



Concorde Estates Community Development District

Avid Property Management

2906 Bush Lake Blvd, Tampa, Florida 33614 Phone: 813-868-1104

September 06, 2023

Board of Supervisors
Concorde Estates Community Development

District Dear Board Members:

The regular meeting of the Board of Supervisors of the Concorde Estates Community Development District is scheduled to be held on **Wednesday, Sep 06, 2023, at 1:00 pm in the Concorde Estates Clubhouse, 3151 Georgian Bay Lane, Kissimmee, FL 34746**. Following is the advance agenda for the meeting:

1. **Call to Order/Roll Call**
2. **Approval of Meeting Agenda**
3. **Public Comments on Agenda Items
(Limited to 3 Minutes)**
4. **Chairman's Report**
 - A. Landscape Vendor Termination Letter Approval
 - B. Discussion Stormwater/Wetlands Maintenance
 - C. Ratification of New Pool Furniture
 - D. Discussion of Foreclosure Sale Documents Stamp
 - E. Ratification of County Tax Deed 20-26-29-3072-0001-2080
 - F. Consideration Payment of County Tax Deed 20-26-29-3072-0001-2120 **\$16,470.80 & 2200 \$18,191.07**
 - G. Ratification of Fence Accident Repair
 - H. Ratification of Community Signs
5. **District Manager's Report**
 - A. Discussion of Concorde Estates HOA Sunbiz Application
 - B. Consideration of CDD Lots HOA Due Payment of \$35,953.62
 - C. **Resolution 2023-14**
6. **Vendor Reports (In-Person or Document)**

ATTENDEES:

Please identify yourself each time you to speak to facilitate accurate transcription of meeting minutes.

7. **Staff Reports**
 - A. Monthly Field Manager's Report
8. **District Counsel**
 - A. Discussion Foreclosure
 - B. Consideration of Additional Funding for Foreclosure Legal Fees
 - C. Discussion of collecting fence damages from insurance company.
9. **District Engineer**
10. **Supervisors' Requests and/or Comments**
 - A. Ratification of Sidewalk Repair
 - B. Discussion of Clubhouse Roof
11. **Public Comments (Limited to 3 Minutes)**
12. **Adjournment**

Next Meeting, Oct 4, 2023, at 1:00 pm (1st Wednesday)

Enclosed are attachments available for the above agenda. Additional items may be provided under separate cover when they become available, or they will be distributed at the meeting.

The balance of the agenda is routine in nature, and staff will present and discuss their reports at the meeting. In the meantime, if you have any questions, do not hesitate to contact me.

All cellular phones must be placed on mute while in the meeting room. The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 868-1104. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Sincerely,

Avelino Vide III
District Manager



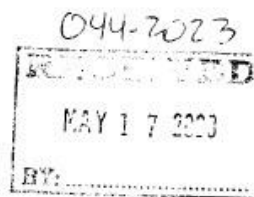
OSCEOLA COUNTY TAX COLLECTOR

Office of Bruce Vickers, CFC, CFBTO, ELC.



TAX CERTIFICATION

Honorable Kelvin Soto
Clerk of the Circuit Court
2 Courthouse Square
Kissimmee, Florida 34741



RE: Tax Deeds

Dear Mr. Soto:
Please be advised that the enclosed Tax Deed Application is based on Tax Certificate
Number 4044 issued in the year of 2021 for tax year 2020.

Application Date: 4/17/23

Certification Date: 5/17/23

Homestead Property Assessed Value: \$ 0.00

I certify that payment has been made for all outstanding certificates and the parties to be notified are listed in the attached Property Information Report.

If further information is needed, please contact our office.

Sincerely,
Bruce Vickers
Osceola County Tax Collector

By: Carol Gaines
Tax & Bankruptcy Associate

Main Office
2501 E. Irla Bronson Memorial Hwy.
Kissimmee, FL 34744

St. Cloud Office
1300 9th Street / Ste. 101B
St. Cloud, FL 34769

BVL Office
2595 Simpson Road
Kissimmee, FL 34744

Campbell City Office
4730 S. Orange Blossom Trail
Kissimmee, FL 34746

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY			Application date	Apr 17, 2023
Property description	2241 MARSHFIELD PRESERVE WAY KISSIMMEE CONCORDE ESTATES PH IIB PB 20 PG 49-54 LOT 212 LESS MINERAL RIGHTS R202629-307200012120			Certificate #	2021 / 4044
				Date certificate issued	06/01/2021
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2021/4044	05/28/2021	523.27	26.16	549.43	
→Part 2: Total*				549.43	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2022/3697	05/31/2022	563.74	6.25	38.76	608.75
# 2021/6540	05/28/2021	558.85	6.25	131.21	696.31
# 2019/4408	05/31/2019	423.04	6.25	178.12	607.41
# 2018/3986	05/31/2018	2,572.75	6.25	1,233.31	3,812.31
# 2017/4187	05/31/2017	5,161.99	6.25	4,428.56	9,596.80
Part 3: Total*					15,321.58
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)					15,871.01
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					0.00
4. Property information report fee					110.00
5. Tax deed application fee					175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)					242.34
7. Total Paid (Lines 1-6)					16,398.35
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here:	<u>Carol Gaines</u>			Osceola County, Florida	
	Signature, Tax Collector			Date <u>05/17/2023</u>	

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	146.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542 F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	146.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	16,544.35
Sign here: _____ Date of sale _____ <small>Signature, Clerk of Court or Designee</small>	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-16, if applicable.

