

# TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

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

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

Phone: (412) 391-5555

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
51-41-21-AD-0050	646215	8017-8039 SW 21 COURT #CU-10 MIRAMAR 33025

### Legal Description

CU-10, 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 an undivided share in the common elements appurtenant thereto.

## Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 14386	\$6,370	No	No	No

**Owner of Record on Current Tax Roll**  
CHACHALACA CAPITAL LLC

**Billing Name & Address**

13395 VOYAGER PKWY  
COLORADO SPRINGS CO 80921

# PROPERTY INFORMATION REPORT

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

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

**Report Date:**07/03/2023      **Search covers**    **20 years**      **through:**06/25/2023

*Ashley Reeves*  
Title Examiner

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**General Examiner Comments:**

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

CHACHALACA CAPITAL, LLC  
 13395 VOYAGER PARKWAY  
 COLORADO SPRINGS CO 80921

**Document**

Tax Deed  
 Inst:116184869

**Examiner Comments**

No Sunbiz record found.

**Related Documents (for Reference)**

Warranty Deed (Deed out of the Developer)  
 Bk:43894 Pg:1302

Corrective Warranty Deed  
 Bk:43949 Pg:568

Quit Claim Deed  
 Inst:114078025

Final Judgment Quieting Title  
 Inst:116383467

**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**

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC. 5600 SW 135 AVENUE SUITE 108 MIAMI FL 33183	Sunbiz	
BALDY MARTINEZ, PA, REGISTERED AGENT O/B/O VERANO AT MIRAMAR CONDOMINIUM ASSOCIATION, INC. 1999 SW 27 Avenue MIAMI FL 33145	Sunbiz	

**Related Documents (for Reference)**

None found.

**OTHER DOCUMENTS****Document Type**

Property Appraiser



<b>Site Address</b>	<b>8017-8039 SW 21 COURT #CU-10, MIRAMAR FL 33025</b>	<b>ID #</b>	5141 21 AD 0050
<b>Property Owner</b>	CHACHALACA CAPITAL LLC	<b>Millage</b>	2713
<b>Mailing Address</b>	13395 VOYAGER PKWY COLORADO SPRINGS CO 80921	<b>Use</b>	12
<b>Abbr Legal Description</b>	VERANO AT MIRAMAR COMMERCIAL CONDOMINIUM UNIT CU-10 BLDG 10 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\(8\)](#).

<b>Property Assessment Values</b>					
<b>Year</b>	<b>Land</b>	<b>Building / Improvement</b>	<b>Just / Market Value</b>	<b>Assessed / SOH Value</b>	<b>Tax</b>
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

<b>2022 Exemptions and Taxable Values by Taxing Authority</b>				
	<b>County</b>	<b>School Board</b>	<b>Municipal</b>	<b>Independent</b>
<b>Just Value</b>	\$6,370	\$6,370	\$6,370	\$6,370
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$6,370	\$6,370	\$6,370	\$6,370
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$6,370	\$6,370	\$6,370	\$6,370

<b>Sales History</b>				<b>Land Calculations</b>		
<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page or CIN</b>	<b>Price</b>	<b>Factor</b>	<b>Type</b>
2/28/2020	JQT-T		116383467			
11/14/2019	TXD-D	\$4,300	116184869			
9/22/2016	QCD-T	\$100	114078025			
4/23/2007	DRR-T	\$100	43949 / 568			
8/3/2006	SWD	\$100	43894 / 1302			
						<b>Adj. Bldg. S.F.</b> 85
						<b>Units</b> 1
						<b>Eff./Act. Year Built: 2006/1986</b>

<b>Special Assessments</b>								
<b>Fire</b>	<b>Garb</b>	<b>Light</b>	<b>Drain</b>	<b>Impr</b>	<b>Safe</b>	<b>Storm</b>	<b>Clean</b>	<b>Misc</b>
27			1K			MM		
C			1K					
85			.01			1		

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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #50852**

**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 October 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:

CHACHALACA CAPITAL LLC  
8017-8039 SW 21ST COURT  
#CU-10  
MIRAMAR, FL 33025

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

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

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

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

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

CHACHALACA CAPITAL, LLC  
13395 VOYAGER PARKWAY  
COLORADO SPRINGS, CO  
80921

**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 October 2023 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

