

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 50225

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

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
5040 05 10 0570	404530	163 RIVIERA CIRCLE #57-9 WESTON 33326

Legal Description

UNIT 57, A PORTION OF TRACT 58, BONAVENTURE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE MOST NORTHERLY CORNER OF TRACT 15 OF SAID PLAT; THENCE NORTH 00° 32' 19" WEST FOR A DISTANCE OF 118.54 FEET; THENCE SOUTH 81° 33' 47" WEST FOR A DISTANCE OF 17.00 FEET; TO THE POINT OF BEGINNING; THENCE SOUTH 81° 33' 47" WEST FOR A DISTANCE OF 15.00 FEET; THENCE NORTH 08° 26' 13" WEST ALONG THE PROLONGATION AND CENTERLINE OF THE PARTY WALL FOR A DISTANCE OF 41.00 FEET; THENCE NORTH 81° 33' 47" EAST FOR A DISTANCE OF 15.00 FEET, THENCE SOUTH 08° 26' 13" EAST ALONG THE PROLONGATION AND CENTERLINE OF THE PARTY WALL FOR A DISTANCE OF 41.00 FEET TO THE POINT OF BEGINNING.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 11459	\$260,430	No	No	No

Owner of Record on Current Tax Roll
ATK ASSOCIATES LLC

Billing Name & Address

6955 NW 186 ST UNIT F107
MIAMI FL 33015

PROPERTY INFORMATION REPORT

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:12/22/2022 **Search covers** **20 years** **through:**12/19/2022

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
ATK ASSOCIATES LLC 6955 NW 186 ST UNIT F107 MIAMI FL 33015	Certificate of Title Inst:118479867	
ATK ASSOCIATES LLC 5337 SW 183RD AVE MIRAMAR FL 33029	Sunbiz Owner	
ADAM J STEINBERG, REGISTERED AGENT, O/B/O ATK ASSOCIATES LLC 200 S. ANDREWS AVENUE STE 903 FORT LAUDERDALE FL 33301	Sunbiz Owner	

Related Documents (for Reference)

Warranty Deed
Bk:30510 Pg:362

Warranty Deed
Bk:40025 Pg:814

Quit Claim Deed
Bk:43438 Pg:1

Quit Claim Deed
Bk:44993 Pg:430

Certificate of Title
Bk:48130 Pg:1032

Certificate of Title
Inst:112907050

Warranty Deed
Inst:113582048

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER**Name & Address of Record**

CITY OF WESTON
17200 ROYAL PALK BLVD
WESTON FL 33326

Document

Lien
Inst:118229318

Examiner Comments

Lien
Inst:118229319

Related Documents (for Reference)

None found.

OTHER PARTIES**Name & Address of Record**

RIVIERA AT BONAVENTURE HOMEOWNERS
ASSOCIATION, INC.
C/O TPMG
2645 EXECUTIVE PARK DRIVE 127
WESTON FL 33331

Document

Sunbiz HOA

Examiner Comments

EISINGER LAW, REGISTERED AGENT,
O/B/O RIVIERA AT BONAVENTURE
HOMEOWNERS ASSOCIATION, INC.
4000 HOLLYWOOD BLVD
PRESIDENTIAL CIRCLE 265-S
HOLLYWOOD FL 33021

Sunbiz HOA

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**File Name**

50225PA.pdf



Site Address	163 RIVIERA CIRCLE #57-9, WESTON FL 33326	ID #	5040 05 10 0570
Property Owner	MOSMARTNEY INVEST LLC	Millage	3312
Mailing Address	2833 EXECUTIVE PARK DR STE 200 WESTON FL 33331	Use	01-04
Abbr Legal Description	BONAVENTURE 82-43 B POR TR 58 DESC AS COMM MOST NLY COR TR 15 OF SAID PLAT,N 118.54 SW 17 TO POB,SW 15,NW 41, NE 15,SE 41 TO POB AKA: LOT 57 RIVIERA AT BONAVENTURE		

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
2022	\$12,300	\$248,130	\$260,430	\$215,220	
2021	\$24,600	\$171,060	\$195,660	\$195,660	\$4,803.39
2020	\$24,600	\$170,080	\$194,680	\$194,680	\$4,750.06

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$260,430	\$260,430	\$260,430	\$260,430
Portability	0	0	0	0
Assessed/SOH	\$215,220	\$260,430	\$215,220	\$215,220
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	\$215,220	\$260,430	\$215,220	\$215,220

Sales History			
Date	Type	Price	Book/Page or CIN
3/4/2016	SWD-Q-DS	\$168,600	113582048
10/7/2015	ACT-T		113274067
3/27/2014	CET-T	\$100	112907050
8/5/2011	CET-T	\$100	48130 / 1032
1/11/2008	QCD-T	\$100	44993 / 430

Land Calculations		
Price	Factor	Type
\$20.00	615	SF
Adj. Bldg. S.F. (Card, Sketch)		1084
Units/Beds/Baths		1/2/2.5
Eff./Act. Year Built: 1997/1996		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
33	S		WL	BS				
R	1		WL	BS				
1			.01	1				

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #50225

**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 April 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:

CITY OF WESTON
17200 ROYAL PALK BLVD
WESTON, FL 33326

ATK ASSOCIATES LLC
163 RIVIERA CIR #57-9
WESTON, FL 33326

MOSMARTNEY INVEST LLC
2833 EXECUTIVE PARK DR STE
200
WESTON, FL 33331

MOSMARTNEY INVEST LLC
163 RIVIERA CIR #57-9
WESTON, FL 33326-3115

OFFICE OF THE SPECIAL
MAGISTRATE CLERK
CITY OF WESTON
17200 ROYAL PALM BLVD.
WESTON, FL 33326

EISINGER LAW, REGISTERED
AGENT,
O/B/O RIVIERA AT
BONAVENTURE HOMEOWNERS
ASSOCIATION, INC.
4000 HOLLYWOOD BLVD
PRESIDENTIAL CIRCLE 265-S
HOLLYWOOD, FL 33021

RIVIERA AT BONAVENTURE
HOMEOWNERS ASSOCIATION,
INC.
C/O TPMG
2645 EXECUTIVE PARK DRIVE
127
WESTON, FL 33331

ATK ASSOCIATES LLC
6955 NW 186 ST UNIT F107
MIAMI, FL 33015

ATK ASSOCIATES LLC
5337 SW 183RD AVE
MIRAMAR, FL 33029

ADAM J STEINBERG,
REGISTERED AGENT,
O/B/O ATK ASSOCIATES LLC
200 S. ANDREWS AVENUE STE
903
FORT LAUDERDALE, FL 33301

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 April 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**

24

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50225

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: 504005-10-0570
Certificate Number: 11459
Date of Issuance: 05/26/2020
Certificate Holder: DIAMONDS AND PASSION ENTERPRISES, INC.
Description of Property: BONAVENTURE 82-43 B
POR TR 58 DESC AS COMM MOST
NLY COR TR 15 OF SAID PLAT,N
See Additional Legal on Tax Roll

Name in which assessed: ATK ASSOCIATES LLC
Legal Titleholders: ATK ASSOCIATES LLC
6955 NW 186 ST UNIT F107
MIAMI, FL 33015

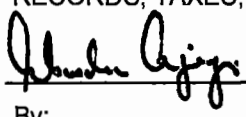
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of May, 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 1st day of February, 2023.

