

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

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 |
|-----------------|----------|---|
| 5141 21 AD 0110 | 646221 | 2218-2248 SW 80 TER #CU-16 MIRAMAR 33025 |

Legal Description

STORAGE UNIT CU-16, OF VERANO AT MIRAMAR, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED ON NOVEMBER 8, 2005 IN OFFICIAL RECORDS BOOK 40855, PAGE 1725, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Other Parcel Info

| Certificate # | Assessed Value | Homestead? | Mobile Home? | Bankruptcy? |
|---------------|----------------|------------|--------------|-------------|
| 2020 - 17049 | \$6,370 | No | No | No |

Owner of Record on Current Tax Roll

CINDY A JACOBS

Billing Name & Address

19524 SW 51 CT
MIRAMAR FL 33029

UPDATE 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:05/30/2023

Search covers previous search through:05/21/2023

Kinsey Ram
Title Examiner

Note: Parties and documents from previous search are not included in this update.

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

MORTGAGE HOLDER**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

LIEN HOLDER**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

OTHER PARTIES**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

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| Parcel ID | Alt. Key | Property Address |
|-----------------|----------|---|
| 5141 21 AD 0110 | 646221 | 2218-2248 SW 80 TERRACE #CU-16 MIRAMAR 33025 |

Legal Description

STORAGE UNIT CU-16, OF VERANO AT MIRAMAR, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED ON NOVEMBER 8, 2005 IN OFFICIAL RECORDS BOOK 40855, PAGE 1725, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Other Parcel Info

| Certificate # | Assessed Value | Homestead? | Mobile Home? | Bankruptcy? |
|---------------|----------------|------------|--------------|-------------|
| 2020 - 17049 | \$6,370 | No | No | No |

Owner of Record on Current Tax Roll

CINDY A JACOBS

Billing Name & Address

19524 SW 51 CT
MIRAMAR FL 33029

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:12/27/2022 **Search covers** **20 years** **through:**12/19/2022

Kinsey Ram
Title Examiner

General Examiner Comments:

Warranty Deed 43894-1108 is a deed out of the developer.

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

CINDY A JOCOBS
19524 SW 51 CT
MIRAMAR FL 33029

Document

Tax Deed
Inst:115638337

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

Warranty Deed
Bk:43894 Pg:1108

Quit Claim Deed
Inst:114078026

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**

VERANO AT MIRAMAR CONDOMINIUM
ASSOCIATION, INC.
5600 SW 135 AVENUE SUITE 108
MIAMI FL 33183

Document

Sunbiz

Examiner Comments

Declaration in 40855-1725.

Name & Address of Record

BALDY MARTINEZ, PA, REGISTERED AGENT,
O/B/O VERANO AT MIRAMAR CONDOMINIUM
ASSOCIATION, INC.
1999 SW 27 AVENUE
MIAMI FL 33145

Document

Sunbiz

Examiner Comments

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

File Name

50230PA.pdf



| | | | |
|-------------------------------|--|----------------|-----------------|
| Site Address | 2218-2248 SW 80 TERRACE #CU-16, MIRAMAR FL 33025 | ID # | 5141 21 AD 0110 |
| Property Owner | JACOBS, CINDY A | Millage | 2713 |
| Mailing Address | 19524 SW 51 CT MIRAMAR FL 33029 | Use | 12 |
| Abbr Legal Description | VERANO AT MIRAMAR COMMERCIAL CONDOMINIUM UNIT CU-16 BLDG 16 PER AMCDO CIN #: 105800415 | | |

