

# TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400  
Pittsburgh, PA 15222

TDA# 51229

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

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

Phone: (412) 391-5555

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

<b>Parcel ID</b>	<b>Alt. Key</b>	<b>Property Address</b>
5139 12 02 1600	540974	19441 NW 10 ST PEMBROKE PINES 33029-3373

### Legal Description

Lot 23, Block 6, AMERITRAIL SECTION TWO, according to the plat thereof, as recorded in Plat Book 151, at Page 28, of the Public Records of Broward County, Florida.

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## Other Parcel Info

<b>Certificate #</b>	<b>Assessed Value</b>	<b>Homestead?</b>	<b>Mobile Home?</b>	<b>Bankruptcy?</b>
2021 - 12731	\$536,280	No	No	No

**Owner of Record on Current Tax Roll**  
SEAN D MCGUIRE

### Billing Name & Address

5530 THOROUGHBRED LN  
SOUTHWEST RANCHES FL 33330

# PROPERTY INFORMATION REPORT

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

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

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

**Report Date:**09/29/2023      **Search covers**    **20 years**      **through:**09/26/2023

*Kinsey Ram*  
Title Examiner

---

**General Examiner Comments:**

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

SEAN D. MCGUIRE  
19441 N.W. 10TH STREET  
PEMBROKE PINES FL 33029

**Document**

Warranty Deed  
Bk:26655 Pg:652

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

None found.

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

None found.

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

None found.

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

None found.

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

None found.

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

CHAPEL TRAIL OWNERS ASSOCIATION, INC.  
C/O POINTE MANAGEMENT GROUP, INC.  
3600 S. CONGRESS AVE.  
SUITE C  
BOYNTON BEACH FL 33426

**Document**

Sunbiz

**Examiner Comments**

**Name & Address of Record**

LAW OFFICES OF DAVID M. BAUMAN, PLLC,  
REGISTERED AGENT O/B/O CHAPEL TRAIL  
OWNERS ASSOCIATION, INC.  
6550 NORTH FEDERAL HIGHWAY, SUITE 220  
FORT LAUDERDALE FL 33308

**Document**

Sunbiz

**Examiner Comments**

**Related Documents (for Reference)**

None found.

**OTHER DOCUMENTS**

**Document Type**

Property Appraiser



<b>Site Address</b>	<b>19441 NW 10 STREET, PEMBROKE PINES FL 33029-3373</b>	<b>ID #</b>	5139 12 02 1600
<b>Property Owner</b>	MCGUIRE, SEAN D	<b>Millage</b>	2613
<b>Mailing Address</b>	5530 THOROUGHbred LN SOUTHWEST RANCHES FL 33330	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	AMERITRAIL SECTION TWO 151-28 B LOT 23 BLK 6		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$68,060	\$468,220	\$536,280	\$453,280	
2021	\$68,060	\$344,020	\$412,080	\$412,080	\$8,213.72
2020	\$68,060	\$324,790	\$392,850	\$392,850	\$7,883.24

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$536,280	\$536,280	\$536,280	\$536,280
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$453,280	\$536,280	\$453,280	\$453,280
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$453,280	\$536,280	\$453,280	\$453,280

Sales History			
Date	Type	Price	Book/Page or CIN
6/27/1997	SWD	\$15,000	26655 / 652
2/3/1995	SWD	\$214,400	23122 / 80
8/6/1992	SW*	\$299,333,429	19787 / 815

Land Calculations		
Price	Factor	Type
\$8.00	8,507	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		2671
<b>Units/Beds/Baths</b>		1/4/3
<b>Eff./Act. Year Built: 1996/1995</b>		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
26			AA					
R			AA					
1			.2					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51229

STATE OF FLORIDA  
COUNTY OF BROWARD

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

SEAN D MCGUIRE  
5530 THOROUGHbred LN  
SOUTHWEST RANCHES, FL 33330-  
2902

CITY OF PEMBROKE PINES  
CITY ATTORNEY'S OFFICE  
601 CITY CENTER WAY  
PEMBROKE PINES, FL 33025-4459

\*TAYLOR,NOEL L & NORMA L  
19431 NW 10TH ST  
PEMBROKE PINES, FL 33029-3214

\*BAEZ,ADAN COLON,ROSA ETAL  
19451 NW 10TH ST  
PEMBROKE PINES, FL 33029-3214

\*OSPINA,ELEANOR OSPINA,JUAN  
19442 NW 11TH ST  
PEMBROKE PINES, FL 33029-3212

\*ROSENTHAL,MARTIN D &  
ROSENTHAL,MARIA D  
19462 NW 11TH ST  
PEMBROKE PINES, FL 33029-3212

CHAPEL TRAIL OWNERS  
ASSOCIATION, INC.  
C/O POINTE MANAGEMENT GROUP,  
INC.  
3600 S. CONGRESS AVE.  
SUITE C  
BOYNTON BEACH, FL 33426