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: 04/13/2023, 04/20/2023, 04/27/2023 & 05/04/2023
Minimum Bid: 19253.40

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50225

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: 504005-10-0570
Certificate Number: 11459
Date of Issuance: 05/26/2020
Certificate Holder: DIAMONDS AND PASSION ENTERPRISES, INC.
Description of Property: BONAVENTURE 82-43 B
POR TR 58 DESC AS COMM MOST
NLY COR TR 15 OF SAID PLAT,N
See Additional Legal on Tax Roll

Name in which assessed: ATK ASSOCIATES LLC
Legal Titleholders: ATK ASSOCIATES LLC
6955 NW 186 ST UNIT F107
MIAMI, FL 33015

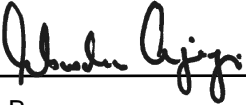
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of May, 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 3rd day of February, 2023.

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: 04/13/2023, 04/20/2023, 04/27/2023 & 05/04/2023
Minimum Bid: 19649.40

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

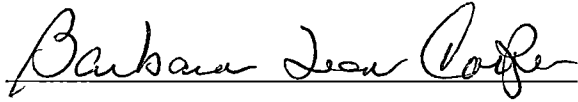
Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter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

50225
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 11459

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

04/13/2023 04/20/2023 04/27/2023 05/04/2023

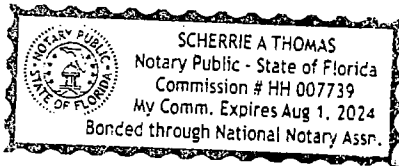
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
4 day of MAY, 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 50225**

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: 504005-10-0570
Certificate Number: 11459
Date of Issuance: 05/26/2020

Certificate Holder:
DIAMONDS AND PASSION
ENTERPRISES, INC.

Description of Property:
BONAVENTURE 82-43 B.
POR TR 58 DESC AS COMM MOST
NLY COR TR 15 OF SAID PLAT, N
See Additional Legal on Tax Roll

Name in which assessed:
ATK ASSOCIATES LLC

Legal Titleholders:
ATK ASSOCIATES LLC
6955 NW 186 ST UNIT F107
MIAMI, FL 33015

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of May, 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 3rd day of February, 2023.

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: 19649.40

401-314

4/13-20-27 5/4 23-14/0000656137B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23012664

Broward County, FL VS ATK Associates LLC

RETURN OF SERVICE



Court Case # TD 50225

Hearing Date:05/17/2023

Received by CCN 13192

04/05/2023 7:01 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **ATK Associates LLC 163 Riviera Circle #57-9 Weston FL 33326**

Served:

Not Served:

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

Date: 04/11/2023 Time: 10:22 AM

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

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

COMMENTS: Posted Tax Notice on front door

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

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

By:

D.S.

M. Moore, #13192

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

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 # 504005-10-0570 (TD #50225)

RECEIVED SHERIFF
2023 APR -4 AM 8:56
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 April 28, 2023\$19,401.58
- Or
- * Amount due if paid by May 16, 2023\$19,649.40

*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 May 17, 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

PLEASE SERVE THIS ADDRESS OR LOCATION

ATK ASSOCIATES LLC
163 RIVIERA CIR #57-9
WESTON, FL 33326

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

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 10/3/2022 2:19:00 PM.****

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

RIVIERA AT BONAVENTURE HOMEOWNERS ASSOCIATION INC
Plaintiff

COSO-21-003220

Division: 62

VS.

MOSMARTNEY INVEST LLC ; BONILLA, MILTON ; CARABALLO,
NEISHA
Defendant

Certificate of Title

The undersigned, Brenda D. Forman, Clerk of the Court, certifies that she executed and filed a certificate of sale in this action on September 16, 2022, 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 LEGAL DESCRIPTION EXHIBIT "A" ATTACHED
HERETO AND MADE A PART HEREOF**

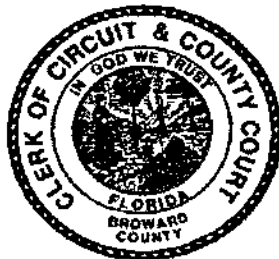
s/k/a 163 Riviera Circle #57-9, Weston, Florida 33326.

UNIT 57, A PORTION OF TRACT 38, BONAVENTURE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE MOST NORTHERLY CORNER OF TRACT 13 OF SAID PLAT; THENCE NORTH 06° 32' 19" WEST FOR A DISTANCE OF 118.54 FEET; THENCE SOUTH 81° 33' 47" WEST FOR A DISTANCE OF 17.00 FEET; TO THE POINT OF BEGINNING; THENCE SOUTH 81° 33' 47" WEST FOR A DISTANCE OF 15.00 FEET; THENCE NORTH 08° 26' 13" WEST ALONG THE PROLONGATION AND CENTERLINE OF THE PARTY WALL FOR A DISTANCE OF 41.00 FEET; THENCE NORTH 81° 33' 47" EAST FOR A DISTANCE OF 15.00 FEET; THENCE SOUTH 08° 26' 13" EAST ALONG THE PROLONGATION AND CENTERLINE OF THE PARTY WALL FOR A DISTANCE OF 41.00 FEET TO THE POINT OF BEGINNING.

Commonly known as 163 RIVIERA CIRCLE, WESTON, FL 33326

Was sold to: ATK ASSOCIATES LLC
6955 NW 186 ST UNIT F107 MIAMI, FL, 33015

Witness my hand and the seal of this court on October 03, 2022.