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 | \$640 | \$5,730 | \$6,370 | \$6,370 | |
| 2021 | \$590 | \$5,300 | \$5,890 | \$5,890 | \$356.19 |
| 2020 | \$630 | \$5,660 | \$6,290 | \$6,290 | \$364.71 |

| 2022 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|---------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$6,370 | \$6,370 | \$6,370 | \$6,370 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$6,370 | \$6,370 | \$6,370 | \$6,370 |
| 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 | \$6,370 | \$6,370 | \$6,370 | \$6,370 |

| Sales History | | | |
|---------------|-------|---------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 2/21/2019 | TXD-D | \$8,200 | 115638337 |
| 9/22/2016 | QCD-T | \$100 | 114078026 |
| 11/16/2006 | WD | \$100 | 43894 / 1108 |
| | | | |
| | | | |

| Land Calculations | | |
|--|--------|------|
| Price | Factor | Type |
| | | |
| | | |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. | | 85 |
| Units | | 1 |
| Eff./Act. Year Built: 2006/1986 | | |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 27 | | | 1K | | | MM | | |
| C | | | 1K | | | | | |
| 85 | | | .01 | | | 1 | | |

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #50230

**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 July 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:

BALDY MARTINEZ, P.A.,
REGISTERED AGENT
O/B/O VERANO AT MIRAMAR
CONDOMINIUM ASSOCIATION
1999 SW 27TH AVENUE
MIAMI, FL 33145

CINDY A JOCOBS
2218-2248 SW 80TH TERR #CU-
16
MIRAMAR, FL 33025

CINDY A JOCOBS
19524 SW 51 CT
MIRAMAR, FL 33029

CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E. BROWARD BLVD STE
1900
FT LAUDERDALEZ, FL 33301-
1949

CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PL
MIRAMAR, FL 33025-6577

VERANO AT MIRAMAR
8029 SW 21ST CT
MIRAMAR, FL 33025

VERANO AT MIRAMAR
CONDOMINIUM ASSOCIATION
5600 SW 135TH AVENUE SUITE
108
MIAMI, FL 33183

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 July 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**

25

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50230

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: 514121-AD-0110

Certificate Number: 17049

Date of Issuance: 05/26/2020

Certificate Holder: GREEN GULF GROUP CO

Description of Property: VERANO AT MIRAMAR COMMERCIAL
CONDOMINIUM
UNIT CU-16 BLDG 16
PER AMCDO CIN #: 105800415

Name in which assessed: JACOBS,CINDY A

Legal Titleholders: JACOBS,CINDY A
19524 SW 51 CT
MIRAMAR, FL 33029

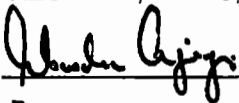
All of said property being in the County of Broward, State of Florida.

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: 2558.08

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Certificate Holder: GREEN GULF GROUP CO

Description of Property: VERANO AT MIRAMAR COMMERCIAL

CONDOMINIUM

UNIT CU-16 BLDG 16

PER AMCDO CIN #: 105800415

STORAGE UNIT CU-16, OF VERANO AT MIRAMAR, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED ON NOVEMBER 8, 2005 IN OFFICIAL RECORDS BOOK 40855, PAGE 1725, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name in which assessed: JOCOBS, CINDY A

Legal Titleholders: JOCOBS, CINDY A

19524 SW 51 CT

MIRAMAR, FL 33029

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

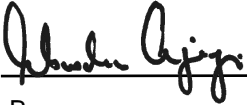
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of August, 2023. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deeduction.net

**Pre-registration is required to bid.*

Dated this 5th day of June, 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: 07/13/2023, 07/20/2023, 07/27/2023 & 08/03/2023

Minimum Bid: 3435.15

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

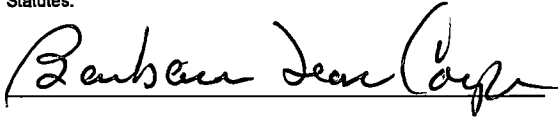
Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter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

50230
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 17049

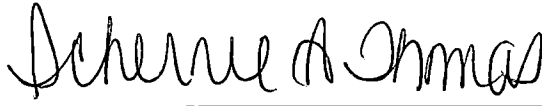
in the XXXX Court,
was published in a newspaper by print in the issues of
Broward Daily Business Review f/k/a Broward Review on

07/13/2023 07/20/2023 07/27/2023 08/03/2023

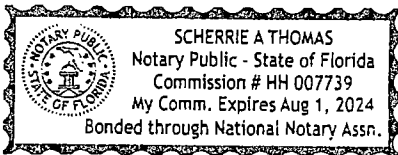
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
3 day of AUGUST, 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 50230**