LAW OFFICES OF DAVID M.  
BAUMAN, PLLC, REGISTERED AGENT  
O/B/O CHAPEL TRAIL OWNERS  
ASSOCIATION, INC.  
6550 NORTH FEDERAL HIGHWAY,  
SUITE 220  
FORT LAUDERDALE, FL 33308

WEISSMAN, DERVISHI, BORGO &  
NORDLUND PA  
3109 STIRLING RD STE 101  
FORT LAUDERDALE, FL 33312-6558

SEAN D. MCGUIRE  
19441 N.W. 10TH STREET  
PEMBROKE PINES, FL 33029

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of February 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 # 119304351

Recorded 12/26/23 at 03:10 PM

Broward County Commission

1 Page(s)

#11

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 51229

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: 513912-02-1600  
Certificate Number: 12731  
Date of Issuance: 05/25/2021  
Certificate Holder: SUNSHINE STATE CERTIFICATES VIII, LLLP SUNSHINE STATE CERTIFICATES VIII, LLLP/BANKL  
Description of Property: AMERITRAIL SECTION TWO 151-28 B  
LOT 23 BLK 6

Name in which assessed: MCGUIRE, SEAN D  
Legal Titleholders: MCGUIRE, SEAN D  
5530 THOROUGHBRED LN  
SOUTHWEST RANCHES, FL 33330

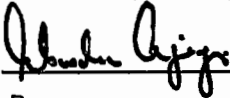
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of March, 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: 02/15/2024, 02/22/2024, 02/29/2024 & 03/07/2024  
Minimum Bid: 23540.04

# Broward County, Florida

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

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Description of Property: AMERITRAIL SECTION TWO 151-28 B  
LOT 23 BLK 6

Name in which assessed: MCGUIRE, SEAN D  
Legal Titleholders: MCGUIRE, SEAN D  
5530 THOROUGHBRED LN  
SOUTHWEST RANCHES, FL 33330

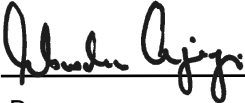
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Dated this 20th day of December, 2023.

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: 02/15/2024, 02/22/2024, 02/29/2024 & 03/07/2024  
Minimum Bid: 23540.04



# Notice of Application for Tax Deed Legal Notice

02/15/2024 8:48 AM (EST)



**Please choose a category** Notice of Application for Tax Deed

**Title** BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION  
NOTICE OF APPLICATION FOR MARCH 20, 2024, TAX DEED AUCTION

**Publish Date** 02/15/2024

**Publish Time** 8:44 AM (EST)

**Description** STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 51195, 51211, 51213, 51218, 51221, 51225, 51226, 51229, 51236, 51243, 51245, 51261, 51266, 51293, 51294, 51296, 51299, 51300, 51304, 51313, 51322, 51324, 51326, 51332, 51343, 51344, 51347, 51349, 51351, 51355, 51371, 51374, 51376, 51377  
TAX DEED AUCTION SCHEDULED MARCH 20, 2024  
PUBLISH THE WEEKS OF 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 at <https://browardcountylegalnotices.com>

**Attach Files (Optional)**

 ADS MARCH 20, 2024 TAX DEED AUCTION.pdf

**Submitted by (Email Address)** Cvilleda@broward.org

**Signature**

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

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24004055

Broward County, FL VS Sean D. McGuire

**RETURN OF SERVICE**



Court Case # TD 51229

Hearing Date:03/20/2024

Received by CCN 15420

02/05/2024 10:54 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Sean D. McGuire 19441 NW 10 Street Pembroke Pines FL 33029**

Served:

X

Not Served:

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

Date: 02/05/2024 Time: 10:52 AM


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

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

**COMMENTS:** Posted Tax Notice ON FRONT DOOR #15420

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

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

By:   
T. Brown, #15420

D.S.