Brenda D. Forman, Clerk of the Circuit & County Court
Broward County, Florida

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 10/3/2022 2:19:00 PM.****

Total consideration: \$252,100.00

Doc Stamps: \$1,764.70



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

Detail by Entity Name

Florida Limited Liability Company
ATK ASSOCIATES LLC

Filing Information

Document Number	L19000205490
FEI/EIN Number	84-2769304
Date Filed	08/12/2019
Effective Date	08/07/2019
State	FL
Status	ACTIVE

Principal Address

5337 SW 183RD AVE
MIRAMAR, FL 33029

Mailing Address

5337 SW 183RD AVE
MIRAMAR, FL 33029

Registered Agent Name & Address

STEINBERG, ADAM J
200 S. ANDREWS AVENUE
STE 903
FORT LAUDERDALE, FL 33301

Authorized Person(s) Detail

Name & Address

Title MGR

ARORA, RACHANA
5337 SW 183RD AVE
MIRAMAR, FL 33029

Title MGR

SHAH, SHRUTI
1991 SW 164TH AVE
MIRAMAR, FL 33027

Title MGR

KUMAR, AKANKSHA S
15189 SW 33RD STREET
DAVIE, FL 33331

Title MGR

Arora, Karan
5337 SW 183rd Ave
Miramar, FL 33029

Annual Reports

Report Year	Filed Date
2020	01/20/2020
2021	03/22/2021
2022	04/29/2022

Document Images

04/29/2022 -- ANNUAL REPORT	View image in PDF format
03/22/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
08/12/2019 -- Florida Limited Liability	View image in PDF format

Please Record & Return To:
CONSOLIDATED TITLE CO.
1601 N. Palm Ave, Suite 109
Pembroke Pines, FL 33026

This Warranty Deed

Made this 28th day of April A.D. 2000
by CHARLES CHRISTENSEN, a single man

hereinafter called the grantor, to
LESLIE P. TRIPP, a single man

whose post office address is:
163 Riviera Circle
Weston, Florida 33326
Grantees' Tax Id # :

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 \$ 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:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO conditions, easements, restrictions and limitations of record, if any, including all valid zoning ordinances.

Parcel Identification Number: 0005-10-0570

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, 1999

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:


Name: GARY LAUFENBERG


Name & Address: CHARLES CHRISTENSEN LS
1633 SALERNO CIRCLE
WESTON, FLORIDA 33327 LS


Name: Allison Saffran

Name & Address: _____ LS
Name: _____ LS

State of **Florida**
County of **Broward**

The foregoing instrument was acknowledged before me this 28th day of April, 2000, by

CHARLES CHRISTENSEN, a single man

who is personally known to me or who has produced **his driver's license** as identification.


Notary Public
Print Name: _____
My Commission Expires: _____

PREPARED BY: GARY LAUFENBERG
RECORD & RETURN TO:
Consolidated Title Company
1601 N. Palm Avenue, Suite 109
Pembroke Pines, Florida 33026
File No: 00-379G

 GARY LAUFENBERG
COMMISSION # CC 644873
EXPIRES JUN 29, 2001
BONDED THRU
ATLANTIC BONDING CO., INC

INSTR # 100278924
OR BK 30510 PG 0362
RECORDED 05/17/2000 03:59 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 629.30
DEPUTY CLERK 1006

Schedule A

Unit 57,

A Portion of Tract 58, BONAVENTURE, according to the Plat thereof as recorded in Plat Book 82, Page 43 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the most Northerly corner of Tract 15 of said Plat; thence North 00 32'19" West for a distance of 118.54 feet; thence South 81 33'47" West for a distance of 17.00 feet; to the Point of Beginning; thence South 81 33'47" West for a distance of 15.00 feet; thence North 08 26'13" West along the prolongation and centerline of the partywall for a distance of 41.00 feet; thence North 81 33'47" East for a distance of 15.00 feet; thence South 08 26'13" East along the prolongation and centerline of the Party Wall for a distance of 41.00 feet to the Point of Beginning.

Instrument Prepared

RETURN TO:

Ira L. Zuckerman

Ira L. Zuckerman, P.A.

2200 N. Commerce Parkway

Suite 206

Weston, FL 33326

Folio No.: 10005-10-05700

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

This Warranty Deed made and executed this 22ND day of APRIL, 2005
by

LESLIE P. TRIPP, A SINGLE MAN

whose address is 15970 ^{#226} NSR84 SUNRISE FL 33326
hereinafter called the grantor,

to **GEORGE BITAR, JR., A SINGLE MAN**

whose address is: 163 Rivera Circle Weston FL 33326
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:

(SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION)

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, 2004.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the year 2005 and subsequent years.
and further subject to mortgage recorded simultaneously herewith

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 [Signature] LESLIE P. TRIPP (Seal)

[Signature]
Witness Printed Name George Arritola.

(Notary Page to Warranty Deed)

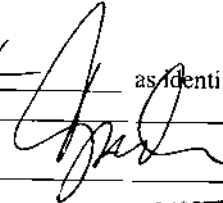
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 12 day of April, 2005 by

LESLIE P. TRIPP, A SINGLE MAN

who is () personally known to me or has produced a FIA OIC as identification.

Notary Public
Print Name:



(Affix Current Seal/Stamp)

My Commission Expires



(END)

EXHIBIT "A"

Unit 57,

A Portion of Tract 58, BONAVENTURE, according to the Plat thereof as recorded in Plat Book 82, Page 43 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the most Northerly corner of Tract 15 of said Plat; thence North 00 32'19" West for a distance of 118.54 feet; thence South 81 33'47" West for a distance of 17.00 feet; to the Point of Beginning; thence South 81 33'47" West for a distance of 15.00 feet; thence North 08 26'13" West along the prolongation and centerline of the partywall for a distance of 41.00 feet; thence North 81 33'47" East for a distance of 15.00 feet; thence South 08 26'13" East along the prolongation and centerline of the Party Wall for a distance of 41.00 feet to the Point of Beginning.

Instrument Prepared by:
And RETURN TO:
Ira L. Zuckerman, P.A.
601 South Ocean Drive
Hollywood, FL 33019

Issued in accordance with C-2873179
Folio Number: 10005-10-0570

This Quit Claim Deed, executed the 12 day of JANUARY, 2007, by

GEORGE BITAR, JR., a single man
as Grantor whose address is 517 SW 168 Way Weston, FL 33326 and party
of the first part,

to **GEORGE BITAR, JR. a single man and FALLON THOMAS, a single woman as**
Joint Tenants With Right of Survivorship, as not as Tenants in Common.
as Grantees whose post office address is (GB) 517 SW 168 Way Weston, FL 33326
(FT) 20401 SW 52 ST P. Pine 33332 and parties of the second part.

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

Witnesseth, That the first party, for and in consideration of the sum of (\$10.00) TEN AND NO/100 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of BROWARD, State of FLORIDA, to-wit:

Unit 57, A Portion of Tract 58, BONAVENTURE, according to the Plat thereof, recorded in Plat Book 82, at Page 43, of the Public Records of Broward County, Florida; more particularly described in the attached Exhibit "A" - Legal Description.

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

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
LESLIE P. TRIM
Printed Name
ASU
Witness Signature
Austin Scott

[Signature]
GEORGE BITAR, JR.