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: 514121-AD-0110
Certificate Number: 17049
Date of Issuance: 05/26/2020

Certificate Holder:
GREEN GULF GROUP CO

Description of Property:
VERANO AT MIRAMAR
COMMERCIAL CONDOMINIUM
UNIT CU-16 BLDG 16
PER AMCDO CIN #: 105800415
STORAGE UNIT CU-16, OF
VERANO AT MIRAMAR, A
CONDOMINIUM, ACCORDING
TO THE DECLARATION OF
CONDOMINIUM THEREOF, AS
RECORDED ON NOVEMBER 8,
2005 IN OFFICIAL RECORDS
BOOK 40855, PAGE 1725, OF
THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA

Name in which assessed:
JACOBS, CINDY A

Legal Titleholders:
JACOBS, CINDY A
19524 SW 51 CT
MIRAMAR, FL 33029

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of August, 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 5th day of June, 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: 3435.15
401-314
7/13-20-27 8/3 23-03/0000671984B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23024360

Broward County, FL VS Cindy A. Jacobs

RETURN OF SERVICE



Court Case # TD 50230

Hearing Date:08/16/2023

Received by CCN 15420

07/07/2023 2:35 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Cindy A. Jacobs 19524 SW 51 Court Miramar FL 33029**

Served:

Not Served:

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

Date: 07/07/2023 Time: 11:09 AM

On Cindy A. Jacobs 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 #15420

You can now check the status of your writ by visting 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.

T. Brown, #15420

RECEIPT INFORMATION

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

EXECUTION COSTS

DEMAND/LEVY INFORMATION

| | |
|-----------------------|--------|
| Judgment Date | n/a |
| Judgment Amount | \$0.00 |
| Current Interest Rate | 0.00% |
| Interest Amount | \$0.00 |
| Liquidation Fee | \$0.00 |
| Sheriff's Fees | \$0.00 |
| Sheriff's Cost | \$0.00 |
| Total Amount | \$0.00 |

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514121-AD-0110 (TD # 50230)

WARNING

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

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

ORIGINAL DOCUMENT

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by July 31, 2023\$2,965.27

Or

* Amount due if paid by August 15, 2023\$2,998.16

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON August 16, 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

JACOBS,CINDY A
19524 SW 51 CT
MIRAMAR, FL 33029

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23024360

Broward County, FL VS Cindy A. Jacobs

RETURN OF SERVICE



Court Case # TD 50230

Hearing Date:08/16/2023

Received by CCN

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Cindy A. Jacobs 2218-2248 SW 80 Terrace #CU-16 Miramar FL 33025**

Served:

Not Served:

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

Date: 07/07/2023 Time: 8:25 AM

On Cindy A. Jacobs 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 door 2218

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

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

By: *Joe Penendot*

D.S.

J. Penendot, #14932

RECEIPT INFORMATION

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

EXECUTION COSTS

DEMAND/LEVY INFORMATION

| | |
|-----------------------|--------|
| Judgment Date | n/a |
| Judgment Amount | \$0.00 |
| Current Interest Rate | 0.00% |
| Interest Amount | \$0.00 |
| Liquidation Fee | \$0.00 |
| Sheriff's Fees | \$0.00 |
| Sheriff's Cost | \$0.00 |
| Total Amount | \$0.00 |

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514121-AD-0110 (TD #50230)

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

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Or

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THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON August 16, 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

JACOBS, CINDY A
2218-2248 SW 80 TER #CU-16
MIRAMAR, FL 33025

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

RECEIVED SHERIFF
2023 JUL 15 10:56
BROWARD COUNTY FLORIDA

Tax Deed # 40240
Property Identification No. 514121-AD-0110

DR-506
R.01/95

Tax Deed

County of Broward

State of Florida

The following Tax Sale Certificate Numbered 16521 issued on June 1, 2010 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 20th day of February, 2019, offered for sale as required by law for cash to the highest bidder and was sold to:

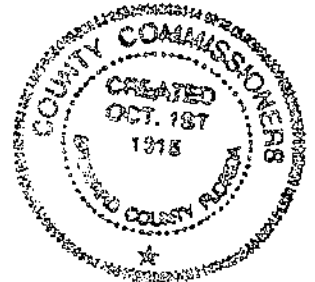
CINDY A JOCOBS

whose address is: 19524 SW 51 CT, ADDRESS 2 (OPTIONAL) MIRAMAR FL, FL 33029 being the highest bidder and having paid the sum of his bid as required by the laws of Florida.