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 513912-02-1600 (TD #51229)

RECEIVED SHERIFF

2024 FEB -2 AM 11:28

BROWARD COUNTY, FLORIDA

# WARNING

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

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

### NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by February 29, 2024 .....\$12,396.58

Or

\* Amount due if paid by March 19, 2024 .....\$12,554.18

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON March 20, 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

MCGUIRE, SEAN D  
19441 NW 10 ST  
PEMBROKE PINES, FL 33029

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

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24004055

Broward County, FL VS Sean D. McGuire

**RETURN OF SERVICE**



Court Case # TD 51229

Hearing Date:03/20/2024

Received by CCN 15420

02/05/2024 10:54 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Sean D. McGuire 5530 Thoroughbred Lane Southwest Ranches FL 33330**

Served:

Not Served:

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

Date: 02/05/2024 Time: 12:25 PM


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

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

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By: 

D.S.

T. Brown, #15420

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 513912-02-1600 (TD # 51229)

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FT LAUDERDALE, FL 33312

ORIGINAL DOCUMENT

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**PLEASE SERVE THIS ADDRESS OR LOCATION**

MCGUIRE, SEAN D  
5530 THOROUGHBRED LN  
SOUTHWEST RANCHES, FL 33330

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

97-343708 T#001  
07-02-97 10:59AM

\$ 105.00  
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY  
B. JACK OSTERHOLT  
COUNTY ADMIN.

This instrument was prepared by  
and should be returned to:

Jeffrey M. Weissman, Esq.  
Weissman, Dervishi, Borgo & Nordlund, P.A.  
3109 Stirling Road, Suite 101  
Fort Lauderdale, FL 33312-6558  
(954) 981-7400 (Telephone)  
(954) 989-8068 (FAX)

SPECIAL WARRANTY DEED

This indenture, made this 27 day of June, 1997, between John  
A. Driver, a single man (Social Security No. [REDACTED] party  
of the first part, and Sean D. McGuire, a single man, whose address  
is 19441 N.W. 10th Street, Pembroke Pines, Broward County, FL  
33029, party of the second part, witnesseth:

That the said party of the first part, for and in consideration of  
the sum of \$15,000.00 (fifteen-thousand dollars), to him in hand  
paid by the said party of the second part, the receipt of whereof  
is hereby acknowledged, has granted, bargained and sold to the said  
party of the second part, his heirs and assigns forever, the  
following described land, to wit:

Lot 23, Block 6, AMERITRAIL SECTION TWO, according to the plat  
thereof, as recorded in Plat Book 151, at Page 28, of the  
Public Records of Broward County, Florida,

(Folio No. 11912-02-16000),

subject to:

- (1) Taxes for the year 1995 and subsequent years,
- (2) Conditions, restrictions, limitations and easements of record;
- (3) Zoning restrictions, prohibitions and other requirements  
imposed by governmental authority, and
- (4) That certain purchase money mortgage and note dated on or  
about February 3, 1995, in the original principal amount of  
\$170,300 for which the party of the first part and the party  
of the second part are mortgagors and Mortgage Bankers Corp.,  
and its successors and assigns are mortgagee.

And the said party of the first part does hereby fully warrant the  
title to said land, and will defend the same against the lawful  
claims and demands of all persons claiming by, through or under the  
said party of the first part but against none other.

BK26655PG0652

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of:

Kevin L. Haet

Print Name: KELVIN L. Haet

Signed, sealed and delivered in the presence of:

Shannon Cox  
Print Name: Shannon Cox

John A. Driver

John A. Driver, Party of the First Part

Address: 6896 Caledonia Circle  
Indianapolis, IN 46254

ACKNOWLEDGMENT

STATE OF INDIANA )

COUNTY OF MARION ) ss.:

The foregoing instrument was acknowledged before me on June 27, 1997, by John A. Driver, who is personally known to me or produced JUNE as identification.

Joseph L. Kirsch III  
Notary Public of the State of INDIANA

Print Name: JOSEPH L. KIRSCH III

Commission Expires: 2-20-00

Serial No. \_\_\_\_\_

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

BK26655PG0653



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

## Detail by Entity Name

Florida Not For Profit Corporation  
CHAPEL TRAIL OWNERS ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	759981
<b>FEI/EIN Number</b>	59-2524567
<b>Date Filed</b>	09/11/1981
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	08/24/2018
<b>Event Effective Date</b>	NONE

### Principal Address

18501 Pines Blvd.  
Suite 201  
Pembroke Pines, FL 33029

Changed: 01/14/2021

### Mailing Address

c/o Pointe Management Group, Inc.  
3600 S. Congress Ave.  
Suite C  
Boynton Beach, FL 33426