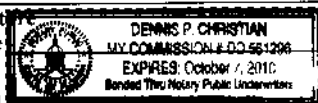
STATE OF: FLORIDA

COUNTY OF: BROWARD

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized to administer oaths and take acknowledgments, personally appeared : GEORGE BITAR, JR., a single man known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one:) () Said person(s) is/are personally known to me. () Said person(s) provided _____ as identification.

WITNESS my hand and official seal in the County and State aforesaid this _____ day of JANUARY, 2007.

Notary Signat
Printed Name



My Commission Expires:

(CURRENT SEAL/STAMP)

EXHIBIT "A"

Unit 57,
a Portion of Tract 58, SCHAEFFER, according to the Plat
thereof as recorded in Plat Book 22, Page 42 of the Public
Records of Broward County, Florida, being more particularly
described as follows:
Commence at the most northerly corner of Tract 15 of said Plat;
thence North 00 32' 19" West for a distance of 118.54 feet; thence
South 81 33' 47" West for a distance of 17.00 feet; to the Point
of Beginning; thence South 81 19' 47" West for a distance of 13.00
feet; thence North 08 28' 13" West along the prolongation and
centerline of the party wall for a distance of 41.00 feet;
thence North 81 33' 47" East for a distance of 13.00 feet; thence
South 08 26' 13" East along the prolongation and centerline of
the Party Wall for a distance of 41.00 feet to the Point of
Beginning.

Prepared by and Return to:
Fallon Thomas
163 Riviera Circle
Weston, FL 33326
Property ID: 5040 05 10 0570

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 11th day of January, 2008, by **GEORGE BITAR, JR.**, a single man, whose post office address is 517 SW 168 Way, Weston, Florida 33326, the GRANTOR, to his God-daughter **FALLON THOMAS**, a married woman, (hereinafter called the GRANTEE), whose post office address is 163 Riviera Circle, Weston, Florida 33326.

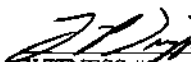
WITNESSETH, that the GRANTOR for love and affection other good consideration does hereby remise, release and quitclaim unto GRANTEES and GRANTEES' heirs and assigns forever, all the right, title, interest and claim which GRANTOR has in the following described parcel of land, and improvements and appurtenances thereto in the County of Broward, State of Florida to wit:

See EXHIBIT A, attached.

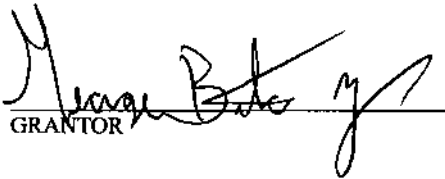
Note: This is an inter-family transfer without any consideration beyond love and affection, and accordingly is subject only to the minimum document stamp tax of \$0.70, pursuant to Rule 12B-4.014(2)(b), Fla. Admin. Code.

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

Signed, sealed and delivered in the presence of:



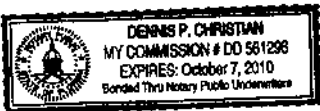
WITNESS #1



GRANTOR

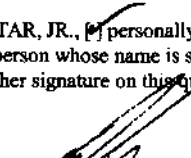


WITNESS #2



State of Florida)
County of Broward)

On this 11th day of January, 2008, appeared GRANTOR, GEORGE BITAR, JR., personally known to me or who provided identification of _____ to be the person whose name is subscribed to within this quitclaim deed and acknowledged to me that she executed the same by her signature on this quitclaim deed.



Signature of Notary

(2)

EXHIBIT "A"

Unit 37.

A Portion of Tract 58, SOMAVERTURE, according to the Plat thereof as recorded in Plat Book 82, Page 43 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the most Northerly corner of Tract 15 of said Plat; thence North 00 32'13" West for a distance of 118.56 feet; thence South 81 33'47" West for a distance of 17.00 feet; to the Point of Beginning; thence South 01 33'47" West for a distance of 15.00 feet; thence North 08 26'13" West along the prolongation and centerline of the partywall for a distance of 41.00 feet; thence North 81 33'47" East for a distance of 15.00 feet; thence South 08 26'13" East along the prolongation and centerline of the Party Wall for a distance of 41.00 feet to the Point of Beginning.

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

RIVIERA AT BONAVENTURE HOMEOWNERS ASSOCIATION INC
Plaintiff

COWE-10-000016

VS.

Division: 80

THOMAS, FALLON ; UNK SPOUSE OF FALLON THOMAS ; UNK
TENANT ONE ; UNK TENANT TWO
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 August 05, 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:

Unit 57

A Portion of Tract 58, BONAVENTURE, according to the Plat thereof as recorded in Plat Book 82, Page 43 of the Public Records of Broward County, Florida, being more particularly described as follows:

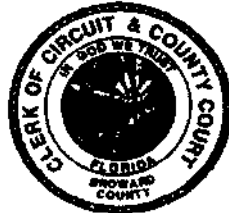
Commence at the most Northerly corner of Tract 15 of said Plat; thence North 00°32'19" West for a distance of 118.54 feet; thence South 81°33'47" West for a distance of 17.00 feet; to the Point of Beginning; thence South 81°33'47" West for a distance of 15.00 feet; thence North 08°26'13" West along the prolongation and centerline of the partywall for a distance of 41.00 feet; thence North 81°33'47" East for a distance of 15.00 feet, thence South 08°26'13" East along the prolongation and centerline of the party wall for a distance of 41.00 feet to the Point of Beginning.

a/k/a: 163 Riviera Circle, Weston, FL 33326

Was sold to: RIVIERA AT BONAVENTURE HOMEOWNERS ASSOCIATION INC
1900 NORTH COMMERCE PARKWAY WESTON, FL, 33326

Witness my hand and the seal of this court on August 17, 2011.