**SEAL**

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

By \_\_\_\_\_  
Deputy **Misty Del Hierro**

23  
**Broward County, Florida**

**INSTR # 119026439**  
Recorded 08/07/23 at 03:00 PM  
Broward County Commission  
1 Page(s)  
#23

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

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 50852**

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-0050  
Certificate Number: 14386  
Date of Issuance: 05/25/2021  
Certificate Holder: FTB, AS COLLATERAL ASSIGNEE FOR SAWVY FL. LLC  
Description of Property: VERANO AT MIRAMAR COMMERCIAL CONDOMINIUM  
UNIT CU-10 BLDG 10  
PER AMCDO CIN #: 105800415  
Name in which assessed: CHACHALACA CAPITAL LLC  
Legal Titleholders: CHACHALACA CAPITAL LLC  
13395 VOYAGER PKWY  
COLORADO SPRINGS, CO 80921

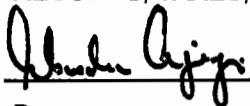
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of November, 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 August, 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: 10/12/2023, 10/19/2023, 10/26/2023 & 11/02/2023  
Minimum Bid: 1982.62

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 50852

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-0050  
Certificate Number: 14386  
Date of Issuance: 05/25/2021  
Certificate Holder: FTB, AS COLLATERAL ASSIGNEE FOR SAVVY FL. LLC  
Description of Property: VERANO AT MIRAMAR COMMERCIAL CONDOMINIUM UNIT CU-10 BLDG 10 PER AMCDO CIN #: 105800415  
CU-10, 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 an undivided share in the common elements appurtenant thereto.

Name in which assessed: CHACHALACA CAPITAL LLC  
Legal Titleholders: CHACHALACA CAPITAL LLC  
13395 VOYAGER PKWY  
COLORADO SPRINGS, CO 80921

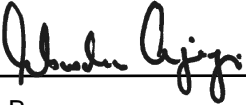
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of November, 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 17th day of August, 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: 10/12/2023, 10/19/2023, 10/26/2023 & 11/02/2023  
Minimum Bid: 2320.62



**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

50852  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 14386

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

10/12/2023 10/19/2023 10/26/2023 11/02/2023

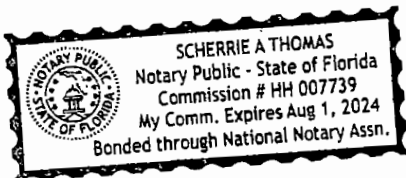
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Barbara Jean Cooper*

Sworn to and subscribed before me this  
2 day of NOVEMBER, A.D. 2023

*Scherrie A Thomas*

(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 50852**

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-0050  
Certificate Number: 14386  
Date of Issuance: 05/25/2021  
Certificate Holder:

FTB, AS COLLATERAL ASSIGNEE  
FOR SAVVY FL LLC

Description of Property:  
VERANO AT MIRAMAR  
COMMERCIAL  
CONDOMINIUM  
UNIT CU-10 BLDG 10

PER AMCDO CIN #: 105800415  
CU-10, 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 an undivided share in the common elements appurtenant thereto.

Name in which assessed:  
CHACHALACA CAPITAL LLC

Legal Titleholders:  
CHACHALACA CAPITAL LLC  
13395 VOYAGER PKWY  
COLORADO SPRINGS, CO 80921

All of said property being in the County of Broward, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of November, 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](http://broward.deedauktion.net).

\*Pre-registration is required to bid.  
Dated this 17th day of August, 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: 2320.62  
401-314  
10/12-19-26 11/2 23-13/0000687254B

# BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23036223

Broward County, FL VS Chachalaca Capital LLC

# RETURN OF SERVICE



Court Case # TD 50852

Hearing Date: 11/15/2023

Received by CCN 10861

10/09/2023 9:12 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: Chachalaca Capital LLC 8017-8039 SW 21 Court #CU-10 Miramar FL 33025

Served:

X

Not Served:

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

Date: 10/09/2023 Time: 6:21 AM

On Chachalaca Capital 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 door

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

Gregory Tony, Sheriff  
Broward County, Florida

By: *G.C. Jones 10861*

D.S.