Changed: 02/18/2022

### Registered Agent Name & Address

LAW OFFICES OF DAVID M. BAUMAN, PLLC  
6550 North Federal Highway,  
Suite 220  
Fort Lauderdale, FL 33308

Name Changed: 08/24/2018

Address Changed: 04/08/2020

### Officer/Director Detail

#### **Name & Address**



Title VP, Director

GROSSMAN, NORMA  
c/o Pointe Management Group, Inc.  
3600 S. Congress Ave.  
Suite C  
Boynton Beach, FL 33426

Title TREASURER, Director

Rementeria, Ana  
c/o Pointe Management Group, Inc.  
3600 S. Congress Ave.  
Suite C  
Boynton Beach, FL 33426

Title President, Director

TERRERO, JACQUELINE  
c/o Pointe Management Group, Inc.  
3600 S. Congress Ave.  
Suite C  
Boynton Beach, FL 33426

Title Director

Jacomino, Edna  
c/o Pointe Management Group, Inc.  
3600 S. Congress Ave.  
Suite C  
Boynton Beach, FL 33426

Title Director

Thompson, Justin  
c/o Pointe Management Group, Inc.  
3600 S. Congress Ave.  
Suite C  
Boynton Beach, FL 33426

Title Director

Sumby, Lisa  
c/o Pointe Management Group, Inc.  
3600 S. Congress Ave.  
Suite C  
Boynton Beach, FL 33426

Title Second VP, Director

Waring, Nancy  
c/o Pointe Management Group, Inc.  
3600 S. Congress Ave.  
Suite C  
Boynton Beach, FL 33426

Title Secretary, Director

Del Rio, Rebeca  
c/o Pointe Management Group, Inc.  
3600 S. Congress Ave.  
Suite C  
Boynton Beach, FL 33426

Title Director

Gilliland, William  
c/o Pointe Management Group, Inc.  
3600 S. Congress Ave.  
Suite C  
Boynton Beach, FL 33426

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2021	01/14/2021
2022	02/18/2022
2023	04/28/2023

#### **Document Images**

<a href="#">04/28/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">01/14/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/24/2018 -- Amendment</a>	<a href="#">View image in PDF format</a>
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<a href="#">12/17/2009 -- Amendment</a>	<a href="#">View image in PDF format</a>

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

DATE: February 1st, 2024  
PROPERTY ID # 513912-02-1600 (TD # 51229)

# WARNING

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

SEAN D MCGUIRE  
5530 THOROUGHbred LN  
SOUTHWEST RANCHES, FL 33330-2902

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 19441 NW 10 ST PEMBROKE PINES, FL 33029 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- \* Estimated Amount due if paid by February 29, 2024 .....\$12,396.58
- Or
- \* Estimated Amount due if paid by March 19, 2024 .....\$12,554.18

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 20, 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](http://www.broward.org/recordstaxestreasury)

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

DATE: February 1st, 2024  
PROPERTY ID # 513912-02-1600 (TD # 51229)

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CITY OF PEMBROKE PINES  
CITY ATTORNEYS OFFICE  
601 CITY CENTER WAY  
PEMBROKE PINES, FL 33025-4459

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

DATE: February 1st, 2024  
PROPERTY ID # 513912-02-1600 (TD # 51229)

# WARNING

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\*TAYLOR, NOEL L & NORMA L  
19431 NW 10TH ST  
PEMBROKE PINES, FL 33029-3214

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

DATE: February 1st, 2024  
PROPERTY ID # 513912-02-1600 (TD # 51229)

# WARNING

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\*BAEZ, ADAN COLON, ROSA ETAL  
19451 NW 10TH ST  
PEMBROKE PINES, FL 33029-3214

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

DATE: February 1st, 2024  
PROPERTY ID # 513912-02-1600 (TD # 51229)

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\*OSPINA, ELEANOR OSPINA, JUAN  
19442 NW 11TH ST  
PEMBROKE PINES, FL 33029-3212

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

DATE: February 1st, 2024  
PROPERTY ID # 513912-02-1600 (TD # 51229)

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

\*ROSENTHAL, MARTIN D &  
ROSENTHAL, MARIA D  
19462 NW 11TH ST  
PEMBROKE PINES, FL 33029-3212

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

DATE: February 1st, 2024  
PROPERTY ID # 513912-02-1600 (TD # 51229)

# WARNING

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CHAPEL TRAIL OWNERS ASSOCIATION, INC.  
C/O POINTE MANAGEMENT GROUP, INC.  
3600 S. CONGRESS AVE.  
SUITE C  
BOYNTON BEACH, FL 33426