COPIES TO ALL PARTIES



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

9 ✓

*** FILED: BROWARD COUNTY, FL Howard C. Forman. CLERK 3/30/2015 1:06:57 PM.***

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

DEUTSCHE BANK NAT TRUST COMPANY
Plaintiff

CACE-10-004406

VS

Division 11

RIVIERA AT BONAVENTURE HO ASSN INC , THOMAS, FALLON
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 March 27, 2014, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections

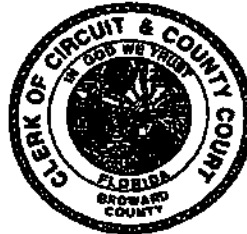
The following property in Broward County, Florida

- SEE ATTACHMENT -

Was sold to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-A, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2007-1

C/O OCWEN LOAN SERVICING, LLC 1661 WORTHINGTON ROAD WEST PALM BEACH, FL, 33409

Witness my hand and the seal of this court on April 08, 2014



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

Total consideration
\$100 00
Doc Stamps \$0 70

UNIT 57, A PORTION OF TRACT 58, BONAVENTURE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE MOST NORTHERLY CORNER OF TRACT 15 OF SAID PLAT; THENCE NORTH 00° 32' 19" WEST FOR A DISTANCE OF 118.54 FEET; THENCE SOUTH 81° 33' 47" WEST FOR A DISTANCE OF 17.00 FEET; TO THE POINT OF BEGINNING; THENCE SOUTH 81° 33' 47" WEST FOR A DISTANCE OF 15.00 FEET; THENCE NORTH 08° 26' 13" WEST ALONG THE PROLONGATION AND CENTERLINE OF THE PARTY WALL FOR A DISTANCE OF 41.00 FEET; THENCE NORTH 81° 33' 47" EAST FOR A DISTANCE OF 15.00 FEET; THENCE SOUTH 08° 26' 13" EAST ALONG THE PROLONGATION AND CENTERLINE OF THE PARTY WALL FOR A DISTANCE OF 41.00 FEET TO THE POINT OF BEGINNING.

Commonly known as 163 RIVIERA CIRCLE, WESTON, FL 33326

This document prepared by (and after recording return to):
Name: David Jenkins)
Premium Title Services, Inc.)
Firm 1000 Abernathy Road NE, Suite)
200)
Atlanta, GA 30328)
Phone: (855)339-6325)
After recording return to 2833 Executive Park Drive, Ste)
200, Weston, FL 33331)
Asset No. 7190069679)
File No. CE1510-FL-2793777)

Above This Line Reserved
For Official Use Only

SPECIAL WARRANTY DEED

**STATE OF FLORIDA
COUNTY OF Broward**

THIS DEED, made this 4 day of MARCH, 2016 by and between DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2007-A, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2007-A, a national banking association, organized and existing under the laws of The United States of America; hereinafter called the Grantor, whose mailing address is: c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409; and Mosmartney Invest LLC, A Delaware limited liability company hereinafter called the Grantee, whose mailing address is:

2833 Executive Park Drive, Ste 200, Weston, FL 33331

WITNESSETH, that the Grantor, for and in consideration for the sum of: \$168,544.00 and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Broward, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PARCEL ID #: 504005-10-0570
Located at 163 Riviera Circle, Weston, FL 33326

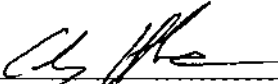
TOGETHER, with all of the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

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

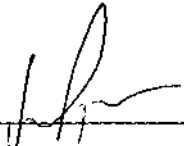
AND the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

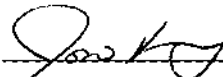
In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Chris Heinichen
Print Name

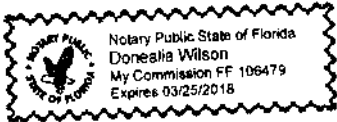
DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for
HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST
Series INABS 2007-A, HOME EQUITY MORTGAGE LOAN
ASSET-BACKED CERTIFICATES Series INABS 2007-A
by Ocwen Loan Servicing, LLC as Attorney-In-Fact


Witness
Jose Manrique
Print Name

BY  Jon King
of Ocwen Loan Servicing, LLC, as Attorney-in-Fact
Address: C/O Ocwen Loan Servicing, LLC,
1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4 day of March,
2016 by Jon King as Attorney-in-Fact of Ocwen Loan
Servicing, LLC as Attorney-in-Fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for
HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2007-A, HOME EQUITY
MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2007-A, who is personally known to me
or who has produced Personally Known To Me as identification and who did (did
not) take an oath.




Notary Public Donealia Wilson

(Notarial Seal)

Printed Name
My Commission Expires: 3/25/18

EXHIBIT "A"

CE1510-FL-2793777

UNIT 57, A PORTION OF TRACT 58, BONAVENTURE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF TRACT 15 OF SAID PLAT; THENCE NORTH 00° 32' 19" WEST FOR A DISTANCE OF 118.54 FEET; THENCE SOUTH 81° 33' 47" WEST FOR A DISTANCE OF 17.00 FEET; TO THE POINT OF BEGINNING; THENCE SOUTH 81° 33' 47" WEST FOR A DISTANCE OF 15.00 FEET; THENCE NORTH 08° 26' 13" WEST ALONG THE PROLONGATION AND CENTERLINE OF THE PARTY WALL FOR A DISTANCE OF 41.00 FEET; THENCE NORTH 81° 33' 47" EAST FOR A DISTANCE OF 15.00 FEET, THENCE SOUTH 08° 26' 13" EAST ALONG THE PROLONGATION AND CENTERLINE OF THE PARTY WALL FOR A DISTANCE OF 41.00 FEET TO THE POINT OF BEGINNING.

Parcel ID No.: 504005-10-0570

RETURN TO:
OFFICE OF THE SPECIAL MAGISTRATE
CLERK
CITY OF WESTON
17200 Royal Palm Boulevard
WESTON, FLORIDA 33326

BEFORE THE CODE ENFORCEMENT
SPECIAL MAGISTRATE OF THE
CITY OF WESTON, FL

DOCKET NO.
CITATION NO. CASE20-00649

CITY OF WESTON

Petitioner,
vs.
MOSMARTNEY INVEST LLC
163 RIVIERA CIR, #57-9,
WESTON, FL 33326

Respondent

CERTIFICATION

I CERTIFY THIS TO BE A TRUE & CORRECT
COPY OF THE ORIGINAL DOCUMENT ON
FILE.

WITNESS MY HAND AND OFFICIAL SEAL OF
THE CITY OF WESTON, IN THE COUNTY OF
BROWARD, FLORIDA, THIS 8 DAY OF
June, 2022
Patricia A. Bates
CITY CLERK

CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT SPECIAL MAGISTRATE of the CITY OF WESTON, FLORIDA on the 19th day of August, 2021, and upon the presentation of testimony and other evidence in this case, the Special Magistrate finds:

1. The Respondent(s) own(s) certain real property located at:

163 RIVIERA CIR, #57-9, WESTON, FL 33326

more particularly described as

BONAVENTURE 82-43 8 POR TR 58 DESC AS COMM MOST NLY COR TR 15 OF SAID PLAT N 118.54 SW 17
TO POB, SW 15, NW 41, NE 15, SE 41 TO POB AKA: LOT 57 RIVIERA AT BONAVENTURE

which is the subject of this Code Enforcement Special Magistrate proceeding.