G. Jones, #10861

### RECEIPT INFORMATION

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

### EXECUTION COSTS

### DEMAND/LEVY INFORMATION

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 514121-AD-0050 (TD #50852)

# 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

RECEIVED SHERIFF  
OCT -2 AM 11:08  
BROWARD COUNTY, FLORIDA

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Amount due if paid by October 31, 2023 .....\$2,293.79
- Or
- \* Amount due if paid by November 14, 2023 .....\$2,320.62

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

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

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395  
FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

CHACHALACA CAPITAL LLC  
8017-8039 SW 21 CT #CU-10  
MIRAMAR, FL 33025

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

Tax Deed # 43040 DR-506  
Property Identification No. 514121-AD-0850 R.01/95

**Tax Deed**

County of Broward State of Florida

The following Tax Sale Certificate Numbered 18057 issued on May 26, 2016 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 13th day of November, 2019, offered for sale as required by law for cash to the highest bidder and was sold to:

**CHACHALACA CAPITAL, LLC**

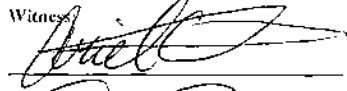
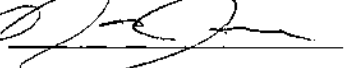
whose address is: 13395 VOYAGER PARKWAY COLORADO SPRINGS, CO 80921 being the highest bidder and having paid the sum of his bid as required by the laws of Florida.


Now on this 14th day of November, 2019 in the County of Broward, State of Florida in consideration of the sum of (\$4,264.16) Four Thousand Two Hundred Sixty Four and 16/100 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

CU-10, 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 AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

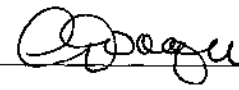


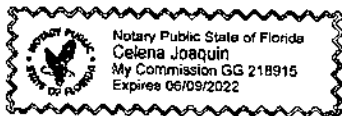
Witness  
  


 (Seal)  
Clerk of Circuit Court or County Comptroller  
Deputy County Administrator  
  
State of Florida  
County of Broward

On this 14th day of November, 2019, before me Celena Joaquin 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 purposes 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 43040**

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-0050  
Certificate Number: 18057  
Date of Issuance: 05/26/2016  
Certificate Holder: TIEM TRAN TRAN AND CERULEAN LLC  
Description of Property: VERANO @ MIRAMAR COMM CONDO  
UNIT CU-10

CU-10, 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 an undivided share in the 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 13th day of November, 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.deedauktion.net  
*\*Pre-registration is required to bid.*

Dated this 10th day of October, 2019.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

By: Abiodun Ajayi

Abiodun Ajayi  
Deputy



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

Publish: DAILY BUSINESS REVIEW  
Issues: 10/10/2019, 10/17/2019, 10/24/2019 & 10/31/2019  
Minimum Bid: 3911.06

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43040

STATE OF FLORIDA  
COUNTY OF BROWARD

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

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, INC.  
5881 NW 151 STREET, #206  
MIAMI LAKES, FL 33014

VERANO AT MIRAMAR  
CONDOMINIUM  
ASSOCIATION, INC.  
8017-8039 SW 21 COURT #CU-  
10  
MIRAMAR, FL 33025

THE HERNANDEZ LEGAL  
GROUP, REGISTERED AGENT  
O/B/O VERANO AT MIRAMAR  
CONDOMINIUM  
ASSOCIATION, INC.  
11420 NORTH KENDALL DRIVE  
SUITE 108  
MIAMI, FL 33176

VERANO AT MIRAMAR  
CONDOMINIUM  
ASSOCIATION, INC.  
5600 SW 135 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 1st day of October 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

By 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 3rd day of August, 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 **Stephanie Suarez, a married woman**, hereinafter referred to as "GRANTEE", whose post office address is: 8029 S.W. 21st Ct., 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-10, 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.

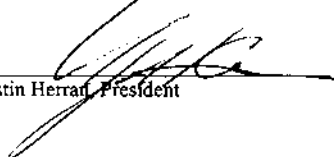
In Witness Whereof, the GRANTOR has caused these presents to execute in its name, by its proper officers thereunto duly authorized, the day and year first above written.