Now on this 21st day of February, 2019 in the County of Broward, State of Florida in consideration of the sum of (\$8,200.00) Eight Thousand Two Hundred Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

THIS TAX DEED IS SUBJECT TO ALL EXISTING PUBLIC PURPOSE UTILITY & GOVERNMENT EASEMENTS

STORAGE UNIT CU-16, OF VERANO AT MIRAMAR, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED ON NOVEMBER 8, 2005 IN OFFICIAL RECORDS BOOK 40855, PAGE 1725, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



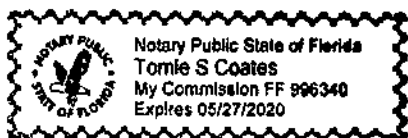
Witness:

Clerk of Circuit Court or County Comptroller
Deputy County Administrator

State of Florida
County of Broward

On this 21st day of February, 2019, before me Tomie Coates personally appeared Bertha Henry, County Administrator, by Juliette M Aikman, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposed therein mentioned.

Witness my hand and office seal date aforesaid.



Broward County, Florida
RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 40240

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: 514121-AD-0110
Certificate Number: 16521
Date of Issuance: 06/01/2010
Certificate Holder: FLORIDA TAX LIEN ASSETS IV, LLC
Description of Property: VERANO @ MIRAMAR COMM CONDO
UNIT CU-16

STORAGE UNIT CU-16, OF VERANO AT MIRAMAR, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED ON NOVEMBER 8, 2005 IN OFFICIAL RECORDS BOOK 40855, PAGE 1725, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA ALONG WITH UNDIVIDED INTEREST IN COMMON ELEMENTS APPURTENANT THERETO.

Name in which assessed: VERANO AT MIRAMAR CONDO ASSN INC
Legal Titleholders: VERANO AT MIRAMAR CONDO ASSN INC
5600 SW 135 AVE STE 108
MIAMI, FL 33183-5125

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of February, 2019. 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:

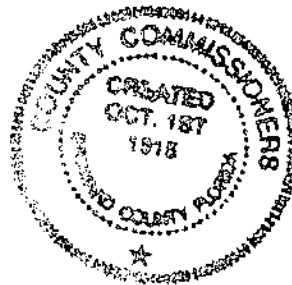
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 17th day of January, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: _____

Dana F. Buker
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: 01/17/2019, 01/24/2019, 01/31/2019 & 02/07/2019
Minimum Bid: 6599.06

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #40240

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of January 2019, 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:

VERANO AT MIRAMAR
CONDOMINIUM ASSOCIATION,
INC.
5600 SW 135 AVENUE SUITE
108
MIAMI, FL 33183

VERANO AT MIRAMAR
CONDOMINIUM ASSOCIATION,
INC.
5881 NW 151 STREET, #206
MIAMI LAKES, FL 33014

VERANO AT MIRAMAR
CONDOMINIUM
7900 NW 155 STREET
MIAMI LAKES, FL 33016-5844

LAW OFFICES OF RAMON J.
DIEGO, P.A., REGISTERED
AGENT O/B/O VERANO AT
MIRAMAR CONDOMINIUM
ASSOCIATION, INC.
5001 S.W. 74TH COURT, SUITE
103
MIAMI, FL 33155

CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD #1900
FT LAUDERDALE, FL 33301

CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PLACE
MIRAMAR, FL 33025

VERANO AT MIRAMAR
CONDOMINIUM ASSOCIATION
8029 SW 21ST CT
MIRAMAR, FL 33025

VERANO AT MIRAMAR CONDO
ASSN INC
2199 SW 81 AVENUE #CU-16
MIRAMAR, FL 33025

INTERNAL REVENUE SERVICE
COLLECTION ADVISORY
GROUP
7850 SW 6TH COURT, MS 5780
PLANTATION, FL 33324

SOUTH FLORIDA PROPERTY
MANAGEMENT, LLC
5600 SW 135 AVENUE, SUITE
108
MIAMI, FL 33183

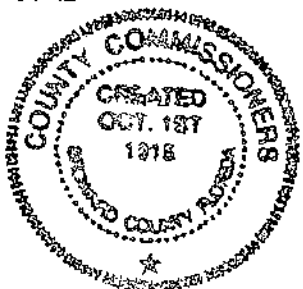
THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

| | | |
|--|---|--|
| BROWARD COUNTY CODE ENFORCEMENT, PERMITTING LICENSING & PROTECTION DIVISION GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324 | BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT GCW - 1 NORTH UNIVERSITY DR MAILBOX 302 PLANTATION, FL 33324 | BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION; RIGHT OF WAY SECTION ONE N. UNIVERSITY DR., STE 300 B PLANTATION, FL 33324 |
| BROWARD COUNTY WATER & WASTEWATER 2555 W. COPANS RD POMPANO BEACH, FL 33069 | PUBLIC WORKS DEPT REAL PROPERTY GOVERNMENTAL CENTER, RM 326, 115 S. ANDREWS AVE FT. LAUDERDALE, FL 33301 | BROWARD COUNTY SHERIFF'S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315 |

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 2nd day of January 2019 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL



Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

Juliette M. Aikman
Deputy Juliette M. Aikman

THIS INSTRUMENT PREPARED BY,
RECORD & RETURN TO:
Machado & Herran, P.A.
Jose Luis Machado, Esq.
8500 S.W. 8th Street, Suite #238
Miami, Florida 33144

Property Folio Number: 11121-13-00100 and 11121-13-00200 (a portion thereof)

SPECIAL CONDOMINIUM WARRANTY DEED

THIS INDENTURE, made this 16th day of November, 2006, between GREC CONVERSIONS XVII, LTD., a Florida limited partnership, of the County of Miami-Dade in the State of Florida, hereinafter referred to as "GRANTOR", and whose post office address is: 8500 S.W. 8th Street, Suite #228, Miami, Florida 33144, and Jose Suarez and Silvia E. Suarez, husband and wife, hereinafter referred to as "GRANTEE", whose post office address is: 2248 S.W. 80th Terr., Miramar, FL 33025.

That the said GRANTOR, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE, its heirs and assigns forever, the following described land, to wit:

CU-16, VERANO AT MIRAMAR, A CONDOMINIUM, according to the Declaration of Condominium thereof as recorded on November 8, 2005 in Official Records Book 40855, Page 1725, Public Records of Broward County, Florida, along with an undivided interest in the common elements appurtenant thereto.

GRANTEE, by acceptance hereof acknowledges that the conveyance is subject in every respect to the aforesaid Declaration and the Exhibits attached hereto, including but not limited to (whether the same are attached to the Declaration or referred to therein), the By-Laws and the Articles of Incorporation of the Association; and GRANTEE further acknowledges reading and examining said Declaration and said Exhibits; and further acknowledges that each and every provision of the foregoing is essential to the successful operation and management of said condominium property in the best interests and for the benefit of all owners therein, GRANTEE and all owners of parcels in the aforescribed Condominium, covenant and agree to abide by each and every provision of said Declaration and all exhibits attached thereto. GRANTEE hereby ratifies, confirms and approves all of the terms and provisions of said Declaration and exhibits attached thereto.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Real Estate Taxes for 2006 and thereafter, which are not yet due and payable.
2. Conditions, restrictions, dedications, reservations, existing zoning ordinances, and easements of record including but not limited to, water, sewer, gas, electric and other utility agreements of record, but shall not reimpose same.
3. Covenants, conditions, restrictions, terms and other provisions of the said Declaration of Condominium and other condominium instruments, including the amendment(s) to same, if any, as well as the master association for the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining. To have and to hold the same in fee simple forever.