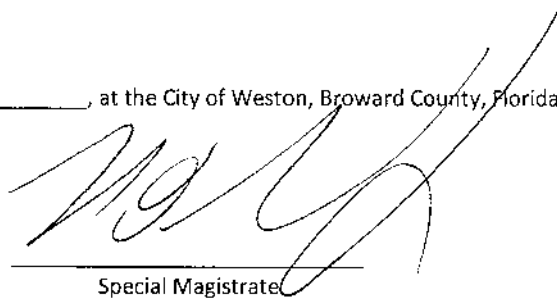
2. The Code Enforcement Final Order entered by the Special Magistrate required the Respondent(s) to take corrective action on or before the Compliance Date of Wednesday, July 28, 2021.

3. On Thursday, August 19, 2021, the Code Enforcement Officer took an oath and testified before the Code Enforcement Special Magistrate that the required corrective action was not taken as ordered, and that the violation(s) in question still exist (s). Additionally, the Code Enforcement Officer further testified that Respondent has failed to pay the \$150.00 in Administrative costs imposed by the Final Order. Consequently, this matter remains in non-compliance.

4. Accordingly, the testimony having established that the Respondent(s) has not complied with the Final Order, it is hereby ORDERED and ADJUDGED that the daily fine imposed by the Special Magistrate is hereby certified, and shall continue to accrue at \$200.00 per day from Wednesday, July 28, 2021 until the Respondent(s) have fully complied with all terms of the Final Order. In addition, due to the non-compliance found herein, the Special Magistrate orders the payment of an additional Administrative Cost of \$150.00 for the certification hearing, for a total of \$300.00 in administrative fees certified. This Order, which may be amended, may be recorded and shall, upon recordation, constitute a lien against all property, owned by the Respondent pursuant to Chapter 162, Florida Statutes.

Notes: Prohibited act of a vacation rental, To Wit: Property is advertised as a vacation rental on: HomeAway and Flipkey

ORDERED this August 24, 2021, at the City of Weston, Broward County, Florida.



Special Magistrate
Michael D. Cirullo, Jr.

Attest: Elise Angel

Clerk
City of Weston Code Enforcement
cc: MOSMARTNEY INVEST LLC



City of Weston
17200 Royal Palm Boulevard
Weston, Florida 33326

**SPECIAL MAGISTRATE
FINAL ORDER OR STIPULATED FINAL ORDER**

Case Number: CASE20-00649

Recipient: MOSMARTNEY INVEST LLC

Mailing Address: 2833 EXECUTIVE PARK DR STE 200, WESTON, FL 33331

Property Owner: MOSMARTNEY INVEST LLC

Violation Address: 163 RIVIERA CIR, #57-9, WESTON, FL 33326

Legal Description: BONAVENTURE 82-43 B POR TR 58 DESC AS COMM MOST NLY COR TR
15 OF SAID PLAT,N 118.54 SW 17 TO POB,SW 15,NW 41, NE 15,SE 41 TO
POB AKA: LOT 57 RIVIERA AT BONAVENTURE

THIS CAUSE came before the Special Magistrate on Thursday, July 08, 2021. The evidence or stipulated agreement between the parties result in the following findings of fact:

That MOSMARTNEY INVEST LLC at the property located at 163 RIVIERA CIR, #57-9, WESTON, FL 33326 did violate the following sections of the City of Weston Code of Ordinances for violation:

CERTIFICATION

I CERTIFY THIS TO BE A TRUE & CORRECT
COPY OF THE ORIGINAL DOCUMENT ON
FILE.

WITNESS MY HAND AND OFFICIAL SEAL OF
THE CITY OF WESTON, IN THE COUNTY OF
BROWARD, FLORIDA THIS 8 DAY OF
June, 2022

Patricia A. Bates
CITY CLERK

Violation: 1 of 1

Ordinance/Regulation: CHAPTER 124: ZONING

Section: § 124.15 MULTIPLE FAMILY DISTRICTS (MF).

Description: District purpose: These districts are intended to permit the Development and maintenance of Buildings with multiple Dwelling Units and Hotel Uses, where permitted, to encourage a land use pattern of appropriate locations for multiple Story Buildings.
District purpose: These districts are intended to permit the Development and maintenance of Buildings with multiple Dwelling Units and to promote and encourage a quiet and safe environment.
Permitted Uses : Residential Structures containing two or more Dwelling Units.
Hotel Uses only in the M4 district.
Special exception Uses : Timeshare units.
Prohibited Uses: Vacation Rentals are prohibited in any condominium, cooperative or multi-family Residential Property with more than four Dwelling Units.
Setback/Development standards: See § 124.47.

Date to Comply by: 07/28/2021

Daily Fine: \$200.00

Notes: Prohibited act of a vacation rental, To Wit: Property is advertised as a vacation rental on: HomeAway and Flipkey

The Special Magistrate hereby makes a finding of fact and conclusion of law, based upon the evidence and testimony presented, that one or more violations of the City of Weston Code of Ordinances exist; therefore it is hereby ordered as follows:

That MOSMARTNEY INVEST LLC is hereby ordered to correct the violation(s) on or before the dates shown above.

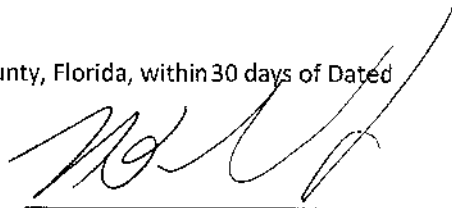
In addition, enforcement costs of \$150.00 are due and must be paid within thirty (30) days of the date of this order.

Please make your check payable to the City of Weston.

IT IS YOUR RESPONSIBILITY TO CONTACT YOUR CODE ENFORCEMENT OFFICER WHEN YOU ARE IN COMPLIANCE. (954-385-0500).

Pursuant to section 162.09, (Florida Statutes), if the violation is not corrected by the dates noted above, this matter will be heard before the Special Magistrate on to consider certifying the fine. If the fine is certified at that time, a certified copy of the order certifying a fine shall be recorded in the Public Records of Broward County, and once recorded, shall constitute a lien against the property upon which the violation exists and upon any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes. Section 162.09 Florida Statutes, provides that repeat violations may result in the assessment of a fine up to \$5000.00 per day.

This order is appealable solely to the Circuit Court of Broward County, Florida, within 30 days of Dated
this July 19, 2021.



Michael D. Cirullo Jr.
Special Magistrate

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this 19th day of July, 2021 by Michael D. Cirullo Jr.



