all rules and regulations adopted by Countryside Condominium Association, Inc..

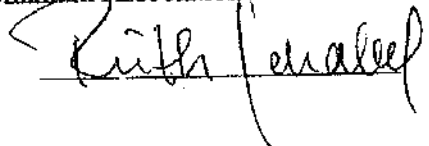
Buyer 

IN WITNESS WHERE, the undersigned representative of the ASSOCIATION, has set his/her hand and seal this

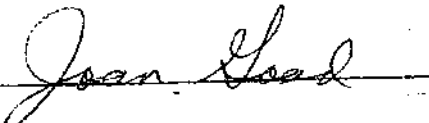
Signed, seal and delivered  
In the presence of:

Countryside Condominium Association, a  
Condominium Association

By:



Witness



Please advise upon closing so ownership can be changed at this location

**A COPY OF NEW DEED REQUIRED**

Instrument prepared by:  
Maria Laura Parusel  
7610 Stirling Road Apt. C-101  
Hollywood, FL 33024

**Quit Claim Deed**

This Quit Claim Deed, made the 19 day of October, 2012, by Reinaldo C. Parusel, a married man whose mailing address is 7610 Stirling Road, Unit 101C, Hollywood, FL 33024 hereinafter called the Grantor, to Reinaldo C. Parusel and Maria Laura Parusel husband and wife, whose mailing address is 7610 Stirling Road Unit 101C, Hollywood, FL 33024 hereinafter called the Grantee.

The Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) and other good and valuable considerations to Grantor paid by Grantee, the receipt of which is hereby acknowledged, hereby remises, releases, and quitclaims unto the Grantee all that certain land, situate in Broward County, State of Florida, viz:

Condominium Unit 101-C of Sterling West Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5902, Page 285, of the Public Records of Broward County, Florida n/a Condominium Unit C-101, of Countryside, a Condominium, according to the Declaration of Condominium recorded in Official Records book 7081, Page 792, inclusive, and all exhibits and amendments thereto, of the Public Records of Broward county, Florida, together with an undivided interest in the common elements as set forth in the exhibits to the said Declaration of Condominium.

Assessor's Parcel Number: 5141 03 AH 0330

And more commonly known as: Countryside Condo Unit 101 C Bldg. 3

Subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

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

To have and to hold, the same in fee simple forever.

Johannie Larkin  
Signed, sealed and delivered in the presence of:

Witness Signatures:  
[Signature]

Printed Name: Simon Conker

[Signature]

Printed Name: REINALDO PARUSEL

STATE OF FLORIDA)  
COUNTY OF BROWARD) ss

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of October, 2012, by Reinaldo Parusel, who is personally know to me of who has produced FL Driver's License (type of identification) as identification

NOTARY STAMP/SEAL



ERIC BLANTON  
Notary Public, State of Florida  
Commission# DD1000629  
My comm. expires June 13, 2014

Eric Blanton  
Notary Public  
Printed Name: Eric Blanton  
My Commission Expires: 06/13/14





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

## Detail by Entity Name

Florida Not For Profit Corporation  
 COUNTRYSIDE CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	727803
<b>FEI/EIN Number</b>	59-2007046
<b>Date Filed</b>	10/19/1973
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	06/01/2009

### Principal Address

9600 GRIFFIN ROAD  
 COOPER CITY, FL 33328

Changed: 04/28/2015

### Mailing Address

9600 GRIFFIN ROAD  
 COOPER CITY, FL 33328

Changed: 04/28/2015

### Registered Agent Name & Address

ELITE MANAGEMENT ASSOCIATES INC  
 9600 GRIFFIN ROAD  
 COOPER CITY, FL 33328

Name Changed: 04/28/2015

Address Changed: 04/28/2015

### Officer/Director Detail

#### **Name & Address**

Title Treasurer, Secretary

Goad, Joan  
 9600 GRIFFIN ROAD  
 COOPER CITY, FL 33328

Title President

LAROCCA, MARK  
9600 GRIFFIN ROAD  
COOPER CITY, FL 33328

Title VP

Acosta, George  
9600 GRIFFIN ROAD  
COOPER CITY, FL 33328

Title Director

Hoosain, Mohamed Azim  
9600 GRIFFIN ROAD  
COOPER CITY, FL 33328

Title Director

Mansilla, John  
9600 GRIFFIN ROAD  
COOPER CITY, FL 33328

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	03/29/2020
2021	03/24/2021
2022	04/15/2022