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

DATE: February 1st, 2024  
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LAW OFFICES OF DAVID M. BAUMAN, PLLC, REGISTERED AGENT O/B/O CHAPEL TRAIL OWNERS ASSOCIATION, INC.  
6550 NORTH FEDERAL HIGHWAY, SUITE 220  
FORT LAUDERDALE, FL 33308

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WEISSMAN, DERVISHI, BORGO & NORDLUND PA  
3109 STIRLING RD STE 101  
FORT LAUDERDALE, FL 33312-6558

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

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

DATE: February 1st, 2024  
PROPERTY ID # 513912-02-1600 (TD # 51229)

# WARNING

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

SEAN D. MCGUIRE  
19441 N.W. 10TH STREET  
PEMBROKE PINES, FL 33029

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 19441 NW 10 ST PEMBROKE PINES, FL 33029 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- \* Estimated Amount due if paid by February 29, 2024 .....\$12,396.58
- Or
- \* Estimated Amount due if paid by March 19, 2024 .....\$12,554.18

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 20, 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](http://www.broward.org/recordstaxestreasury)

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- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
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Postmark  
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Sent To

Street and

City, State

TD 51229 MARCH 2024 WARNING  
SEAN D MCGUIRE  
5530 THOROUGHBRED LN  
SOUTHWEST RANCHES, FL 33330-2902

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

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- Adult Signature Required \$ \_\_\_\_\_
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Sent To

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**TD 51229 MARCH 2024 WARNING**

**CITY OF PEMBROKE PINES**

**CITY ATTORNEYS OFFICE**

**601 CITY CENTER WAY**

**PEMBROKE PINES, FL 33025-4459**

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Total Post

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Sent To

Street or

City, State, ZIP+4™

**TD 51229 MARCH 2024 WARNING**

**\*TAYLOR, NOEL L & NORMA L**

**19431 NW 10TH ST**

**PEMBROKE PINES, FL 33029-3214**



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- Return Receipt (electronic) \$ \_\_\_\_\_
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- Adult Signature Required \$ \_\_\_\_\_
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Total Postage

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Sent To

Street and

City, State

**TD 51229 MARCH 2024 WARNING**  
**\*BAEZ, ADAN COLON, ROSA ETAL**  
**19451 NW 10TH ST**  
**PEMBROKE PINES, FL 33029-3214**

7507 URTU 077U 027U 037U 047U 057U 067U 077U 087U 097U 107U 117U 127U 137U 147U 157U 167U 177U 187U 197U 207U 217U 227U 237U 247U 257U 267U 277U 287U 297U 307U 317U 327U 337U 347U 357U 367U 377U 387U 397U 407U 417U 427U 437U 447U 457U 467U 477U 487U 497U 507U 517U 527U 537U 547U 557U 567U 577U 587U 597U 607U 617U 627U 637U 647U 657U 667U 677U 687U 697U 707U 717U 727U 737U 747U 757U 767U 777U 787U 797U 807U 817U 827U 837U 847U 857U 867U 877U 887U 897U 907U 917U 927U 937U 947U 957U 967U 977U 987U 997U

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**TD 51229 MARCH 2024 WARNING**  
**\*OSPINA, ELEANOR OSPINA, JUAN**  
**19442 NW 11TH ST**  
**PEMBROKE PINES, FL 33029-3212**

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Sent To

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City, State, ZIP+4

**TD 51229 MARCH 2024 WARNING**

**\*ROSENTHAL, MARTIN D &**

**ROSENTHAL, MARIA D**

**19462 NW 11TH ST**

**PEMBROKE PINES, FL 33029-3212**

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**TD 51229 MARCH 2024 WARNING**  
**CHAPEL TRAIL OWNERS ASSOCIATION, INC.**  
**C/O POINTE MGMT GROUP, INC.**  
**3600 S. CONGRESS AVE. STE C**  
**BOYNTON BEACH, FL 33426**

44 2024 03 27 10 10 AM

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City, St:

**TD 51229 MARCH 2024 WARNING**  
**LAW OFFICES OF DAVID M. BAUMAN, PLLC, REG**  
**AGENT O/B/O CHAPEL TRAIL OWNERS ASSOC, INC.**  
**6550 NORTH FEDERAL HIGHWAY, SUITE 220**  
**FORT LAUDERDALE, FL 33308**

