

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
4941 36 BA 0250	281704	1590 NW 43 AVENUE #305 LAUDERHILL 33313

Legal Description

Unit 305, Building 19, of PARK SOUTH 6 CONDOMINIUM according to the Declaration of Condominium thereof as recorded in Official Records Book 3818, Page 182, of the Public Records of BROWARD County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 6664	\$5,050	No	No	No

Owner of Record on Current Tax Roll

AINES MELENDEZ &
EVELYN MELENDEZ
700 ROSEWOOD ST APT 8M
BRONX NY 10467-6398

Billing Name & Address

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:10/18/2023

Search covers previous search through:10/11/2023

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)Notice of Application for Tax Deed
Inst:119147566**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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #50973

**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 2024, 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 LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313	AINES MELENDEZ 1590 NW 43RD AVENUE UNIT 305 LAUDERHILL, FL 33313	MELENDEZ, EVELYN 1590 NW 43 AVENUE #305 LAUDERHILL, FL 33313	MELENDEZ, AINES 700 ROSEWOOD ST APT 8M BRONX, NY 10467-6398
MELENDEZ, EVELYN 700 ROSEWOOD ST APT 8M BRONX, NY 10467-6398	MELENDEZ, EVELYN 642 SW 11TH ST HALLANDALE BEACH, FL 33009- 6950	MELENDEZ, EVELYN 4040 NE 13TH AVE POMPANO BEACH, FL 33064- 6083	DAILY BUSINESS REVIEW PO BOX 862882 ORLANDO, FL 32886-2882
PARK SOUTH SIX, INC., A CONDOMINIUM 1590 NW 43RD AVE. LAUDERHILL, FL 33313	CONSYWELIA HOWARD, REG AGENT O/B/O PARK SOUTH SIX, INC., A CONDO 1590 NW 43RD AVE 110 LAUDERHILL, FL 33313	LORD HILL REC CENTERS, INC. LORD HILL RECREATION CENTER 1331 N.W. 43RD AVENUE LAUDERHILL, FL 33313	MARIA JEVREMOV, REGISTERED AGENT O/B/O LORD HILL REC CENTERS, INC. 1331 NW 43RD AVENUE LAUDERHILL, FL 33313
CAPITAL ONE BANK (USA), N.A. 1680 CAPITAL ONE DRIVE MCLEAN, VA 22102	CAPITAL ONE BANK (USA), N.A. C/O ZAKHEIM & LAVRAR, P.A. 1133 S UNIVERSITY DR FL 2 PLANTATION, FL 33324-3303	CITY OF LAUDERHILL CODE ENFORCEMENT UNIT 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313	CITY OF SUNRISE OFFICE OF SPECIAL MAGISTRATE 1607 NW 136 AVENUE, BUILDING B SUNRISE, FL 33323
CITY OF SUNRISE ATTN: CITY MANAGER'S OFFICE 10770 W OAKLAND PARK BLVD SUNRISE, FL 33351	MIDLAND FUNDING LLC AS SUCCESSOR IN INTEREST TO CITIBANK USA, N.A. 8875 AERO DR STE 200 SAN DIEGO, CA 92123	MIDLAND FUNDING LLC AS SUCCESSOR IN INTEREST TO CITIBANK USA, N.A. C/O LINDA E SINGER, ESQ SPRECHMAN & ASSOCS, P.A. 2775 SUNNY ISLE BLVD STE 100 MIAMI, FL 33160	

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 2024 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**

Broward County, Florida

INSTR # 119297443
Recorded 12/21/23 at 09:59 AM
Broward County Commission
1 Page(s)
#8

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50973

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: 494136-BA-0250
Certificate Number: 6664
Date of Issuance: 05/25/2021
Certificate Holder: IZIA ROKOSZ
Description of Property: PARK SOUTH SIX INC CONDO
UNIT 305 BLDG 19
PER CDO BK/PG: 3818/182

Name in which assessed: MELENDEZ,AINES & MELENDEZ,EVELYN
Legal Titleholders: MELENDEZ,AINES &
MELENDEZ,EVELYN
700 ROSEWOOD ST APT 8M
BRONX, NY 10467-6398

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 21st day of February, 2024. 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 20th day of December, 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: browardcountylegalnotices.com
Publish the Weeks of: 01/18/2024, 01/25/2024, 02/01/2024 & 02/08/2024
Minimum Bid: 3378.89

CORRECTIVE: This document is being recorded to amend the sale date, the publish location and the publish dates. Instrument# 119147566



Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50973

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Certificate Number: 6664

Date of Issuance: 05/25/2021

Certificate Holder: IZIA ROKOSZ

Description of Property: PARK SOUTH SIX INC CONDO
UNIT 305 BLDG 19
PER CDO BK/PG: 3818/182

Unit 305, Building 19, of PARK SOUTH 6 CONDOMINIUM according to the Declaration of Condominium thereof as recorded in Official Records Book 3818, Page 182, of the Public Records of BROWARD County, Florida.

Name in which assessed: MELENDEZ,AINES & MELENDEZ,EVELYN

Legal Titleholders: MELENDEZ,AINES &
MELENDEZ,EVELYN
700 ROSEWOOD ST APT 8M
BRONX, NY 10467-6398

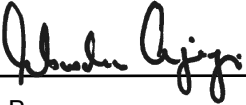
All of said property being in the County of Broward, State of Florida.

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

Dated this 20th day of December, 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: browardcountylegalnotices.com
Publish the Weeks of: 01/18/2024, 01/25/2024, 02/01/2024 & 02/08/2024
Minimum Bid: 3378.89

Notice of Application for Tax Deed Legal Notice

01/18/2024 8:57 AM (EST)



Please choose a category Notice of Application for Tax Deed

Title BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION
NOTICE OF APPLICATION FOR FEBRUARY 21, 2024 TAX DEED AUCTION

Publish Date 01/18/2024

Publish Time 8:51 AM (EST)

Description STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 47652, 50944, 50946, 50972, 50973, 50980, 50981, 50985, 50988, 51016, 51021, 51037, 51045, 51050, 51058, 51065, 51067, 51073, 51088, 51093, 51096, 51098, 51112, 51121, 51123, 51133, 51135, 51139, 51140, 51146, 51150, 51154, 51163, 51171, 51174, 51178

TAX DEED AUCTION SCHEDULED FEBRUARY 21, 2024
PUBLISH THE WEEKS OF 01/18/2024, 01/25/2024, 02/01/2024, 02/08/2024 at
<https://browardcountylegalnotices.com>

Attach Files (Optional)



ADS FEBRUARY 21, 2024 AUCTION.pdf

Submitted by (Email Address) Cvilleda@broward.org

Signature

A handwritten signature in black ink, appearing to be "Cvilleda".

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24000290

Broward County, FL VS Aines Melendez and/or Evelyn Melendez

RETURN OF SERVICE



Court Case # TD 50973

Hearing Date:02/21/2024

Received by CCN 19009

01/08/2024 9:47 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Aines Melendez and/or Evelyn Melendez 1590 NW 43 Avenue #305 Lauderhill FL 33313**

Served:

X

Not Served:

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

Date: 01/09/2024 Time: 10:40 AM

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

Other Returns: Other Returns

COMMENTS: Notice of Application for Tax Deed Posted on open land site where Building 1590 was situated.

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: *Mark Tutton* CCN 19009

D.S.

M. Tutton, #19009

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	1		Sheriff's Fees	\$0.00
Services	1		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

RETURN OF SERVICE



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



**Service Sheet # 24000290
Court Case: TD 50973**

Deputy/CCN: Tutton / 19009

Date: 01/08/2024 Time: 12:36 PM

Address: 1590 NW 43 Avenue #305 Lauderhill FL 33313

CPS was unable to locate Building 1590 NW 43rd Avenue Lauderhill FL 33313 / Spoke to USPS postal delivery worker who advised building was subject to a Fire some years previously which resulted in the building being demolished leaving a parcel of open land

Gregory Tony, Sheriff, Broward County, FL

By: Mark Tutton ccn 19009 D.S.