And the said GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 the said GRANTOR.


In Witness Whereof, the GRANTOR has caused these presents to execute in its name, by its proper officers thereunto duly authorized, the day and year first above written.

GREC Conversions XVII, Ltd. a Florida limited partnership

By: GREC Miramar Management, Inc., a Florida corporation and General Partner


Print Name: Darlene Martinez


Print Name: Nicholas Handelsman


Agustin Herran, President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me on this 16th day of November, 2006, by Agustin Herran, President of GREC Miramar Management, Inc., a Florida corporation and General Partner of GREC Conversions XVII, Ltd., a Florida limited partnership, (x) who is personally known to me or who has produced FDC as identification.

My commission expires:




Notary Public, State of Florida

Prepared by and return to:
DENNIS E. WALD, ESQ.
WALD, CASTILLO & WALD, P.A.
9990 SW 77th Avenue, Suite 220
Miami, Florida 33156
305-662-1212

[Space Above This Line For Recording Data]

QUIT CLAIM DEED

This QUIT CLAIM DEED, executed this 22nd day of September, 2016 between *Jose Suarez*, a married man, and *Silvia E. Suarez*, a married woman, whose post office address is 20230 SW 114th Place, Miami, Florida 33189, Grantors and the First Party, to *Verano at Miramar Condominium Association, Inc.*, a Florida Corporation, whose post office address is 5881 NW 151 Street, #206, Miami Lakes, FL 33014, Grantee and Second Party

(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 successor and assigns of corporations, trusts and trustees)

Witnesseth, that the First Party, for and in consideration of \$10.00 and other valuable consideration by the Second Party, the receipt of which is acknowledged, does remise, release, and quit-claim to the Second Party forever all the right, title, interest, claim, and demand which the First Party has in and to the following described lot, piece, or parcel of land:

Legal Description:

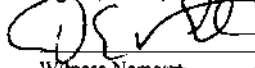
Storage Unit CU-16, of Verano at Miramar, A Condominium, according to the Declaration of Condominium thereof, as recorded on November 8, 2005 in Official Records Book 40855, Page 1725, of the Public Records of Broward County, Florida along with undivided interest in common elements appurtenant thereto.

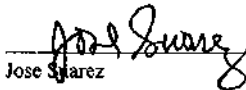
Parcel Identification Number: 5141 21 AD 0110

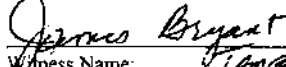
To Have and to Hold the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the first party, either in law or equity, to the only proper use, benefit, and behalf of the second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

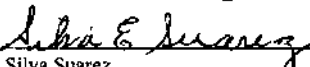
In Witness, the First Party has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:


Witness Name: Dennis E. Wald

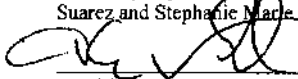
 (Seal)
Jose Suarez


Witness Name: James Bryant

 (Seal)
Silvia Suarez

The State of Florida }
County of Miami-Dade }

The foregoing instrument was acknowledged before me this 22 day of September, 2016 by Jose Suarez and Silvia Suarez and Stephanie Marie Suarez, who are personally known to me.


NOTARY PUBLIC

Printed Name: _____
My Commission Expires: _____



Dennis E. Wald
Commission # 66023683
Expires: August 26, 2020
Bonded thru Aaron Notary



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

Detail by Entity Name

Florida Not For Profit Corporation

VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC.

Filing Information

| | |
|-------------------------|---------------|
| Document Number | N05000011204 |
| FEI/EIN Number | 20-3807763 |
| Date Filed | 11/02/2005 |
| State | FL |
| Status | ACTIVE |
| Last Event | REINSTATEMENT |
| Event Date Filed | 12/10/2010 |