NOTARY PUBLIC, STATE OF FLORIDA

Personally known or produced identification
Type of identification produced _____





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

Detail by Entity Name

Florida Not For Profit Corporation

RIVIERA AT BONAVENTURE HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number N94000005258

FEI/EIN Number 65-0740791

Date Filed 10/21/1994

State FL

Status ACTIVE

Principal Address

C/O TPMG
2645 Executive Park Drive
127
Weston, FL 33331

Changed: 03/15/2021

Mailing Address

C/O TPMG
2645 Executive Park Drive
127
Weston, FL 33331

Changed: 03/15/2021

Registered Agent Name & Address

Eisinger Law
4000 Hollywood Blvd
Presidential Circle
265-S
Hollywood, FL 33021

Name Changed: 03/15/2021

Address Changed: 04/03/2019

Officer/Director Detail

Name & Address

Title President

QUIROZ, JOSE
2645 Executive Park Drive
127
Weston, FL 33331

Title Treasurer

ALEZONES, ROMMEL
2645 Executive Park Drive
127
Weston, FL 33331

Title Director

BADOINO, JANNETT
2645 Executive Park Drive
127
Weston, FL 33331

Title Secretary

PEREZ, LUIS
2645 Executive Park Drive
127
Weston, FL 33331

Title VP

BALDINI, SHIRLEY
2645 Executive Park Drive
127
Weston, FL 33331

Annual Reports

Report Year	Filed Date
2020	01/15/2020
2021	03/15/2021
2022	03/01/2022

Document Images

03/01/2022 -- ANNUAL REPORT	View image in PDF format
03/15/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
04/03/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
01/29/2019 -- ANNUAL REPORT	View image in PDF format
01/29/2018 -- ANNUAL REPORT	View image in PDF format
03/16/2017 -- ANNUAL REPORT	View image in PDF format
07/18/2016 -- Reg. Agent Change	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format

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

DATE: April 3rd, 2023
PROPERTY ID # 504005-10-0570 (TD # 50225)

WARNING

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

CITY OF WESTON
17200 ROYAL PALK BLVD
WESTON, FL 33326

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 163 RIVIERA CIR #57-9 WESTON, FL 33326 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 April 28, 2023\$19,401.58

Or

* Estimated Amount due if paid by May 16, 2023\$19,649.40

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

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

DATE: April 3rd, 2023
PROPERTY ID # 504005-10-0570 (TD # 50225)

WARNING

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

ATK ASSOCIATES LLC
163 RIVIERA CIR #57-9
WESTON, FL 33326

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 163 RIVIERA CIR #57-9 WESTON, FL 33326 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 April 28, 2023\$19,401.58

Or

* Estimated Amount due if paid by May 16, 2023\$19,649.40

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

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

DATE: April 3rd, 2023
PROPERTY ID # 504005-10-0570 (TD # 50225)

WARNING

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

MOSMARTNEY INVEST LLC
2833 EXECUTIVE PARK DR STE 200
WESTON, FL 33331

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 163 RIVIERA CIR #57-9 WESTON, FL 33326 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 April 28, 2023\$19,401.58

Or

* Estimated Amount due if paid by May 16, 2023\$19,649.40

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

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

DATE: April 3rd, 2023
PROPERTY ID # 504005-10-0570 (TD # 50225)

WARNING

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

MOSMARTNEY INVEST LLC
163 RIVIERA CIR #57-9
WESTON, FL 33326-3115

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 163 RIVIERA CIR #57-9 WESTON, FL 33326 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 April 28, 2023\$19,401.58

Or

* Estimated Amount due if paid by May 16, 2023\$19,649.40

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

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

DATE: April 3rd, 2023
PROPERTY ID # 504005-10-0570 (TD # 50225)

WARNING

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

OFFICE OF THE SPECIAL MAGISTRATE CLERK
CITY OF WESTON
17200 ROYAL PALM BLVD.
WESTON, FL 33326

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 163 RIVIERA CIR #57-9 WESTON, FL 33326 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 April 28, 2023\$19,401.58
- Or
- * Estimated Amount due if paid by May 16, 2023\$19,649.40

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

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

DATE: April 3rd, 2023
PROPERTY ID # 504005-10-0570 (TD # 50225)

WARNING

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

EISINGER LAW, REGISTERED AGENT,
O/B/O RIVIERA AT BONAVENTURE HOMEOWNERS ASSOCIATION, INC.
4000 HOLLYWOOD BLVD
PRESIDENTIAL CIRCLE 265-S
HOLLYWOOD, FL 33021

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 163 RIVIERA CIR #57-9 WESTON, FL 33326 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 April 28, 2023\$19,401.58
- Or
- * Estimated Amount due if paid by May 16, 2023\$19,649.40

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

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

DATE: April 3rd, 2023
PROPERTY ID # 504005-10-0570 (TD # 50225)

WARNING

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

RIVIERA AT BONAVENTURE HOMEOWNERS ASSOCIATION, INC.
C/O TPMG
2645 EXECUTIVE PARK DRIVE 127
WESTON, FL 33331

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 163 RIVIERA CIR #57-9 WESTON, FL 33326 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 April 28, 2023\$19,401.58
Or
* Estimated Amount due if paid by May 16, 2023\$19,649.40

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

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

DATE: April 3rd, 2023
PROPERTY ID # 504005-10-0570 (TD # 50225)

WARNING

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

ATK ASSOCIATES LLC
6955 NW 186 ST UNIT F107
MIAMI, FL 33015

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 163 RIVIERA CIR #57-9 WESTON, FL 33326 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 April 28, 2023\$19,401.58

Or

* Estimated Amount due if paid by May 16, 2023\$19,649.40

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

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

DATE: April 3rd, 2023
PROPERTY ID # 504005-10-0570 (TD # 50225)

WARNING

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

ATK ASSOCIATES LLC
5337 SW 183RD AVE
MIRAMAR, FL 33029

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 163 RIVIERA CIR #57-9 WESTON, FL 33326 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 April 28, 2023\$19,401.58

Or

* Estimated Amount due if paid by May 16, 2023\$19,649.40

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

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

DATE: April 3rd, 2023
PROPERTY ID # 504005-10-0570 (TD # 50225)

WARNING

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

ADAM J STEINBERG, REGISTERED AGENT,
O/B/O ATK ASSOCIATES LLC
200 S. ANDREWS AVENUE STE 903
FORT LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 163 RIVIERA CIR #57-9 WESTON, FL 33326 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 April 28, 2023\$19,401.58
- Or
- * Estimated Amount due if paid by May 16, 2023\$19,649.40

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

7022 1670 0001 4599 2568

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

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

OFFICIAL USE

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

Postmark
Here

Postage
\$
Total
\$
Sent
Street
City, State

TD 50225 MAY 2023 WARNING
CITY OF WESTON
17200 ROYAL PALK BLVD
WESTON, FL 33326

7022 1670 0001 4599 2575

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

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

OFFICIAL USE

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

Postmark
Here

Postage

\$

Total

\$

Sent To

Street

City, St.