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494136-BA-0250 (TD #50973)

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by January 31, 2024\$3,221.44

Or

* Amount due if paid by February 20, 2024\$3,259.33

*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 February 21, 2024 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

MELENDEZ, AINES AND/OR
MELENDEZ, EVELYN
1590 NW 43 AVE UNIT 305
LAUDERHILL, FL 33313

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

CORRECTIVE: This document is being recorded to amend the sale date, the publish location and the publish dates. Instrument# 119147566

Broward County, Florida

INSTR # 119297443
Recorded 12/21/23 at 09:59 AM
Broward County Commission
1 Page(s)
#8

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50973

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Property ID: 494136-BA-0250
Certificate Number: 6664
Date of Issuance: 05/25/2021
Certificate Holder: IZIA ROKOSZ
Description of Property: PARK SOUTH SIX INC CONDO
UNIT 305 BLDG 19
PER CDO BK/PG: 3818/182

Name in which assessed: MELENDEZ,AINES & MELENDEZ,EVELYN
Legal Titleholders: MELENDEZ,AINES &
MELENDEZ,EVELYN
700 ROSEWOOD ST APT 8M
BRONX, NY 10467-6398

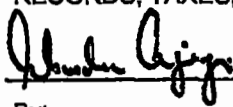
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of February, 2024. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 20th day of December, 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: browardcountylegalnotices.com
Publish the Weeks of: 01/18/2024, 01/25/2024, 02/01/2024 & 02/08/2024
Minimum Bid: 3378.89



RECEIVED SHERIFF
2024 JAN - 3 PM 12:09
BROWARD COUNTY, FLORIDA

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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UNIT 305 BLDG 19
PER CDO BK/PG: 3818/182

Name in which assessed: MELENDEZ,AINES & MELENDEZ,EVELYN
Legal Titleholders: MELENDEZ,AINES &
MELENDEZ,EVELYN
700 ROSEWOOD ST APT 8M
BRONX, NY 10467-6398


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 January ,2024 . 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:

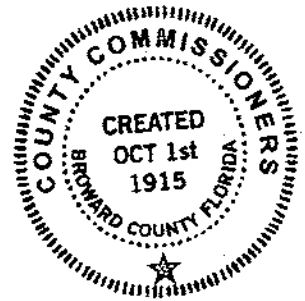
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 2nd day of October , 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: 12/14/2023, 12/21/2023, 12/28/2023 & 01/04/2024
Minimum Bid: 2873.44

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
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Legal Description

Unit 305, Building 19, of PARK SOUTH 6 CONDOMINIUM according to the Declaration of Condominium thereof as recorded in Official Records Book 3818, Page 182, of the Public Records of BROWARD County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 6664	\$5,050	No	No	No

Owner of Record on Current Tax Roll

AINES MELENDEZ &
EVELYN MELENDEZ
700 ROSEWOOD ST APT 8M
BRONX NY 10467-6398

Billing Name & Address

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:07/27/2023 **Search covers** **20 years** **through:**07/19/2023

Kinsey Ram
Title Examiner

General Examiner Comments:

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

AINES MELENDEZ AND EVELYN MELENDEZ
1590 NW 43RD AVENUE UNIT 305
LAUDERHILL FL 33313

Document

Warranty Deed
Bk:42211 Pg:185

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

Quit Claim Deed
Bk:31986 Pg:1492

Warranty Deed
Bk:41604 Pg:1643

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL FL 33313

Document

Lien
Bk:47585 Pg:448

Examiner Comments

Lien
Bk:48018 Pg:1950

Lien
Inst:113176841

CAPITAL ONE BANK (USA), N.A.
1680 CAPITAL ONE DRIVE
MCLEAN VA 22102

Judgment
Bk:50459 Pg:552

No Sunbiz record found.

Name & Address of Record	Document	Examiner Comments
MIDLAND FUNDING LLC AS SUCCESSOR IN INTEREST TO CITIBANK USA, N.A. 8875 AERO DRIVE SUITE 200 SAN DIEGO CA 92123	Judgment Inst:113688227	
CITY OF SUNRISE ATTN: CITY MANAGER'S OFFICE 10770 W OAKLAND PARK BLVD SUNRISE FL 33351	Order Inst:118791964	

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
PARK SOUTH SIX, INC., A CONDOMINIUM 1590 NW 43RD AVE. LAUDERHILL FL 33313	Sunbiz COA	
CONSYWELIA HOWARD, REGISTERED AGENT O/B/O PARK SOUTH SIX, INC., A CONDOMINIUM 1590 NW 43RD AVE 110 LAUDERHILL FL 33313	Sunbiz COA	
LORD HILL REC CENTERS, INC. LORD HILL RECREATION CENTER 1331 N.W. 43RD AVENUE LAUDERHILL FL 33313	Sunbiz Recreation	
MARIA JEVREMOV, REGISTERED AGENT O/B/O LORD HILL REC CENTERS, INC. 1331 NW 43RD AVENUE LAUDERHILL FL 33313	Sunbiz Recreation	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BILLIE JO MUSGRAVE
FAST ACTION TITLE, INC.
440 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301
Property Appraisers Parcel Identification (Folio) Number: 19136-BA-02500

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the ___ day of May, 2006 by HAVEN ASSOCIATES, INC., a Florida Corporation, whose post office address is 5830 SHERIDAN STREET., HOLLYWOOD, FL 33021, herein called the grantor, to AINES MELENDEZ, a single person and EVELYN MELENDEZ, a single person, whose post office address is 1590 NW 43RD AVENUE UNIT 305, LAUDERHILL, FL 33313, hereinafter called the Grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Unit 305, Builfing 19, of PARK SOUTH 6 CONDOMINIUM according to the Declaration of Condominium thereof as recorded in Official Records Book 3818, Page 182, of the Public Records of BROWARD County, Florida.

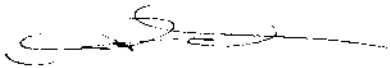
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

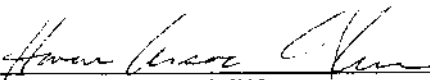
AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons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

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

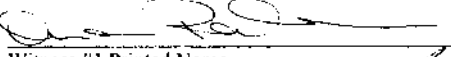
Signed, sealed and delivered in the presence of:



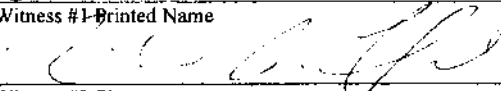
Witness #1 Signature



HAVEN ASSOCIATES, INC.
By: Cliff Glansen, President
5830 SHERIDAN STREET., HOLLYWOOD, FL 33021



Witness #1 Printed Name



Witness #2 Signature


Richard S. Thorpe

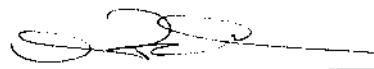
Witness #2 Printed Name

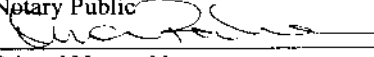
**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 10 day of May, 2006 by HAVEN ASSOCIATES, INC. who is personally known to me or has produced [Signature] as identification.

SEAL

NOTARY PUBLIC-STATE OF FLORIDA
 Omar N. Rahaman
Commission # DD423561
Expires: APR. 27, 2009
Bonded Thru Atlantic Bonding Co., Inc.



Notary Public


Printed Notary Name

Ronald Arneault
178 Falls Blvd
Weston A. 33327

Preparer



INSTR # 101256995
OR BK 31986 PG 1492
RECORDED 08/15/2001 01:21 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1038

Gene de Carmo
1590 NW 43 Ave
305
Lauderhill Fl 33313

Mail to

A296-18
R296-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 17th day of July 2001, by

by first party, Gene de Carmo and Sylvia Beguess

whose post office address is 1590 N.W. 43rd Ave # 305 Lauderhill, Fl, 33313

to second party, Gene de Carmo

whose post office address is 1590 N.W. 43rd Ave #305 Lauderhill, Fl, 33313

WITNESSETH, That the said first party, for good consideration and for the sum of Dollars (\$ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Broward, State of Florida to wit:
condominium unit #305 bldg 19 of Park South Six Inc. Record Book 3818
Page 182 of the public records of Broward County Florida

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Dorothy Ozaa
Signature of Witness

Dorothy Ozaa
Print name of Witness

Douglas Brown
Signature of Witness

Douglas Brown
Print name of Witness

State of Florida)
County of Broward)
On July 17th 2001 before me,
appeared Gene de Carmo

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature of Notary

Gene de Carmo
Signature of First Party

GENE de CARMO
Print name of First Party

x Sylvia Beguess
Signature of First Party

Sylvia Beguess
Print name of First Party

NOTARY PUBLIC - STATE OF FLORIDA
RONALD U. ARNEAULT
COMMISSION # C670867
EXPIRES 05/30/2002
BONDED THRU ASA 1-888-NOTARY1

Affiant Known Produced ID
Type of ID

(Seal)
(Revised 12/95)

A44T



This Document Prepared By and Return to:
David Kahan, P.A.
David Kahan, Esq.
3125 W. Commercial Blvd., Suite 100
Fort Lauderdale, FL 33309

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

Parcel Identification No.: 4941 36 BA 0250

This Indenture, made this 8th day of March, 2006, between **Gene de Carmo, a married man**, of the County of Broward, State of Florida, whose address is 10467 N.W. 3rd Street, Plantation, FL 33324 ("Grantor") and **Haven Associates, Inc., a corporation existing under the laws of the State of Florida**, of the County of Broward, State of Florida, whose address is 5830 Sheridan Street, Hollywood, FL 33021 ("Grantee"). "Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt, adequacy and sufficiency whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit:

Condominium Unit No. 305, Building 19, of Park South Six, Inc., a Condominium, according to the Declaration thereof, as recorded in Official Records Book 3818, at Page 182, of the Public Records of Broward County, Florida, and all Amendments thereto, together with an undivided interest in the common elements appurtenant thereto.