Principal Address

5600 SW 135 AVENUE
SUITE 108
MIAMI, FL 33183

Changed: 05/08/2017

Mailing Address

5600 SW 135 AVENUE
SUITE 108
MIAMI, FL 33183

Changed: 05/08/2017

Registered Agent Name & Address

BALDY MARTINEZ, PA
1999 SW 27 Avenue
MIAMI, FL 33145

Name Changed: 02/11/2020

Address Changed: 02/11/2020

Officer/Director Detail

Name & Address

Title President

URBINA, RENE
5600 SW 135 AVENUE
SUITE 108
MIAMI, FL 33183

Title Treasurer

GALLOWAY, KEVIN
5600 SW 135 Avenue
Suite 108
Miami, FL 33183

Title Treasurer

SARGIN, OLIVERA
5600 SW 135 AVENUE
SUITE 108
Miami, FL 33183

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2021 | 04/15/2021 |
| 2022 | 03/17/2022 |
| 2022 | 05/31/2022 |

Document Images

| | |
|--|--|
| 05/31/2022 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 03/17/2022 -- ANNUAL REPORT | View image in PDF format |
| 09/29/2021 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 09/01/2021 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 04/15/2021 -- ANNUAL REPORT | View image in PDF format |
| 02/11/2020 -- ANNUAL REPORT | View image in PDF format |
| 01/21/2020 -- Reg. Agent Resignation | View image in PDF format |
| 04/17/2019 -- ANNUAL REPORT | View image in PDF format |
| 04/09/2018 -- ANNUAL REPORT | View image in PDF format |
| 07/10/2017 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 05/08/2017 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2016 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2015 -- ANNUAL REPORT | View image in PDF format |
| 04/25/2014 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2013 -- ANNUAL REPORT | View image in PDF format |
| 05/23/2012 -- ANNUAL REPORT | View image in PDF format |
| 04/27/2011 -- ANNUAL REPORT | View image in PDF format |
| 12/10/2010 -- REINSTATEMENT | View image in PDF format |

[04/30/2009 -- ANNUAL REPORT](#)

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[04/17/2009 -- ANNUAL REPORT](#)

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[02/29/2008 -- ANNUAL REPORT](#)

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[04/02/2007 -- ANNUAL REPORT](#)

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[04/28/2006 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[11/02/2005 -- Domestic Non-Profit](#)

[View image in PDF format](#)

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

DATE: July 3rd, 2023
PROPERTY ID # 514121-AD-0110 (TD # 50230)

WARNING

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

BALDY MARTINEZ, P.A., REGISTERED AGENT
O/B/O VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION
1999 SW 27TH AVENUE
MIAMI, FL 33145

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2218-2248 SW 80 TER #CU-16 MIRAMAR, FL 33025 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by July 31, 2023\$2,965.27
- Or
- * Estimated Amount due if paid by August 15, 2023\$2,998.16

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 16, 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: July 3rd, 2023
PROPERTY ID # 514121-AD-0110 (TD # 50230)

WARNING

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CINDY A JOCOBS
2218-2248 SW 80TH TERR #CU-16
MIRAMAR, FL 33025

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www.broward.org/recordstaxestreasury

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

DATE: July 3rd, 2023
PROPERTY ID # 514121-AD-0110 (TD # 50230)

WARNING

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CINDY A JOCOBS
19524 SW 51 CT
MIRAMAR, FL 33029

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

DATE: July 3rd, 2023
PROPERTY ID # 514121-AD-0110 (TD # 50230)

WARNING

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

CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E. BROWARD BLVD STE 1900
FT LAUDERDALE, FL 33301-1949

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2218-2248 SW 80 TER #CU-16 MIRAMAR, FL 33025 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by July 31, 2023\$2,965.27
- Or
- * Estimated Amount due if paid by August 15, 2023\$2,998.16

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 16, 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: July 3rd, 2023
PROPERTY ID # 514121-AD-0110 (TD # 50230)

WARNING

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

CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PL
MIRAMAR, FL 33025-6577

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2218-2248 SW 80 TER #CU-16 MIRAMAR, FL 33025 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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: July 3rd, 2023
PROPERTY ID # 514121-AD-0110 (TD # 50230)

WARNING

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

VERANO AT MIRAMAR
8029 SW 21ST CT
MIRAMAR, FL 33025

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

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

DATE: July 3rd, 2023
PROPERTY ID # 514121-AD-0110 (TD # 50230)