GREC Conversions XVII, Ltd. a Florida limited partnership

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

  
Print Name: Darlene Martincz

  
Print Name: Nicholas Handelsman

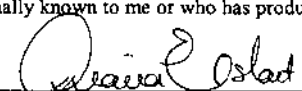
  
Agustin Herran, President

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me on this 3rd day of August, 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 FDL as identification.

My commission expires:



  
Notary Public, State of Florida

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)

**CORRECTIVE SPECIAL CONDOMINIUM WARRANTY DEED**

THIS INDENTURE, made this 23rd day of April, 2007, 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 **Stephanie M. Suarez a single woman and Silvia E. Suarez, a married woman**, hereinafter referred to as "GRANTEE", whose post office address is: 8029 S.W. 21st Ct. 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-10, 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 CORRECTIVE SPECIAL WARRANTY DEED is being recorded to correct the Grantees names and status to title on that certain Warranty Deed dated August 3, 2006, and recorded April 13, 2007 in Official Records Book 43894, at Page 1302, of the Public Records of Broward County, Florida.**

**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.

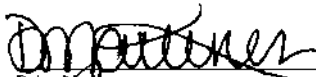
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining. To have and to hold the same in fee simple forever.

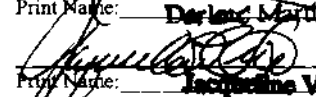
And the said GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons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

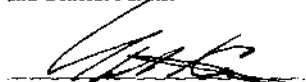
In Witness Whereof, the GRANTOR has caused these presents to execute in its name, by its proper officers thereunto duly authorized, the day and year first above written.

GREC Conversions XVII, Ltd. a Florida limited partnership

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

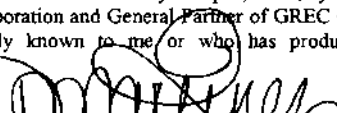
  
 Print Name: Darlene Martinez

  
 Print Name: Jacqueline Vila

  
 Agustin Herran, President

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me on this 23rd day of April, 2007, 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 \_\_\_\_\_ as identification.

  
 Notary Public, State of Florida





Prepared by and return to:  
DENNIS E. WALD, ESQ.  
WALD, CASTILLO & WALD, P.A.  
9990 SW 77<sup>th</sup> 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 22<sup>nd</sup> day of September, 2016 between *Silvia E. Suarez*, a married woman, and *Stephanie Marie Suarez*, a married woman, whose post office address is 20230 SW 114<sup>th</sup> 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:**

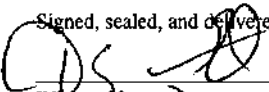
Storage Unit CU-10, of Verano at Miramar, A Condominium, according to the Declaration of Condominium thereof, as recorded on November 8, 2005 in Official Records Book 40855, Page 1725, of the Public Records of Broward County, Florida along with undivided interest in common elements appurtenant thereto.

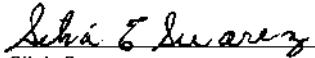
Parcel Identification Number: 5141 21 AD 0050

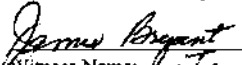
To Have and to Hold the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the first party, either in law or equity, to the only proper use, benefit, and behalf of the second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

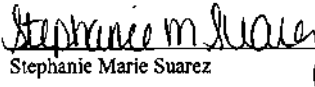
In Witness, the First Party has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

  
Witness Name: Dennis E. Wald

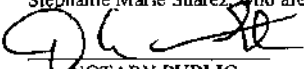
 (Seal)  
Silvia Suarez

  
Witness Name: James Bryant

 (Seal)  
Stephanie Marie Suarez

The State of Florida    }  
County of Miami-Dade }

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

  
NOTARY PUBLIC

Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



Dennis E. Wald  
Commission # GG023883  
Expires: August 26, 2020  
Bonded thru Aaron Notary

Filing # 104122196 E-Filed 02/28/2020 06:31:49 PM

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

CASE NO. CACE19025651 DIVISION 21 JUDGE Mark Speiser

**Chachalaca Capital Llc**

Plaintiff(s) / Petitioner(s)

v.