SUBJECT TO:

1. Taxes and assessments for the year 2006 and subsequent years;
2. Covenants, easements, restrictions and other matters of record and other matters appearing on the plat and /or common to the subdivision; and
3. Zoning prohibitions and restrictions imposed by governmental authority.

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

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

NOTE: No Portion of the above-described real property constitutes the homestead of the Grantor as provided for in Section 4, Article X, of the Constitution of the State of Florida; at no time did the Grantor maintain a residence upon the property or any portion thereof; and no portion of the above-described property is contiguous to any other lands owned by the Grantor and upon which Grantor resides as his permanent residence and homestead. Grantor homestead property is: 10467 N.W. 3rd Street, Plantation, FL 33324.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

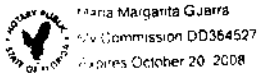
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Printed Name: MARIA MARGARITA GUERRA & Gene de Carmo
Gene de Carmo
[Signature]
Printed Name: DAVID KAHAN

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 6th day of Mach, 2006 by Gene de Carmo, a married man he is personally known to me or he has produced his Florida driver's license as identification.



[Signature]
Printed Name: MARIA MARGARITA GUERRA
Notary Public
My Commission Expires: / /

PARK SOUTH SIX, INC.

CERTIFICATE OF APPROVAL

The Board of Directors of Park South Six, Inc., has hereby screened and approved ~~Heaven~~ ^{Heaven} ~~Associates, Inc.~~ for residential occupancy of **BLDG 19, APT 305**, whose physical address is 1590 NW 43rd Avenue, in the city of **Lauderhill**, county of **Broward**, in the state of Florida.

Signed by: Edward J. McLaughlin
Title: **VICE PRESIDENT**

Duly signed and sworn before me _____ on this 7th day of March, 2006, presented _____ as identification or who is personally known to me, Edward J. McLaughlin as Vice President of **Park South Six, Inc.**, in the City of **Lauderhill, Florida**.



[Signature]
Notary Public
County of Broward
State of Florida



**FINAL ORDER/
CLAIM OF LIEN**

City of Lauderhill Building Department
5581 West Oakland Park Boulevard
Lauderhill, FL 33313

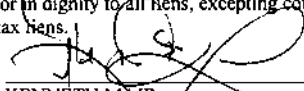
Case No: 10-0001
Name: Park South Six, Inc., A Condominium – Building Six
Violation Address: 1590 N.W. 43rd Avenue, Lauderhill, FL 33313 – Entire Building 6
Folio Nos: 494136BA0000 through 494136BA0300

After due and legal notice was provided, a Hearing was held before the Unsafe Structures Board on this matter on October 20, 2010. At that time, based upon the evidence presented, the Affidavit of Costs submitted, and the determination that those costs listed were actual reasonable and necessary costs associated with the partial demolition of the subject property pursuant to an Emergency Order of Partial Demolition:

The Unsafe Structures Board first affirmed, upheld and ratified the decision for the Emergency Partial Demolition of the subject property based upon the opinion of the Chief Building Official, Randy Youse.

The Unsafe Structures Board second certified, affirmed, upheld and ratified assessment of the reasonable and necessary costs in favor of the City of Lauderhill in the amount of Twenty Three Thousand Seven Hundred Twenty Two Dollars and Four Cents (\$23,722.04), as set forth in the attached Affidavit of Costs by Chief Building Official, Randy Youse regarding the property located at 1590 N.W. 43rd Avenue, Lauderhill, Florida 33313. This lien shall affect the entire Building Six and each unit owner shall be responsible for their pro rata share. This lien applies to Folio Numbers 494136BA0000 through and including 494136BA0300.

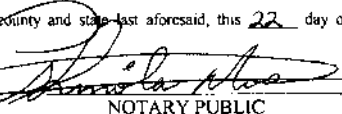
IT IS HEREBY ORDERED that said Claim of Lien in the amount of Twenty Three Thousand Seven Hundred Twenty Two Dollars and Four Cents (\$23,722.04), is hereby owed to the City of Lauderhill to be deemed effective as of the date of this Order, this 20th day of October, 2010, with interest to accrue thereon at the then current rate of interest until such time as this lien is paid in full. This lien shall be deemed in accordance with the City of Lauderhill Code of Ordinances, Sections 6-49 and 6-55 and shall be a superior special assessment lien, deemed prior in dignity to all liens, excepting county tax liens and liens of equal dignity with county tax liens.


KENNETH MAIR
Chairman of the Unsafe Structures Board

I HEREBY CERTIFY that on this day in Broward County and the State of Florida, before me, an officer duly authorized and acting, personally appeared KENNETH MAIR to me known and known to me to be the person who signed the foregoing instrument for the uses and purposes mentioned therein, or who has produced as identification and who did take an oath.

WITNESS my hand and official seal in the county and state last aforesaid, this 22 day of Nov. 2010.

NOTARY PUBLIC STATE OF FLORIDA
Phinola Neal
Commission #DD657299
Expires: MAR. 29, 2011
BONDED THROUGH THE FLORIDA NOTARY BOARD


NOTARY PUBLIC

5

Cents (\$23,722.04):

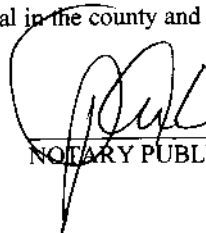
- a. Terra Mar Construction, Inc. Invoice for Partial Demolition of Third floor of Three Story Structure and removal of debris dated July 1, 2010 - \$23,500.00
- b. Daily Business Review Publication Cost - \$175.34
- c. Broward County Recording Costs - \$20.00
- d. Certified Mailing #7010 0290 0002 4288 8579 - \$5.34
- e. Certified Mailing #7010 0290 0002 4289 2231 - \$5.34
- f. Certified Mailing #7010 0290 0002 4288 8302 - \$5.34
- g. Certified Mailing #7010 0290 0002 4288 8579 - \$5.34
- h. Certified Mailing #7010 1870 0000 9097 4407 - \$5.34



RANDY YOUSE
CHIEF BUILDING OFFICIAL

I HEREBY CERTIFY that on this day in the county and state aforesaid, before me, an officer duly authorized and acting, personally appeared RANDY YOUSE to me known and known to me to be the person who signed the foregoing instrument for the uses and purposes mentioned therein, or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the county and state last aforesaid, this 20 day of Oct., 2010.


 NOTARY PUBLIC STATE OF FLORIDA
 Patricia Anderson
 Commission # DB708375
 Expires: OCT. 07, 2011
 BONDED THRU ATLANTIC BONDING CO., INC.



CITY OF LAUDERHILL
 5581 W OAKLAND PARK BLVD
 LAUDERHILL, FL 33313
 (954)730-3044

PURCHASE ORDER NO. 15299

PAGE NO. 1

V
E
N
D
O
R
[9949
TERRAMAR CONSTRUCTION
6856 SW 22 STREET
MIRAMAR FL 33023

S
H
I
P
[CODE ENFORCEMENT
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33319
T
O
ATTN: DON

ORDER DATE: 07/01/10		BUYER: PLANNING & REDEVELOPMENT		REQ. NO.: 15400	REQ. DATE:
TERMS: NET 30 DAYS		F.O.B.: DESTINATION		DESC:	
ITEM#	QUANTITY	UCM	DESCRIPTION	UNIT PRICE	EXTENSION
01	1.00		PARTIAL DEMOLITION OF 3 STORY STRUCTURE 1590 NW 43RD AVE	23500.0000	23,500.00
				PAGE TOTAL \$	23,500.00
				TOTAL \$	23,500.00
ITEM#	ACCOUNT	AMOUNT	PROJECT CODE	TAX EXEMPT: [REDACTED]	
01	001 115200	23,500.00			

APPROVED BY _____

DIRECTOR OF PURCHASING



DAILY BUSINESS REVIEW.COM

DAILY BUSINESS REVIEW
 MIAMI - BROWARD - PALM BEACH
 MIAMI (305) 377-3721
 BROWARD (954) 468-2600
 PALM BEACH (561) 820-2060

Please Remit To:

Daily Business Review
 P.O. Box 862882
 Orlando FL 32886-2882

Broward Daily Business Review
 Legal Advertising

Customer #: 126785

HALL & ROSENBERG, P.L.
 Attention to:
 14 ROSE DR.
 FORT LAUDERDALE FL 33316

Invoice #:	0157356103
Invoice Date	10/15/2010
Due Date:	Due Upon Receipt
AMOUNT DUE:	\$175.34

PLEASE RETURN THIS SECTION WITH PAYMENT.