**Document Images**

<a href="#">04/15/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/29/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/24/2017 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/04/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/09/2016 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/04/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/25/2014 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/19/2013 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/24/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

[09/20/2010 -- Reg. Agent Change](#)

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[04/29/2010 -- ANNUAL REPORT](#)

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[06/01/2009 -- REINSTATEMENT](#)

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[05/09/1997 -- ANNUAL REPORT](#)

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[06/19/1996 -- ANNUAL REPORT](#)

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

DATE: February 1st, 2023  
PROPERTY ID # 514103-AH-0330 (TD # 49814)

# WARNING

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

VANESSA ORTEGA  
7610 STIRLING ROAD #101-C  
DAVIE, FL 33024-8439

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7610 STIRLING RD #101-C DAVIE, FL 33024-8439 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

\* Estimated Amount due if paid by February 28, 2023 .....\$7,701.82  
Or  
\* Estimated Amount due if paid by March 14, 2023 .....\$7,797.98

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 15, 2023 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

**DATE: February 1st, 2023**  
**PROPERTY ID # 514103-AH-0330 (TD # 49814)**

# WARNING

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

NORTH AMERICAN TITLE COMPANY  
8170 OKEECHOBEE BLVD STE 9  
WEST PALM BEACH, FL 33411-2159

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7610 STIRLING RD #101-C DAVIE, FL 33024-8439 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.

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

- \* Estimated Amount due if paid by February 28, 2023 .....\$7,701.82
- Or
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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

DATE: February 1st, 2023  
PROPERTY ID # 514103-AH-0330 (TD # 49814)

# WARNING

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

BROWARD COUNTY PROPERTY APPRAISER  
HOMESTEAD LIENS  
115 S ANDREWS AVE STE 111  
FORT LAUDERDALE, FL 33301-1801

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7610 STIRLING RD #101-C DAVIE, FL 33024-8439 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

\* Estimated Amount due if paid by February 28, 2023 .....\$7,701.82  
Or  
\* Estimated Amount due if paid by March 14, 2023 .....\$7,797.98

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

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

DATE: February 1st, 2023  
PROPERTY ID # 514103-AH-0330 (TD # 49814)

# WARNING

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

TOWN OF DAVIE  
ATTN: TOWN PROSECUTOR  
6591 ORANGE DR  
DAVIE, FL 33314-3348

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7610 STIRLING RD #101-C DAVIE, FL 33024-8439 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

\* Estimated Amount due if paid by February 28, 2023 .....\$7,701.82  
Or  
\* Estimated Amount due if paid by March 14, 2023 .....\$7,797.98

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 15, 2023 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

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

DATE: February 1st, 2023  
PROPERTY ID # 514103-AH-0330 (TD # 49814)

# WARNING

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

ELITE MANAGEMENT ASSOCIATES INC, REGISTERED AGENT,  
O/B/O COUNTRYSIDE CONDOMINIUM ASSOCIATION, INC.  
9600 GRIFFIN ROAD  
COOPER CITY, FL 33328

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7610 STIRLING RD #101-C DAVIE, FL 33024-8439 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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



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

DATE: February 1st, 2023  
PROPERTY ID # 514103-AH-0330 (TD # 49814)

# WARNING

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

VANESSA ORTEGA  
7610 STIRLING ROAD, #C-101  
DAVIE, FL 33024

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7610 STIRLING RD #101-C DAVIE, FL 33024-8439 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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Or  
\* Estimated Amount due if paid by March 14, 2023 .....\$7,797.98