**Verano At Miramar Condominium Assn**

Defendant(s) / Respondent(s)

**AGREED FINAL JUDGMENT AND ORDER QUIETING TITLE**

This cause having come before the Court on Plaintiff, CHACHALACA CAPITAL, LLC's, Motion for Final Summary Judgment Quieting Title, and the Court having reviewed the Motion and being otherwise fully advised in the premises, it is

ORDERED and ADJUDGED that the Motion is granted in all respects. Final Judgment is entered, and title in the following described property is quieted, in favor of the Plaintiff, CHACHALACA CAPITAL, LLC:

CU-10, 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, FLORID ALONG WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

**DONE** and **ORDERED** in Chambers, at Broward County, Florida on 02-28-2020.

*Mark A. Speiser*

CACE19025651 02-28-2020 1:45 PM

Hon. Mark Speiser

**CIRCUIT JUDGE**

Electronically Signed by Mark Speiser

**Copies Furnished To:**

Baldy Martinez , E-mail : [bm@baldylaw.com](mailto:bm@baldylaw.com)

Baldy Martinez , E-mail : [paralegal@baldylaw.com](mailto:paralegal@baldylaw.com)

Baldy Martinez , E-mail : [service@baldylaw.com](mailto:service@baldylaw.com)

CaseNo: CACE19025651

Page 2 of 2

Richard A Sachs , E-mail : [richard@condo-laws.com](mailto:richard@condo-laws.com)

Richard A Sachs , E-mail : [contact@condo-laws.com](mailto:contact@condo-laws.com)



[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

BELLOSO, ADA  
5600 SW 135 Avenue  
Suite 108  
Miami, FL 33183

Title Treasurer

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

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	03/17/2022
2022	05/31/2022
2023	04/27/2023

#### **Document Images**

<a href="#">04/27/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/31/2022 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/17/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/29/2021 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/01/2021 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/15/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2020 -- Reg. Agent Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">04/17/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/10/2017 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/08/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/23/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/10/2010 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/17/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

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

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

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

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[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: October 2nd, 2023  
PROPERTY ID # 514121-AD-0050 (TD # 50852)

# WARNING

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

CHACHALACA CAPITAL LLC  
8017-8039 SW 21ST COURT #CU-10  
MIRAMAR, FL 33025

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 8017-8039 SW 21 CT #CU-10 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 October 31, 2023 .....\$2,293.79
- Or
- \* Estimated Amount due if paid by November 14, 2023 .....\$2,320.62

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

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

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

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

DATE: October 2nd, 2023  
PROPERTY ID # 514121-AD-0050 (TD # 50852)

# 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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 8017-8039 SW 21 CT #CU-10 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.

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

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



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

DATE: October 2nd, 2023  
PROPERTY ID # 514121-AD-0050 (TD # 50852)

# WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 8017-8039 SW 21 CT #CU-10 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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**AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.**

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

- \* Estimated Amount due if paid by October 31, 2023 .....\$2,293.79
- Or
- \* Estimated Amount due if paid by November 14, 2023 .....\$2,320.62

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

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

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

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

DATE: October 2nd, 2023  
PROPERTY ID # 514121-AD-0050 (TD # 50852)

# WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 8017-8039 SW 21 CT #CU-10 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.

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

DATE: October 2nd, 2023  
PROPERTY ID # 514121-AD-0050 (TD # 50852)

# WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 8017-8039 SW 21 CT #CU-10 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: October 2nd, 2023  
PROPERTY ID # 514121-AD-0050 (TD # 50852)

# WARNING

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

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

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

DATE: October 2nd, 2023  
PROPERTY ID # 514121-AD-0050 (TD # 50852)

# WARNING

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

CHACHALACA CAPITAL, LLC  
13395 VOYAGER PARKWAY  
COLORADO SPRINGS, CO 80921

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

9589 0710 5270 1584 3187 00

U.S. Postal Service  
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Domestic Mail Only

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

**OFFICIAL USE**

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

Postmark  
Here

Postage

\$

Total F:

**TD 50852 NOVEMBER 2023 WARNING**

CHACHALACA CAPITAL LLC

Sent To

8017-8039 SW 21ST COURT #CU-10

Street:

MIRAMAR, FL 33025

City, State, ZIP+4

9589 0710 5270 1584 3187 17

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

**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
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<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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Postmark

**TD 50852 NOVEMBER 2023 WARNING**

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

9589 0710 5270 1584 3187 24

**U.S. Postal Service**  
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**OFFICIAL USE**

Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
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<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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Sin \_\_\_\_\_

City \_\_\_\_\_

**TD 50852 NOVEMBER 2023 WARNING**  
CITY OF MIRAMAR  
UTILITY BILLING SECTION  
2300 CIVIC CENTER PLACE  
MIRAMAR, FL 33025



9589 0710 5270 1584 3187 31

**U.S. Postal Service**  
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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

Post	
\$	
Total	<b>TD 50852 NOVEMBER 2023 WARNING</b>
\$	<b>VERANO AT MIRAMAR CONDOMINIUM</b>
Sent	<b>ASSOC, INC.</b>
Street	<b>5881 NW 151 STREET, #206</b>
City	<b>MIAMI LAKES, FL 33014</b>

9589 0710 5270 1584 3187 48

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

**OFFICIAL USE**

Certified Mail Fee	
\$	
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<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  
\$  
Sent  
\$  
Street  
City, State, ZIP+4®

**TD 50852 NOVEMBER 2023 WARNING**  
**BALDY MARTINEZ, PA, REG AGENT O/B/O**  
**VERANO AT MIRAMAR CONDO ASSOC, INC.**  
1999 SW 27 Avenue  
MIAMI, FL 33145

9589 0710 5270 1584 3187 55

U.S. Postal Service  
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*Domestic Mail Only*

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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

Post

\$

Total

\$

Serial

Street

City, State, ZIP+4

**TD 50852 NOVEMBER 2023 WARNING**  
**VERANO AT MIRAMAR CONDO ASSOC, INC.**  
 5600 SW 135 AVENUE STE 108  
 MIAMI, FL 33183

9589 0710 5270 1584 3187 62

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

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

**OFFICIAL USE**

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

Postmark  
Here

Postage

\$

Total Postage

\$

Sent To

Street a

City, State, ZIP+4®


**TD 50852 NOVEMBER 2023 WARNING**  
CHACHALACA CAPITAL, LLC  
13395 VOYAGER PARKWAY  
COLORADO SPRINGS, CO 80921

**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 50852 NOVEMBER 2023 WARNING**  
**VERANO AT MIRAMAR CONDO ASSOC, INC.**  
 5600 SW 135 AVENUE STE 108  
 MIAMI, FL 33183



9590 9402 8252 3094 3736 11

2. Article Number (Transfer from service label)

9589 0710 5270 1584 3187 55

**COMPLETE THIS SECTION ON DELIVERY.**

A. Signature  
 X 559380  Agent  Addressee

B. Received by (Printed Name) USPS CL C. Date of Delivery 10-5-23

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

MAILBOX

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> 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 50852 NOVEMBER 2023 WARNING**  
CITY OF MIRAMAR  
DOUGLAS R GONZALES  
200 E BROWARD BLVD STE 1900  
FT LAUDERDALE, FL 33301



9590 9402 8252 3094 3736 59

2. Article Number (Transfer from service label)

9589 0710 5270 1584 3187 17

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
*M. Aspin*  Addressee
- E. Received by (Printed Name) C. Date of Delivery  
*M. Aspin* *10/5/23*
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery |   |
| <input type="checkbox"/> Insured Mail                            |   |
| <input type="checkbox"/> Insured Mail 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 50852 NOVEMBER 2023 WARNING**  
 BALDY MARTINEZ, PA, REG AGENT O/B/O  
 VERANO AT MIRAMAR CONDO ASSOC, INC.  
 1999 SW 27 Avenue  
 MIAMI, FL 33145



9590 9402 8252 3094 3736 28

2. Article Number (Transfer from service label)

9589 0710 5270 1584 3187 48

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X   Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 Pamela Osorio 10/6/23

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

3. Article Restricted Delivery

Domestic Return Receipt