Amount Remitted

Broward Daily Business Review

TEAR HERE

None

Invoice #: 0157356103	Invoice Date: 10/15/2010	Customer #: 126785	Case / P.O. #:
-----------------------	--------------------------	--------------------	----------------

Order #	Description	Ad Tag Line	Ad Size	Amount
		NOTICE OF PUBLIC HEARING CITY OF LAUDERHILLUNSAFE STRUCTUR		
0157356103	Unsafe Structures		2/3.08	173.34
	Run Date(s)			
	10/08/2010			
	10/15/2010	PROOF FEE		2.00
Subtotal:				175.34
Total Amount Due:				\$175.34

Payment by Credit Card	<input type="checkbox"/> Visa <input type="checkbox"/> MC <input type="checkbox"/> Amex
Account #: _____	Exp.Date: ____/____/____
Card Holder Name: _____	Signature: _____

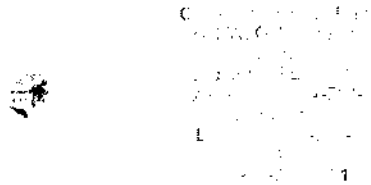
For billing questions, please call: 305-347-6616 Fax: 305-371-4913

PAST DUE BALANCES WILL BE CHARGED A 1.5% PER MONTH SERVICE CHARGE (18% PER ANNUM).



INKFORCE CE 1

page 1 of 3



**FINAL ORDER
IMPOSING FINE/CLAIM
OF LIEN**

CE # 10040303

CITY OF LAUDERHILL
Petitioner

vs.

PARK SOUTH SIX INC NULL
Respondent(s)

The Code Enforcement ("Board")/Special Master, having heard testimony at the Hearing held on the 17th day of June, 2010 and based on the evidence, the Board, pursuant to a 6/0 vote/Special Master, enters the following:

FINDINGS OF FACT: In violation for

Ordinance/Regulation	Section	CONCLUSIONS OF LAW: That the following violations of the City Code/Land Development Regulations have occurred	NONCOMPLIANCE: In compliance with the Order Imposing Fine Claim of Lien dated the Respondent was previously ordered by the Board to correct the violations by:	ORDER/NOTICE: The Board hereby order that, based upon the failure to comply, a fine is hereby levied for the following amount, commencing on the following date
Land Development Regulation - ART III	Section 5.18.17:	Repair/remove/replace damaged wall		7/2/2010 25.00
Land Development Regulation - ART III	Section 5.18.5:	Fence/wall/hedge/in setback area over six feet in height. Overgrown trees/shrubs need to be trimmed. Trees over roadway must allow 14 ft. vertical clearance for traffic. Trees and shrubs may not obstruct sidewalk.		7/2/2010 25.00
Code of Ordinance - Chapter 10	Section 10-15 (c):	Fertilizing of lawn shall be managed so as to avoid weed growth. Sod/swale to be free of bare/deteriorated areas		7/2/2010 25.00
Land Development Regulation - SCH J	Section 2.1.1:			7/2/2010 25.00

PROPERTY IN VIOLATION

Date 2/1/2011 10:42:00 AM **CE#** 10040303 **Business Name**
Type BZ **Verified by** **Folio #** 494136BA0000
Identified By 1590 NW 43 AVE Lauderhill, FL 33313
Owner PARK SOUTH SIX INC NULL

This Notice/Order is issued to all condominium owners. See attached list of folio numbers and addresses.

CONCLUSIONS OF LAW:

INKFORCE CE 1

Page 2 of 3

The fines shall continue to accrue daily with interest until payment is received in full by the City. These fines are being imposed pursuant to Florida Statutes, Sections 162.06 and 162.09 and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent. The City shall also be entitled to the costs of prosecution and/or costs of repairs in the total amount of \$ which is due on or before which covers the costs of the prosecution and recording in relation to this violation.

If the Respondent again repeats the same violation, the Respondent will then be a repeat violator of this Code Section pursuant to Florida Statutes Section 162.06. As a repeat violator, the Respondent may be fined up to \$500.00 per day.

COMPLIANCE/RELEASE OF LIEN: Once the Respondent corrects the above violation, the Respondent must contact the City Code Enforcement Department in order to obtain a Notice of Compliance. Once a Notice of Compliance is obtained and once all past due fines, interest and costs are paid, a Release of Lien can be obtained.

RATIFICATION/CERTIFICATION OF FINE: These fines were ratified and certified by the Code Board/Special Master at a hearing held on prior to the imposition of the Claim of Lien.

APPEAL: You may appeal a Final Order by filing an action in the Circuit Court. You must file within (30) THIRTY DAYS of the date of the Final Order. You will be required to furnish a transcript of the minutes of the Board. You can contact the City Clerk to obtain a copy.

RECONSIDERATION/MITIGATION: If you wish to request a reconsideration/mitigation of the time/fine after an Order has been issued, you must forward a written request to the Chief Code Officer, 5581 W. Oakland Park Blvd., Lauderhill, Florida, 33313, within sixty (60) months of the date of the Order.

COMMENTS:

DONE AND ORDERED this 1st day of February, 2011



Arnold Seldin
Chairperson, Code Enforcement Board

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Chairperson of the Code Enforcement Board/Special Master, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1st day of February, 2011.

NOTARY PUBLIC, STATE OF FLORIDA

Folio Number	Address	APT/SUITE
494136BA0000	1590 NW 43 AVE	
494136BA0010	1590 NW 43 AVE	APT 101
494136BA0020	1590 NW 43 AVE	APT 102
494136BA0030	1590 NW 43 AVE	APT 103
494136BA0040	1590 NW 43 AVE	APT 104
494136BA0050	1590 NW 43 AVE	APT 105

INVOICE CE 1

Page 3 of 3

494136BA0060	1590 NW 43 AVE	APT 106
494136BA0070	1590 NW 43 AVE	APT 107
494136BA0080	1590 NW 43 AVE	APT 108
494136BA0090	1590 NW 43 AVE	APT 109
494136BA0100	1590 NW 43 AVE	APT 110
494136BA0110	1590 NW 43 AVE	APT 201
494136BA0120	1590 NW 43 AVE	APT 202
494136BA0130	1590 NW 43 AVE	APT 203
494136BA0140	1590 NW 43 AVE	APT 204
494136BA0150	1590 NW 43 AVE	APT 205
494136BA0160	1590 NW 43 AVE	APT 206
494136BA0170	1590 NW 43 AVE	APT 207
494136BA0180	1590 NW 43 AVE	APT 208
494136BA0190	1590 NW 43 AVE	APT 209
494136BA0200	1590 NW 43 AVE	APT 210
494136BA0210	1590 NW 43 AVE	APT 301
494136BA0220	1590 NW 43 AVE	APT 302
494136BA0230	1590 NW 43 AVE	APT 303
494136BA0240	1590 NW 43 AVE	APT 304
494136BA0250	1590 NW 43 AVE	APT 305
494136BA0260	1590 NW 43 AVE	APT 306
494136BA0270	1590 NW 43 AVE	APT 307
494136BA0280	1590 NW 43 AVE	APT 308
494136BA0290	1590 NW 43 AVE	APT 309
494136BA0300	1590 NW 43 AVE	APT 310



AMENDED
CLAIM OF LIEN

City of Lauderhill Building Department
5581 West Oakland Park Boulevard
Lauderhill, FL 33313

To: All Owners/Respondents
Name: Park South Six, Inc., A Condominium – Building 19
Case No: 11-0002
Violation Address: 1590 N.W. 43rd Avenue, Lauderhill, FL 33313 – Entire Bldg. 19
Folio Nos. 494136BA0000 through 494136BA0300, inclusive

That the Final Order/Claim of Lien with the effective date of March 29, 2012, is hereby amended to reduce the balance of the lien due and owing as a result of Neighborhood Stabilization Program (NSP) Funds in the amount of Eighty Two Thousand Five Hundred Dollars and No Cents (\$82,500.00) being applied as payment towards the original principal lien amount of One Hundred Two Thousand Four Hundred Sixty Six Dollars and Seventy Six Cents (\$102,466.76) rendering a **remaining lien balance due in the amount of \$19,966.76** which shall be assessed as a lien against the properties which lien shall affect the entire Building 19 and each unit owner shall be responsible for their pro rata share. This lien applies to Folio Numbers 494136BA0000 through and including 494136BA0300. This lien shall be deemed in accordance with the City of Lauderhill Code of Ordinances, Sections 6-49 and 6-55 and shall be a superior special assessment lien, deemed prior in dignity to all liens, excepting county tax liens and liens of equal dignity with county tax liens.