WARNING

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

VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION
5600 SW 135TH AVENUE SUITE 108
MIAMI, FL 33183

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2218-2248 SW 80 TER #CU-16 MIRAMAR, FL 33025 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

9589 0710 5270 0159 8475 15

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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
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Postage
\$ _____

Total Po
\$ _____

Sent To

Street a

City, St

TD 50230 AUGUST 2023 WARNING
CINDY A. JOCOBS
2218-2248 SW 80TH TERR CU-16
MIRAMAR, FL 33025

9589 0710 5270 0159 8479 97

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

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

Postmark
Here

Postage

\$ _____

Total

\$ _____

Sent

Street

City

TD 50230 AUGUST 2023 WARNING
 CITY OF MIRAMAR
 DOUGLAS R GONZALES
 200 E BROWARD BLVD STE 1900
 FT LAUDERDALE, FL 33301-1949

9589 0710 5270 0159 8480 00

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| 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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Postage

\$ Total

\$ Sent

Street

City, State

TD 50230 AUGUST 2023 WARNING
CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PL
MIRAMAR, FL 33025-6577

9589 0710 5270 0159 8480 17

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|--|----------|
| 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, State | |

TD 50230 AUGUST 2023 WARNING
BALDY MARTINEZ, PA, REGISTERED AGENT,
O/B/O VERANO AT MIRAMAR CONDO
ASSOCIATION, INC.
1999 SW 27 AVENUE
MIAMI, FL 33145

9589 0710 5270 0159 8480 24

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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
\$
Total
\$
Sent
Street
City, State

**TD 50230 AUGUST 2023 WARNING
VERANO AT MIRAMAR CONDO
ASSOCIATION, INC.
5600 SW 135 AVE SUITE 108
MIAMI, FL 33183**

9589 0710 5270 0159 8480 31

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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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 \$ _____

Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage \$ _____

TD 50230 AUGUST 2023 WARNING

CINDY A JOCOBS

19524 SW 51 CT

MIRAMAR, FL 33029

Total \$ _____

Sent i _____

Street _____

City, S _____

9589 0710 5270 0159 8480 48

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 | TD 50230 AUGUST 2023 WARNING |
| \$ | VERANO AT MIRAMAR |
| Total | 8029 SW 21ST CT |
| \$ | MIRAMAR, FL 33025 |
| Sent | |
| Street | |
| City, State | |

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 50230 AUGUST 2023 WARNING
BALDY MARTINEZ, PA, REGISTERED AGENT,
O/B/O VERANO AT MIRAMAR CONDO
ASSOCIATION, INC.
1999 SW 27 AVENUE
MIAMI, FL 33145



9590 9402 7201 1284 6309 63

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8480 17

COMPLETE THIS SECTION ON DELIVERY

- A. Signature: *[Signature]* Agent
 Addressee
- B. Received by (Printed Name): *Stephanie Rodriguez* C. Date of Delivery: *7/10/2023*
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

- J. 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 ¹ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> 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.

Article Addressed to:
TD 50230 AUGUST 2023 WARNING
 CITY OF MIRAMAR
 UTILITY BILLING SECTION
 2300 CIVIC CENTER PL
 MIRAMAR, FL 33025-6577



9590 9402 7201 1284 6309 70

2 Article Number (transfer from service label)

9589 0710 5270 0159 8480 00

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

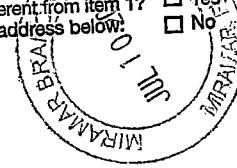
COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

X  Agent Addressee

B. Received by (Printed Name) *Leo C. ...* C. Date of Delivery *7/15/23*

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



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

all Restricted Delivery

Domestic Return Receipt

ENDER: 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.

Article Addressed to:

**TD 50230 AUGUST 2023 WARNING
 VERANO AT MIRAMAR CONDO
 ASSOCIATION, INC.
 5600 SW 135 AVE SUITE 108
 MIAMI, FL 33183**



9590 9402 7201 1284 6309 56

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Carl*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

7-8-23

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

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8480 24

all Restricted Delivery

(over 500)