TD 50225 MAY 2023 WARNING
ATK ASSOCIATES LLC
163 RIVIERA CIR #57-9
WESTON, FL 33326

2852 6654 1000 0001 4599 2582

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

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & 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

Post	TD 50225 MAY 2023 WARNING
\$	MOSMARTNEY INVEST LLC
Total	2833 EXECUTIVE PARK DR STE 200
\$	WESTON, FL 33331
Sen	_____
Stre	_____
City, State, ZIP	_____

7022 1670 0001 4599 6599 2599

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

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & 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

Post

\$

Total

\$

Sen

Str

City, State, ZIP

TD 50225 MAY 2023 WARNING
MOSMARTNEY INVEST LLC
163 RIVIERA CIR #57-9
WESTON, FL 33326-3115

7022 1670 0001 4599 2605

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

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

OFFICIAL USE

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

Postmark
Here

Postage

\$ _____

Total P: \$ _____

Sent To _____

Street a. _____

City, Sta _____

TD 50225 MAY 2023 WARNING
OFFICE OF THE SPECIAL MAGISTRATE
CLERK
CITY OF WESTON
17200 ROYAL PALM BLVD.
WESTON, FL 33326

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

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

OFFICIAL USE

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

Postmark
Here

Postage	
\$	

Total

\$ _____

Sent _____

Street _____

City, State _____

PS Form 3800, July 2002 (PSN 7530-02-000-9047)

TD 50225 MAY 2023 WARNING

EISINGER LAW, REG AGENT,
O/B/O RIVIERA AT BONAVENTURE HOMEOWNERS
ASSOC, INC.
4000 HOLLYWOOD BLVD
PRESIDENTIAL CIRCLE 265-S
HOLLYWOOD, FL 33021

See Reverse for Instructions.

7022 1670 0001 4599 2612

7022 1670 0001 4599 2629

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

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

OFFICIAL USE

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

Postmark
Here

Postage

\$
Total

\$
Sent

Street

City, State

TD 50225 MAY 2023 WARNING
RIVIERA AT BONAVENTURE HOMEOWNERS
ASSOCIATION, INC.
C/O TPMG
2645 EXECUTIVE PK DRIVE 127
WESTON, FL 33331

7022 1670 0001 4599 2636

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

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

OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	

Sent To
Street
City, St

TD 50225 MAY 2023 WARNING
ATK ASSOCIATES LLC
6955 NW 186 ST UNIT F107
MIAMI, FL 33015

PS Form

See Reverse for Instructions

7022 1670 0001 4992 6654 4000 2207

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

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

OFFICIAL USE

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

Postmark
Here

Postage	
\$	_____
Total	\$ _____
Sent to	_____
Street	_____
City, St.	_____

TD 50225 MAY 2023 WARNING
ATK ASSOCIATES LLC
5337 SW 183RD AVE
MIRAMAR, FL 33029

7022 1670 0001 4599 2650

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

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

OFFICIAL USE

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

Postmark
Here

Postage

\$
Total
\$
Sent
Street
City

TD 50225 MAY 2023 WARNING
ADAM J STEINBERG, REGISTERED AGENT,
O/B/O ATK ASSOCIATES LLC
200 S. ANDREWS AVE STE 903
FORT LAUDERDALE, FL 33301

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 50225 MAY 2023 WARNING
ATK ASSOCIATES LLC
6955 NW 186 ST UNIT F107,
MIAMI, FL 33015**



9590 9402 6458 0346 4447 76

2. Article Number (Transfer from service label)

7022 1670 0001 4599 2636

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restrict
 Certified Mail® Delivery
 Certified Mail Restricted Delivery Signature Confirmation'
 Collect on Delivery Signature Confirmation
 Collect on Delivery Restricted 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 50225 MAY 2023 WARNING
 RIVIERA AT BONAVENTURE HOMEOWNERS
 ASSOCIATION, INC.
 C/O TPMG
 2645 EXECUTIVE PK DRIVE 127
 WESTON, FL 33331

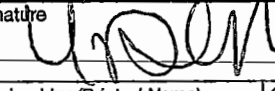


9590 9402 6458 0346 4447 83

2. Article Number (Transfer from service label)

7022 1670 0001 4599 2629

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) Y. S. H. C. Date of Delivery 5-8-23

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

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 50225 MAY 2023 WARNING
MOSMARTNEY INVEST LLC
163 RIVIERA CIR #57-9
WESTON, FL 33326-3115**



9590 9402 6458 0346 4448 13

2. Article Number (Transfer from service label)

7022 1670 0001 4599 2599

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
X Daniel Addressee
- B. Received by (Printed Name) C. Date of Delivery
Daniel P. Pardo 4/6
- D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation™
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery
 Collect on Delivery Restricted 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 50225 MAY 2023 WARNING
 ATK ASSOCIATES LLC
 163 RIVIERA CIR #57-9
 WESTON, FL 33326**



9590 9402 6458 0346 4448 37

2. Article Number (Transfer from service label)

7022 1670 0001 4599 2575

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 x Daniel Addressee

B. Received by (Printed Name) C. Date of Delivery
 Daniel Puerto 4/16

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

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 50225 MAY 2023 WARNING
OFFICE OF THE SPECIAL MAGISTRATE
CLERK
CITY OF WESTON
17200 ROYAL PALM BLVD.
WESTON, FL 33326



9590 9402 6458 0346 4448 06

2. Article Number (Transfer from sender label)

7022 1670 0001 4599 2605

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
M Bishop Addressee

B. Received by (Printed Name) C. Date of Delivery
Maria Bishop *4/6/23*

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 Restrict Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
- all Restricted Delivery (over \$500)

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 50225 MAY 2023 WARNING
CITY OF WESTON
17200 ROYAL PALK BLVD
WESTON, FL 33326



9590 9402 6458 0346 4448 44

2. Article Number (Transfer from service label)

7022 1670 0001 4599 2568

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X *M Bishop*

B. Received by (Printed Name) C. Date of Delivery
Maria Bishop *4-6-23*

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

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation™
 Certified Mail Restricted Delivery Signature Confirmation™ Restricted Delivery
 Collect on Delivery Signature Confirmation™ Restricted Delivery
 Collect on Delivery Restricted Delivery Signature Confirmation™ Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 50225 MAY 2023 WARNING
EISINGER LAW, REG AGENT,
O/B/O RIVIERA AT BONAVENTURE HOMEOWNERS
ASSOC, INC.
4000 HOLLYWOOD BLVD
PRESIDENTIAL CIRCLE 265-S
HOLLYWOOD, FL 33021



9590 9402 6458 0346 4447 90

2. Article Number (Transfer from service label)

7022 1670 0001 4599 2612

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Eisinger Law* Agent
4000 Hollywood Boulevard Addressee
Suite 265-S
Hollywood, FL 33021
- B. Received by (Printed Name) Date of Delivery *4/6/23*
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

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

Domestic Return Receipt