WITNESSES:

John M. Bouchari
Witness #1 – Sign

John M. Bouchari
Witness #1 - Print Name

Vicki L. Butler
Witness #2 – Sign

Vicki L. Butler
Witness #2 - Print Name

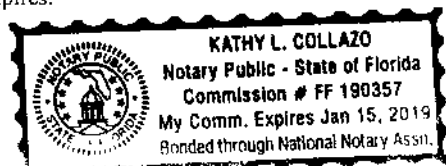
Charles Faranda
CHARLES FARANDA, City Manager
City of Lauderhill
5581 W. Oakland Park Blvd. Lauderhill, FL, 33313

STATE OF FLORIDA:
COUNTY OF BROWARD:

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared CHARLES FARANDA, City Manager of Lauderhill, personally known to me to be the person described therein and who executed the foregoing instrument and acknowledge before me that he executed same. SWORN TO and SUBSCRIBED before me in the County and State as aforesaid this 17 day of August, 2015.

Kathy Collazo
NOTARY PUBLIC, State of Florida
Print Name: *Kathy Collazo*

My Commission Expires:

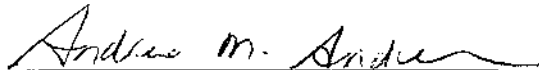


STATE OF FLORIDA:

COUNTY OF BROWARD:

I DO HEREBY CERTIFY the within is a true and correct copy of the original of the City of Lauderhill, Broward County, Florida,

WITNESS my hand and Official Seal at Lauderhill, Florida, this 17 day of August, 2015.


Andrea M. Anderson, City Clerk



**FINAL ORDER/
CLAIM OF LIEN**

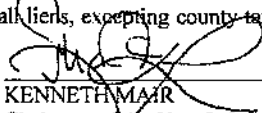
City of Lauderhill Building Department
5581 West Oakland Park Boulevard
Lauderhill, FL 33313

To: All Owners/Respondents
Name: Park South Six, Inc., A Condominium – Building 19
Case No: 11-0002
Violation Address: 1590 N.W. 43rd Avenue, Lauderhill, FL 33313 – Entire Bldg. 19
Folio Nos. 494136BA0000 through 494136BA0300, inclusive

After due and legal notice was provided to the Owner/Respondents, this matter came on for Public Hearing before the City of Lauderhill Unsafe Structures Board (hereinafter "Board") on March 29, 2012. At that time, based upon the evidence presented, the Affidavit of Costs submitted, and the determination that those costs listed were actual reasonable and necessary costs associated with the complete demolition of the remainder of the subject property pursuant to the Order for Demolition dated July 28, 2011:

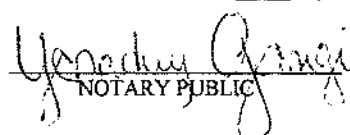
The Unsafe Structures Board certified, affirmed, upheld and ratified the Affidavit of Costs as being reasonable and necessary costs in favor of the City of Lauderhill in the total amount of One Hundred Two Thousand Four Hundred Sixty Six Dollars and Seventy Six Cents (\$102,466.76), as set forth in the attached Affidavit of Costs by Chief Building Official, Randy Youse regarding the property located at 1590 N.W. 43rd Avenue, Lauderhill, Florida 33313, Entire Building 19. Neighborhood Stabilization Program (NSP) funds have been applied for to pay for all of the associated costs. If NSP funds are not sufficient to reimburse the City of Lauderhill the entire amount due as stated in the Affidavit of Costs, then the balance remaining due shall be assessed as a lien against the properties which lien shall affect the entire Building 19 and each unit owner shall be responsible for their pro rata share. This lien applies to Folio Numbers 494136BA0000 through and including 494136BA0300.

IT IS HEREBY ORDERED that the Attached Affidavit of Costs in the total amount of One Hundred Two Thousand Four Hundred Sixty Six Dollars and Seventy Six Cents (\$102,466.76) is hereby certified, affirmed, upheld, ratified and deemed to be owed to the City of Lauderhill effective as of the date of this Order, this March 29, 2012, with interest to accrue thereon at the then current rate of interest until such time as this lien is paid in full. NSP funds will be applied toward the amount owed, and a lien shall issue only for the remaining balance due, if any. This lien shall be deemed in accordance with the City of Lauderhill Code of Ordinances, Sections 6-49 and 6-55 and shall be a superior special assessment lien, deemed prior in dignity to all liens, excepting county tax liens and liens of equal dignity with county tax liens.


KENNETH MAIR
Chairman of the Unsafe Structures Board

I HEREBY CERTIFY that on this day in Broward County and the State of Florida, before me, an officer duly authorized and sworn, personally appeared KENNETH MAIR to me known and known to me to be the person whose name is on the foregoing instrument for the uses and purposes mentioned therein, or who has produced as the person who did so, and who did make an oath.




NOTARY PUBLIC

WITNESSE my hand and official seal in the county and state last aforesaid, this 5 day of March, 2012.

if Neighborhood Stabilization Program (NSP) Funds are not sufficient to cover all of the related costs and the lien would only be issued for the balance of the amount due to be reimbursed to the City after NSP funds have been applied.

a. Invoice for *complete* Demolition of remainder of Building 19 dated 2/2/12 – (Original invoice for \$88,145.13 was reduced to \$82,500.00 as approved by Resolution 11R-11-256 and paid via City check number 116574 on 3/14/12 in the amount of \$82,500.00).

b. Asbestos Removal - \$8,150.00

c. Title Searches for all property owners/interested persons dated May 23, 2011 - performed by the Law Offices of Joseph Balocco - \$7,708.50.

d. Environmental Study (required to qualify for NSF funding) - \$2514.50.

e. Publication Cost for Notice of Hearing for initial finding of unsafe structure and order for complete demolition on July 28, 2011 - \$204.10.

f. Publication Cost for Notice of Hearing for confirmation of Affidavit of Costs held on March 29, 2012 - - \$345.10 (x 1/3 as 3 cases being advertised) = \$115.03.

g. Notice of Violation Broward County Recording Costs - \$19.20.

h. Certified Mailings of Notice of Violation and Notice to Appear sent on or about June 22, 2011 (77 mailings x \$5.59) = \$430.43.

i. Attorney fees to be reimbursed to City:

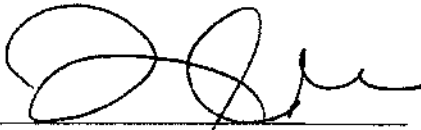
Prepare Notice of Violation, Notice to Appear for initial hearing, Demolition Order, Affidavit of Costs, Notice to Appear to confirm Affidavit of Costs, Final Order authorizing Claim of Lien if Neighborhood Stabilization Program (NSP) Funds are not sufficient and prepare for and attend both Unsafe Structures Board hearings on July 28, 2011 and on March 29, 2012 - 5.00 hours x \$165.00/hour = \$825.00.



RANDY YOUSE
CHIEF BUILDING OFFICIAL

I HEREBY CERTIFY that on this day in the county and state aforesaid, before me, an officer duly authorized and acting, personally appeared RANDY YOUSE to me known and known to me to be the person who signed the foregoing instrument for the uses and purposes mentioned therein, or who has produced Personally as identification and who did take an oath.

WITNESS my hand and official seal in the county and state last aforesaid, this 29 day of March, 2012.


NOTARY PUBLIC



**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 12/19/2013 1:04:10 PM.****

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

CASE NUMBER: COWE12011070/83

CAPITAL ONE BANK (USA), N.A.

Plaintiff,

vs.

EVELYN MELENDEZ
Defendant.

FINAL JUDGMENT

This cause, having come before the court upon the submission of Plaintiff's Affidavit of Nonpayment and the court having reviewed the pleadings and being otherwise duly advised in the premises,

IT IS ADJUDGED that Plaintiff, CAPITAL ONE BANK (USA), N.A., recover from the Defendant(s), EVELYN MELENDEZ, the sum of \$3777.63 on principal, \$0.00 for interest, and \$335.00 for costs making a total of \$4112.63 that shall bear interest at the rate of 4.75% for the remainder of this calendar year; thereafter interest shall accrue pursuant to Fla. Stat. §55.03, for which let execution issue.