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**TD 51229 MARCH 2024 WARNING**  
**WEISSMAN, DERVISHI, BORGIO & NORDLUND PA**  
**3109 STIRLING RD STE 101**  
**FORT LAUDERDALE, FL 33312-6558**

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**TD 51229 MARCH 2024 WARNING**

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Sent To

**SEAN D. MCGUIRE**

Street and

**19441 N.W. 10TH STREET**

City, State

**PEMBROKE PINES, FL 33029**

7507 0170 4202 20

**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 51229 MARCH 2024 WARNING**  
**SEAN D MCGUIRE**  
**5530 THOROUGHBRED LN**  
**SOUTHWEST RANCHES, FL 33330-2902**



9590 9402 8488 3186 3934 14

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4201 88

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

B. Received by (Printed Name)

 Agent Addressee

C. Date of Delivery

 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

Mail Restricted Delivery



**SENDER: COMPLETE THIS SECTION**

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

**1. Article Addressed to:****TD 51229 MARCH 2024 WARNING****\*BAEZ, ADAN COLON, ROSA ETAL****19451 NW 10TH ST****PEMBROKE PINES, FL 33029-3214**

9590 9402 8488 3186 3933 84

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**
 Agent AddresseeB. Received by (*Printed Name*)

C. Date of Delivery

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

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
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- Signature Confirmation Restricted Delivery

- Priority Mail Express®
- Registered Mail™
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9589 0710 5270 0130 4202 18

(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 51229 MARCH 2024 WARNING**  
**\*ROSENTHAL, MARTIN D &**  
**ROSENTHAL, MARIA D**  
**19462 NW 11TH ST**  
**PEMBROKE PINES, FL 33029-3212**



9590 9402 8488 3186 3933 60

**2. Tracking Number (Transfer from service label)**

9589 0710 5270 0130 4202 32

**COMPLETE THIS SECTION ON DELIVERY****A. Signature**

X

- Agent  
 Addressee

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

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

**3. Service Type**

- 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

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 51229 MARCH 2024 WARNING**  
**CHAPEL TRAIL OWNERS ASSOCIATION, INC.**  
**C/O POINTE MGMT GROUP, INC.**  
**3600 S. CONGRESS AVE. STE C**  
**BOYNTON BEACH, FL 33426**



9590 9402 8488 3186 3933 53

**2. Article Number. (Transfer from service label)**

9589 0710 5270 0130 4202 49

**COMPLETE THIS SECTION ON DELIVERY****A. Signature****X**
 Agent Addressee**B. Received by (Printed Name)**

Joel

**C. Date of Delivery**

- 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                            |   |

Registered Mail Restricted Delivery (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 51229 MARCH 2024 WARNING**  
**LAW OFFICES OF DAVID M. BAUMAN, PLLC, REG**  
**AGENT O/B/O CHAPEL TRAIL OWNERS ASSOC, INC.**  
**6550 NORTH FEDERAL HIGHWAY, SUITE 220**  
**FORT LAUDERDALE, FL 33308**



9590 9402 8488 3186 3933 46

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4202

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

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 Agent Addressee

B. Received by (Printed Name)

AE

C. Date of Delivery

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 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

56

Mail Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

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

**1. Article Addressed to:**

**TD 51229 MARCH 2024 WARNING**  
**CITY OF PEMBROKE PINES**  
**CITY ATTORNEYS OFFICE**  
**601 CITY CENTER WAY**  
**PEMBROKE PINES, FL 33025-4459**



9590 9402 8488 3186 3934 07

**2. Article Number (Transfer from service label)**

9589 0710 5270 0130 4201 95

**COMPLETE THIS SECTION ON DELIVERY****A. Signature****X**

- Agent  
 Addressee

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

02/05/24

- 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 checked="" 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 51229 MARCH 2024 WARNING****\*TAYLOR, NOEL L & NORMA L****19431 NW 10TH ST****PEMBROKE PINES, FL 33029-3214**

9590 9402 8488 3186 3933 91

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4202 01

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

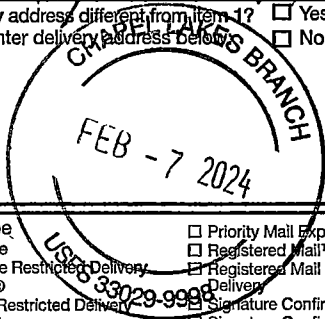
**X**
 Agent Addressee

B. Received by (Printed Name)

NOEL TAYLOR

C. Date of Delivery

2/7/24

D. Is delivery address different from item 1?  YesIf 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

Mail

Mail Restricted Delivery

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