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 15, 2023 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

7022 1670 0001 4598 7717

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

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

Postmark  
Here

Postage

\$

**Total Posta**

\$

Sent To

Street and

City, State, ZIP+4®

**TD 49814 MARCH 2023 WARNING**  
**VANESSA ORTEGA**  
**7610 STIRLING ROAD #101-C**  
**DAVIE, FL 33024-8439**

7022 1670 0001 4598 7224

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**OFFICIAL USE**

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

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Postage	
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Total	
\$	
Sent	
Street	
City	

**TD 49814 MARCH 2023 WARNING**  
**NORTH AMERICAN TITLE COMPANY**  
**8170 OKEECHOBEE BLVD STE 9**  
**WEST PALM BEACH, FL 33411-2159**

7021 2720 0001 0403 9787

U.S. Postal Service<sup>™</sup>  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)<sup>®</sup>.

**OFFICIAL USE**

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

Postmark  
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Post: **TD 49814 MARCH 2023 WARNING**  
 \$ **BROWARD COUNTY PROPERTY APPRAISER**  
 Total **HOMESTEAD LIENS**  
 \$ **115 S ANDREWS AVE STE 111**  
 Sent **FORT LAUDERDALE, FL 33301-1801**  
 Street

City, State, ZIP+4<sup>®</sup>

702J 2720 000J 0403 9794

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**OFFICIAL USE**

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

Postmark  
Here

Postage	<b>TD 49814 MARCH 2023 WARNING</b>
\$	
<b>Total F</b>	
\$	
Sent To	<b>TOWN OF DAVIE</b>
Street	<b>ATTN: TOWN PROSECUTOR</b>
	<b>6591 ORANGE DR</b>
	<b>DAVIE, FL 33314-3348</b>
City, State, ZIP+4®	

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

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

**OFFICIAL USE**

Certified Mail Fee

\$

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

- Return Receipt (hardcopy) \$ \_\_\_\_\_
- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Ad \_\_\_\_\_

Postmark  
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Postage

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Total

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Sent

Street

City, State, ZIP+4®

**TD 49814 MARCH 2023 WARNING**

ELITE MANAGEMENT ASSOCIATES INC, REGISTERED AGENT,  
O/B/O COUNTRYSIDE CONDOMINIUM ASSOCIATION, INC.  
9600 GRIFFIN ROAD  
COOPER CITY, FL 33328

702J 2720 000J 0403 9800

7021 2720 0001 0403 9817

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

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

**OFFICIAL USE**

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

Postmark  
Here

Postage

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Total Pd

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Sent To

Street a

City, State, ZIP+4®

**TD 49814 MARCH 2023 WARNING**  
**VANESSA ORTEGA**  
**7610 STIRLING ROAD, #C-101**  
**DAVIE, FL 33024**

**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 49814 MARCH 2023 WARNING**  
 ELITE MANAGEMENT ASSOCIATES INC, REGISTERED AGENT,  
 O/B/O COUNTRYSIDE CONDOMINIUM ASSOCIATION, INC.  
 9600 GRIFFIN ROAD  
 COOPER CITY, FL 33328



9590 9402 6458 0346 4554 37

2. Article Number (Transfer from contract label)

7021 2720 0001 0403 9800

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *Carmen Robledo*  Agent  Addressee

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

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

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 |   |



**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:

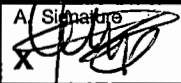
**TD 49814 MARCH 2023 WARNING**  
**BROWARD COUNTY PROPERTY APPRAISER**  
 HOMESTEAD ~~REMS~~  
 115 S ANDREWS AVE STE 111  
 FORT LAUDERDALE, FL 33301-1801



9590 9402 6458 0346 4553 90

7021 2720 0001 0403 9787

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature   Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 2-4-23

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 |   |
- Restricted Delivery (over \$500)