IT IS FURTHER ADJUDGED that the judgment debtor(s) shall complete under oath a Fact Information Sheet, including all required attachments and the spouse related portion, and serve it on the judgment creditor's attorney, Zakheim & LaVrar, P.A., within 45 days of the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

ORDERED in BROWARD County, Florida, this 18 day of December, 2013

[Signature]
JUDGE



Plaintiff's Address:

CAPITAL ONE BANK (USA), N.A., 1680 CAPITAL ONE DRIVE, MCLEAN VA 22102
Account No: XXXXXXXXXXXX [REDACTED]

Copies furnished to:

Zakheim & LaVrar, P.A., 1133 S. University Dr., Second Floor, Plantation, FL 33324
EVELYN MELENDEZ, 642 SW 11TH ST, HALLANDALE BEACH FL 33009-6950, ***-**- [REDACTED]



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 3rd day of January, 2014
County Administrator
By [Signature]
Deputy Clerk

IN THE COUNTY COURT IN AND FOR BROWARD
COUNTY, FLORIDA

CASE NO: COWE11-12858/81

MIDLAND FUNDING LLC as
successor in interest to
Citibank USA, N.A.

Plaintiff,

vs.

EVELYN MELENDEZ

Defendant(s)

The above space reserved for recording information

CONSENT FINAL JUDGMENT

The respective parties having agreed to the entry of this Judgment upon Default by the Defendant(s) of the Stipulation for Settlement, and the Court being fully apprised of the pleadings herein, and more specifically with that Stipulation for Settlement entered into and approved by this Court, it is ORDERED AND ADJUDGED that:

1. Plaintiff, MIDLAND FUNDING LLC as successor in interest to Citibank USA, N.A. does have, receive and recover from the Defendant(s), EVELYN MELENDEZ the following:

Principal	\$4,578.75
Reopening Fee	\$0.00
Interest	\$524.96
Total	\$5,103.71

That shall bear interest at the rate established pursuant to Florida Statute sec 55.03 until such time as the judgment is satisfied.
For all of the above sums lat execution issue.

2. This Court reserves jurisdiction to award further costs expended for the purposes of satisfaction of this judgment.

It is further ordered and adjudged that the defendant(s) shall complete a FORM 7.343 Fact Information Sheet under oath and return it to the Plaintiff's attorney SPRECHMAN & ASSOCIATES, P.A. within 45 days of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney. The FORM 7.343 Fact Information Sheet is not part of this judgment.

DONE AND ORDERED IN CHAMBERS AT BROWARD COUNTY, FLORIDA, this 17 day of Oct, 2012

[Signature]
COUNTY COURT JUDGE

Copies furnished to:
Linda E. Singer, Esq.
Sprachman & Associates, P.A.
Attorneys for Plaintiff
2775 Sunny Isles Blvd., Suite 100
Miami, Florida 33160-4007
(305) 831-0100 (800) 440-6289

Plaintiff's name and address:
MIDLAND FUNDING LLC as successor in interest to
Citibank USA, N.A.
8875 Aero Drive, Suite 200
San Diego CA 92123

EVELYN MELENDEZ
4040 NE 13TH AVE
POMPANO BEACH FL 33064

Defendant's name and address:
EVELYN MELENDEZ
4040 NE 13TH AVE
POMPANO BEACH FL 33064

RECEIVED
CIRCUIT COURT
BROWARD COUNTY
FLORIDA
12 OCT 17 PM 12:12
WEST



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 17 day of Oct, 2012
County Administrator
[Signature]
Deputy Clerk

①

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF SUNRISE, FLORIDA
1607 NW 136 Avenue, Building B
Sunrise, Florida 33323
(954) 572-2362

CASE NO. BNOV-000489-2022

CITY OF SUNRISE, FLORIDA
Petitioner

vs.

MELENDEZ, EVELYN
Respondent(s)

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

The City of Sunrise Special Magistrate, at a hearing held on **January 23, 2023**, and having received an Affidavit of Non-Compliance concerning a Final Order in the above captioned case, enters the following Findings of Fact:

1. That the City of Sunrise Special Magistrate issued a Final Order on **December 19, 2022**, in the above captioned case commanding the respondent to bring the violation(s) specified in said Final Order into compliance on or before **January 19, 2023**, or be subject to a fine in the amount of up to \$1000.00 per day for each day of non-compliance thereafter or a fine of up to \$5,000.00 per day for each day the same violation has been repeated after being brought in compliance prior to the Hearing. A copy of said Final Order is attached hereto as Exhibit "A".
2. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida to wit:

Legal Description: 494130JA0040
SUNRISE LAKES 174 CONDO UNIT 104 PER CDO BK/PG: 12155/167

aka 2901 N NOB HILL RD 174-104
(Street Address)

CASE NO. BNOV-000489-2022
ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN
MELENDEZ, EVELYN

IT IS, THEREFORE, THE ORDER OF THE SPECIAL MAGISTRATE THAT:

1. A fine in the amount of **\$100.00** is hereby imposed and shall accrue per diem having commenced on **March 21, 2023**, until such time as respondent shall comply with said Final Order and notify the Building Division of the City of Sunrise that there has been compliance.
2. Pursuant to Section 162.09, Florida Statutes, this Order imposing a fine shall be recorded in the Public Records of Broward County and, once recorded, shall constitute a lien against the property upon which the violation exists and upon any real or personal property owned by the Respondent. Upon petition to the circuit court, such Order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes.

Respondent(s) may appeal a final administrative order of the City of Sunrise Special Magistrate to the Circuit Court. An appeal shall be filed within (30) days of the execution of the Order to be appealed.

DONE AND ORDERED: January 27, 2023

CITY OF SUNRISE
OFFICE OF THE SPECIAL MAGISTRATE

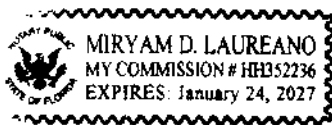
Eugene M. Steinfeld
Special Magistrate

ATTEST:

Chrisanta Hope
Clerk to the Special Magistrate

STATE OF FLORIDA)
)
COUNTY OF BROWARD) ss:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of, January 27, 2023, by Eugene M. Steinfeld, Special Magistrate and Chrisanta Hope, Clerk to the Special Magistrate respectively, of the City of Sunrise.



Miryam D. Laureano
Signature of Notary Public - State of Florida

Print, type or stamp commissioned name of Notary Public

Personally Known OR Produced Identification

**OFFICE OF THE SPECIAL MAGISTRATE
CITY OF SUNRISE, FLORIDA
1607 NW 136 Avenue, Building B
Sunrise, Florida 33323
(954) 572-2362**

CASE NO. BNOV-000489-2022

CITY OF SUNRISE, FLORIDA
Petitioner

vs.

MELENDEZ, EVELYN
Respondent(s)

FINAL ORDER

IN RE: 2901 N NOB HILL RD 174-104

Mailing Address: MELENDEZ, EVELYN
2901 N NOB HILL RD, UNIT 104
SUNRISE, FL 33322

Legal Description: 494130JA0040
SUNRISE LAKES 174 CONDO UNIT 104 PER CDO BK/PG: 12155/167

The Special Magistrate of the City of Sunrise, having heard testimony under oath and argument at a public Violation Hearing in reference to the above-described property, held on **December 19, 2022**, after due notice to the Respondent, and based upon the evidence, the Special Magistrate of the City of Sunrise, thereupon issued the following FINDINGS OF FACT, CONCLUSIONS OF LAW and ORDER.

FINDINGS OF FACT

Windows were installed on the property located at 2901 N Nob Hill Road #104 without first obtaining the necessary permits from the Building Official. Apply for and obtain all required permits from the Building Department (954-572-2354). All required inspections must be scheduled and meet with positive results, or the unpermitted structure may be removed with a demolition permit if applicable.

CONCLUSIONS OF LAW

THE AFOREMENTIONED FINDINGS OF FACT RESULT IN A VIOLATION OF THE FLORIDA BUILDING CODE, SECTION(S) 105.1.

Exhibit "A"

CASE NO. BNOV-000489-2022
MELENDEZ, EVELYN
FINAL ORDER

ORDER

Based on the foregoing Findings of Fact and Conclusions of Law, it is the Order of the City of Sunrise Special Magistrate that Respondent(s) shall comply with the Florida Building Code, Section(s) 105.1 on or before January 19, 2023.

If Respondent does not comply by the time specified, and notify the Building Division of the City of Sunrise that there has been compliance, the City of Sunrise Special Magistrate shall consider an imposition of a fine of up to \$1,000.00 per day for each day the violation continues to exist beyond the date set for compliance in the Final Order or a fine of up to \$5,000.00 per day for each day the same violation is or has been repeated after being brought in compliance prior to the Hearing.

Upon complying with this Final Order, the Respondent shall notify Jose Sadin, the Building Inspector at (954) 236-2108, who shall have the property inspected and notify the Office of the Special Magistrate of the City of Sunrise if compliance has occurred.


Respondent(s) may appeal a final administrative order of the City of Sunrise Special Magistrate to the Circuit Court. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED: December 23, 2022

CITY OF SUNRISE

OFFICE OF THE SPECIAL MAGISTRATE

ATTEST:



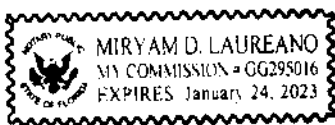
Eugene M. Steinfeld
Special Magistrate




Chrisanta Hope
Clerk to the Special Magistrate

STATE OF FLORIDA)
COUNTY OF BROWARD)ss:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of, December 23, 2022, by Eugene M. Steinfeld, Special Magistrate and Chrisanta Hope, Clerk to the Special Magistrate respectively, of the City of Sunrise.





Signature of Notary Public - State of Florida

Print, type or stamp commissioned name of Notary Public

Personally Known OR Produced Identification

Exhibit "A"



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

Detail by Entity Name

Florida Not For Profit Corporation
PARK SOUTH SIX, INC., A CONDOMINIUM

Filing Information

Document Number	714975
FEI/EIN Number	59-1296233
Date Filed	07/22/1968
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/23/2011
Event Effective Date	NONE

Principal Address

1590 N.W. 43RD AVE.
LAUDERHILL, FL 33313

Mailing Address

1590 N.W. 43RD AVE.
LAUDERHILL, FL 33313

Registered Agent Name & Address

HOWARD, CONSYWELIA
1590 NW 43RD AVE
110
LAUDERHILL, FL 33313

Name Changed: 10/10/2007

Address Changed: 10/10/2007

Officer/Director Detail

Name & Address

Title D

THOMPSON, ADOLPHUS
1590 NW 43RD AVE, #308
LAUDERHILL, FL 33313

Title D

BOUBEAU, AGNES
1590 NW 43RD AVE, #204
LAUDERHILL, FL 33313

Title P

HOWARD, CONSYWELIA
1590 NW 43RD AVE, #110
LAUDERHILL, FL 33313

Title SD

VALDES, JENNIE M
1590 NW 43RD AVENUE, #107
LAUDERHILL, FL 33313

Title D

MEYERS, LINDA
1590 NW 43RD AVENUE, #101
LAUDERHILL, FL 33313

Annual Reports

Report Year	Filed Date
2008	01/09/2008
2010	05/13/2010

Document Images

06/15/2012 -- Off/Dir Resignation	View image in PDF format
05/13/2010 -- REINSTATEMENT	View image in PDF format
01/09/2008 -- ANNUAL REPORT	View image in PDF format
10/10/2007 -- REINSTATEMENT	View image in PDF format
04/06/2006 -- REINSTATEMENT	View image in PDF format
02/19/2004 -- ANNUAL REPORT	View image in PDF format
03/10/2003 -- ANNUAL REPORT	View image in PDF format
03/29/2002 -- ANNUAL REPORT	View image in PDF format
07/17/2001 -- ANNUAL REPORT	View image in PDF format
05/12/2000 -- ANNUAL REPORT	View image in PDF format
01/28/1999 -- ANNUAL REPORT	View image in PDF format
02/06/1998 -- ANNUAL REPORT	View image in PDF format
02/07/1997 -- ANNUAL REPORT	View image in PDF format
01/24/1996 -- ANNUAL REPORT	View image in PDF format
01/23/1995 -- ANNUAL REPORT	View image in PDF format



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

Detail by Entity Name

Florida Profit Corporation
LORD HILL REC CENTERS, INC.

Filing Information

Document Number	F65870
FEI/EIN Number	52-1538200
Date Filed	02/03/1982
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/17/2012

Principal Address

LORD HILL RECREATION CENTER
1331 N.W. 43RD AVENUE
LAUDERHILL, FL 33313

Changed: 08/10/1995

Mailing Address

LORD HILL RECREATION CENTER
1331 N.W. 43RD AVENUE
LAUDERHILL, FL 33313

Changed: 04/19/2010

Registered Agent Name & Address

JEVREMOV, MARIA
1331 NW 43RD AVENUE
LAUDERHILL, FL 33313

Name Changed: 12/28/1989

Officer/Director Detail

Name & Address

Title VP

JEVREMOV, MARIA

1331 N.W. 43RD AVENUE
LAUDERHILL, FL 33313

Annual Reports

Report Year	Filed Date
2021	04/23/2021
2022	03/22/2022
2023	03/29/2023

Document Images

03/29/2023 -- ANNUAL REPORT	View image in PDF format
03/22/2022 -- ANNUAL REPORT	View image in PDF format
04/23/2021 -- ANNUAL REPORT	View image in PDF format
03/25/2020 -- ANNUAL REPORT	View image in PDF format
03/24/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
03/14/2016 -- ANNUAL REPORT	View image in PDF format
03/11/2015 -- ANNUAL REPORT	View image in PDF format
02/11/2014 -- ANNUAL REPORT	View image in PDF format
02/11/2013 -- ANNUAL REPORT	View image in PDF format
10/17/2012 -- REINSTATEMENT	View image in PDF format
04/25/2011 -- ANNUAL REPORT	View image in PDF format
04/19/2010 -- ANNUAL REPORT	View image in PDF format
03/20/2009 -- ANNUAL REPORT	View image in PDF format
04/08/2008 -- Amendment	View image in PDF format
02/04/2008 -- ANNUAL REPORT	View image in PDF format
02/20/2007 -- ANNUAL REPORT	View image in PDF format
07/05/2006 -- ANNUAL REPORT	View image in PDF format
10/07/2005 -- REINSTATEMENT	View image in PDF format
10/26/2004 -- REINSTATEMENT	View image in PDF format
07/14/2003 -- ANNUAL REPORT	View image in PDF format
03/14/2002 -- ANNUAL REPORT	View image in PDF format
01/11/2001 -- ANNUAL REPORT	View image in PDF format
08/03/2000 -- ANNUAL REPORT	View image in PDF format
02/05/1999 -- ANNUAL REPORT	View image in PDF format
02/17/1998 -- ANNUAL REPORT	View image in PDF format
03/24/1997 -- ANNUAL REPORT	View image in PDF format
01/24/1996 -- ANNUAL REPORT	View image in PDF format
08/10/1995 -- ANNUAL REPORT	View image in PDF format

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

DATE: January 2nd, 2024
PROPERTY ID # 494136-BA-0250 (TD # 50973)

WARNING

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

CAPITAL ONE BANK (USA), N.A.
1680 CAPITAL ONE DRIVE
MCLEAN, VA 22102

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1590 NW 43 AVE #305 LAUDERHILL, FL 33313 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 January 31, 2024\$3,221.44

Or

* Estimated Amount due if paid by February 20, 2024\$3,259.33

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024
PROPERTY ID # 494136-BA-0250 (TD # 50973)

WARNING

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

CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1590 NW 43 AVE #305 LAUDERHILL, FL 33313 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

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

DATE: January 2nd, 2024
PROPERTY ID # 494136-BA-0250 (TD # 50973)

WARNING

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

CITY OF SUNRISE
ATTN: CITY MANAGER'S OFFICE
10770 W OAKLAND PARK BLVD
SUNRISE, FL 33351

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1590 NW 43 AVE #305 LAUDERHILL, FL 33313 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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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: January 2nd, 2024
PROPERTY ID # 494136-BA-0250 (TD # 50973)

WARNING

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MIDLAND FUNDING LLC AS SUCCESSOR IN INTEREST TO CITIBANK USA, N.A.
8875 AERO DRIVE
SUITE 200
SAN DIEGO, CA 92123

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CAPITAL ONE BANK (USA), N.A.
C/O ZAKHEIM & LAVRAR, P.A.
1133 S UNIVERSITY DR FL 2
PLANTATION, FL 33324-3303

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CITY OF LAUDERHILL
CODE ENFORCEMENT UNIT
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

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CITY OF SUNRISE
OFFICE OF SPECIAL MAGISTRATE
1607 NW 136 AVENUE, BUILDING B
SUNRISE, FL 33323

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DAILY BUSINESS REVIEW
PO BOX 862882
ORLANDO, FL 32886-2882

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MELENDEZ, AINES
700 ROSEWOOD ST APT 8M
BRONX, NY 10467-6398

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MELENDEZ, EVELYN
1590 NW 43 AVENUE #305
LAUDERHILL, FL 33313

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642 SW 11TH ST
HALLANDALE BEACH, FL 33009-6950

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4040 NE 13TH AVE
POMPANO BEACH, FL 33064-6083

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C/O LINDA E SINGER, ESQ
SPRECHMAN & ASSOCIATES, P.A.
2775 SUNNY ISLE BLVD SUITE 100
MIAMI, FL 33160

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CONSYWELIA HOWARD, REGISTERED AGENT O/B/O PARK SOUTH SIX, INC., A
CONDOMINIUM
1590 NW 43RD AVE 110
LAUDERHILL, FL 33313

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THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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: January 2nd, 2024
PROPERTY ID # 494136-BA-0250 (TD # 50973)

WARNING

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

LORD HILL REC CENTERS, INC.
LORD HILL RECREATION CENTER
1331 N.W. 43RD AVENUE
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1590 NW 43 AVE #305 LAUDERHILL, FL 33313 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 January 31, 2024\$3,221.44

Or

* Estimated Amount due if paid by February 20, 2024\$3,259.33

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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

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www.broward.org/recordstaxestreasury

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

DATE: January 2nd, 2024
PROPERTY ID # 494136-BA-0250 (TD # 50973)

WARNING

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

MARIA JEVREMOV, REGISTERED AGENT O/B/O LORD HILL REC CENTERS, INC.
1331 NW 43RD AVENUE
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1590 NW 43 AVE #305 LAUDERHILL, FL 33313 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

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

DATE: January 2nd, 2024
PROPERTY ID # 494136-BA-0250 (TD # 50973)

WARNING

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

PARK SOUTH SIX, INC., A CONDOMINIUM
1590 NW 43RD AVE.
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1590 NW 43 AVE #305 LAUDERHILL, FL 33313 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: January 2nd, 2024
PROPERTY ID # 494136-BA-0250 (TD # 50973)

WARNING

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

AINES MELENDEZ
1590 NW 43RD AVENUE UNIT 305
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1590 NW 43 AVE #305 LAUDERHILL, FL 33313 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
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TD 50973 FEBRUARY 2024 WARNING
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

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1590 NW 43RD AVENUE UNIT 305

City, FL

LAUDERHILL, FL 33313

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MELENDEZ, EVELYN
1590 NW 43 AVENUE #305
LAUDERHILL, FL 33313

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MELENDEZ, EVELYN
700 ROSEWOOD ST APT 8M
BRONX, NY 10467-6398

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MELENDEZ, EVELYN
642 SW 11TH ST
HALLANDALE BEACH, FL 33009-6950

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TD 50973 FEBRUARY 2024 WARNING
MELENDEZ, EVELYN
4040 NE 13TH AVE
POMPANO BEACH, FL 33064-6083

9569 0710 5270 0159 8523 66

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DAILY BUSINESS REVIEW
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ORLANDO, FL 32886-2882

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TD 50973 FEBRUARY 2024 WARNING
PARK SOUTH SIX, INC., A CONDOMINIUM
1590 NW 43RD AVE.
LAUDERHILL, FL 33313

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TD 50973 FEBRUARY 2024 WARNING
CONSYWELIA HOWARD, REG AGENT O/B/O
PARK SOUTH SIX, INC., A CONDO
1590 NW 43RD AVE 110
LAUDERHILL, FL 33313

9589 0710 5270 0159 8523 97

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TD 50973 FEBRUARY 2024 WARNING

LORD HILL REC CENTERS, INC.

LORD HILL RECREATION CENTER

1331 N.W. 43RD AVENUE

LAUDERHILL, FL 33313

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Total P. TD 50973 FEBRUARY 2024 WARNING

MARIA JEVREMOV, REGISTERED AGENT

Sent To O/B/O LORD HILL REC CENTERS, INC.

Street 1331 NW 43RD AVENUE

City, State, ZIP+4® LAUDERHILL, FL 33313

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**TD 50973 FEBRUARY 2024 WARNING
CAPITAL ONE BANK (USA), N.A.
1680 CAPITAL ONE DRIVE
MCLEAN, VA 22102**

9589 0710 5270 0159 8524 27

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TD 50973 FEBRUARY 2024 WARNING

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City, State, ZIP+4®

CAPITAL ONE BANK (USA), N.A.
 C/O ZAKHEIM & LAVRAR, P.A.
 1133 S UNIVERSITY DR FL 2
 PLANTATION, FL 33324-3303

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TD 50973 FEBRUARY 2024 WARNING
CITY OF LAUDERHILL
CODE ENFORCEMENT UNIT
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

9589 0710 5270 0159 8524 41

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TD 50973 FEBRUARY 2024 WARNING

CITY OF SUNRISE
OFFICE OF SPECIAL MAGISTRATE
1607 NW 136 AVENUE, BUILDING B
SUNRISE, FL 33323

9589 0710 5270 0159 8524 58

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TD 50973 FEBRUARY 2024 WARNING

CITY OF SUNRISE

ATTN: CITY MANAGER'S OFFICE

10770 W OAKLAND PARK BLVD

SUNRISE, FL 33351

9589 0710 5270 1584 3188 85

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TD 50973 FEBRUARY 2024 WARNING
MIDLAND FUNDING LLC AS SUCCESSOR IN
INTEREST TO CITIBANK USA, N.A.
 8875 AERO DR STE 200
 SAN DIEGO, CA 92123

City, State, Zip

9589 0710 5270 1584 3188 92

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TD 50973 FEBRUARY 2024 WARNING
 MIDLAND FUNDING LLC AS SUCCESSOR IN INTEREST TO
 CITIBANK USA, N.A.
 C/O LINDA E SINGER, ESQ
 SPRECHMAN & ASSOCS, P.A.
 2775 SUNNY ISLE BLVD STE 100
 MIAMI, FL 33160

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature </p> <p><input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>Maria Jervana</u> C. Date of Delivery <u>1/6/24</u></p>												
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>TD 50973 FEBRUARY 2024 WARNING LORD HILL REC CENTERS, INC. LORD HILL RECREATION CENTER 1331 N.W. 43RD AVENUE LAUDERHILL, FL 33313</p> </div>	<p>D. Is delivery address different from the address on the mailpiece? <input type="checkbox"/> Yes If YES, enter delivery address below:</p>												
<div style="text-align: center;">  9590 9402 8252 3094 3070 36 </div>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<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 Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<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 Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>2. Article Number (Transfer from service label)</p> <p style="font-size: 1.2em; text-align: center;">9589 0710 5270 0159 8523 97</p>													

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 50973 FEBRUARY-2024 WARNING
 CITY OF SUNRISE
 ATTN: CITY MANAGER'S OFFICE
 10770 W OAKLAND PARK BLVD
 SUNRISE, FL 33351



9590 9402 8252 3094 3069 78

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressed
 B. Received by (Printed Name) C. Date of Delivery
 JIMMY DUNCAN 1-8-24

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

Article Number (Transfer from reverse side)
9589 0710 5270 0159 8524 58

all Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 50973 FEBRUARY 2024 WARNING
 CITY OF LAUDERHILL
 CODE ENFORCEMENT UNIT
 5581 W OAKLAND PARK BLVD
 LAUDERHILL, FL 33313



2. Article Number (Transfer from service label)

9589 0710 5270 0159 8524 34

COMPLETE THIS SECTION ON DELIVERY

A. Signature X Agent
 Address

B. Received by (Printed Name) T. Joseph C. Date of Delivery 1-8-2024

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"/> 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-50973 FEBRUARY 2024 WARNING
 CITY OF LAUDERHILL
 ATTN: ANA SANCHEZ
 5581 W OAKLAND PARK BLVD
 LAUDERHILL, FL 33313

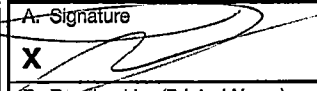


9590 9402 8252 3094 3071 35

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5975 05

COMPLETE THIS SECTION ON DELIVERY

A. Signature X  Agent
 Address

B. Received by (Printed Name) T. Joseph C. Date of Delivery 1.8.24

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

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restrict Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 50973 FEBRUARY 2024 WARNING
CAPITAL ONE BANK (USA), N.A.
1680 CAPITAL ONE DRIVE
MCLEAN, VA 22102**



9590 9402 8252 3094 3070 12

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8524 10

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressed

B. Received by (Printed Name) C. Date of Delivery
 ADONLO 1-6

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 50973 FEBRUARY 2024 WARNING
MARIA JEVREMOV, REGISTERED AGENT
O/B/O LORD HILL REC CENTERS, INC.
1331 NW 43RD AVENUE
LAUDERHILL, FL 33313



9590 9402 8252 3094 3070 29

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8524 03

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]
 Agent
 Addressee

B. Received by (Printed Name)

Maria Jevremov

C. Date of Delivery

1/4/24

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 | |

 Mail Restricted Delivery
 00)