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 610248

To: Tax Collector of OSCEOLA COUNTY, Florida

I,
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, CA 07101-3411,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
R202629-307200012120	2021/4044	06-01-2021	CONCORDE ESTATES PH IIB PB 20 PG 49-54 LOT 212 LESS MINERAL RIGHTS

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, CA 07101-3411

04-17-2023
Application Date

Applicant's signature



1339 Arlington St., Orlando, FL 32805
O: 407-456-1888 | F: 407-583-6923

PROPERTY INFORMATION REPORT

PARCEL #: R202629-307200012120

CERT #: 2021/4044

Property Owner:

Parkview at Lake Shore Homeowner's Association, Inc., by virtue of Certificate of Title recorded 12/07/2020 in Official Records Book 5846, Page 1323.

Parkview at Lake Shore Homeowner's Association, Inc.
c/o Avid Property Management
10401 Deerwood Park Blvd. —
Suite 2130
Jacksonville, FL 32256

Legal:

CONCORDE ESTATES PH IIB PB 20 PG 49-54 LOT 212 LESS MINERAL RIGHTS

Additional Address(s):

∧ Parkview at Lake Shore HOA Inc ✓
2906 Busch Lake Blvd
∧ Tampa, FL 33614 —
(Mailing Address) ✓

∅ 2241 Marshfield Preserve Way
∩ Kissimmee FL 34746 —
(Physical Address)

Tax Status:

2016, 2017, 2018, 2020, 2021: Taxes – Certificate Issued (See Attached)
Total of Current Taxes Paid by Tax Deed Applicant \$0.00

Pending Foreclosure Actions:

None

Open HOA Liens:

None

Other Matters That May Affect Title:

Claim of Lien in favor of Parkview at Lake Shore Homeowners Association, Inc., recorded 07/03/2018 in Official Records Book 5360, Page 2893.

Parkview at Lake Shore Homeowners Association, Inc.
Vista Community Association Management =
P.O. Box 162147
Altamonte Springs, FL 32716

Jorge Salazar
2241 Marshfield Preserve Way —
Kissimmee, FL 34746

Jorge Salazar
9016 Woodbreeze Blvd. —
Windermere, FL 34786

Parkview at Lake Shore Homeowners Association, Inc.
Attorney
140 W. Westmonte Dr Ste 203 —
Altamonte Springs, FL 32714

Carlos R. Arias, Esquire —
Arias Bosinger, PLLC
Attorneys at Law
140 North Westmonte Drive, Suite 203
Altamonte Springs, FL 32714

Claim of Lien for Unpaid Non-Ad Valorem Special Assessments in favor of Concorde Estates
Community Development District, recorded 01/30/2020 in Official Records Book 5666, Page 1797.

Concorde Estates Community Development District
313 Campus Street
Celebration, Florida 34747 —

Jorge Salazar
2241 Marshfield Preserve Way DWP
Kissimmee FL 34746

Concorde Estates Community Development District
Kristen Suit, District Manager —
InfraMark, IMS —
313 Campus Street
Celebration, Florida 34747

Public Records searched through: 05/08/2023

THIS COMPANY, in issuing the Property Information Report (hereinafter referred to as the "Report"), assumes no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid. The Company's liability for this Report is limited to \$150.00 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount stated above. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Dated: 05/16/2023

Forseti Real Estate Services, LLC

BY:



David M. Harrington
Managing Member

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Sections 197.502 and 197.542, Florida Statutes

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4. Property information report fee					110.00
5. Tax deed application fee					175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)					0.00
7. Total Paid (Lines 1-6)					16,156.01
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: _____				Osceola County, Florida	
Signature, Tax Collector				Date _____	

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542 F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	0.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	16,156.01
Sign here: _____ Date of sale _____	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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Clerk of Court (complete Part 5)

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Line 14: Enter the total of Lines 8-13. Complete Lines 15-16, if applicable.



CFN 2020165968
 Bk 5846 Pg 1323 (1 Pgs)
 DATE: 12/07/2020 12:19:31 PM
 ARMANDO RAMIREZ, CLERK OF COURT
 OSCEOLA COUNTY
 RECORDING FEES \$0.00
 DEED DGC \$0.70

IN THE CIRCUIT COURT OF THE NINTH
 JUDICIAL CIRCUIT IN AND FOR OSCEOLA
 COUNTY, FLORIDA

PARKVIEW AT LAKE SHORE
 HOMEOWNER'S ASSOCIATION, INC.,

Plaintiff,

vs.

CASE NO.: 2018-CA-003072 MF

JORGE SALAZAR; and UNKNOWN PARTIES
 IN POSSESSION,

Defendants.

SALE PRICE:

\$ 100.00


CERTIFICATE OF TITLE

THE UNDERSIGNED Clerk of the above-styled Court certifies that she executed and filed a Certificate of Sale in this action on the 27th day of October, 2020, for the property described herein and that no objections to the sale have been filed within the time allowed for filing such objections. The following property in Osceola County, Florida, to wit:

CONCORDE ESTATES PH IIB PB 20 PG 49-54 LOT 212 LESS MINERAL RIGHTS
 was sold to PARKVIEW AT LAKE SHORE HOMEOWNER'S ASSOCIATION, INC., whose address is
 c/o Avid Property Management, 10401 Deerwood Park Blvd., Suite 2130, Jacksonville, FL 32256.

WITNESS my hand and seal of the Court on the 4th day of December, 2020.

ARMANDO RAMIREZ
 CLERK OF THE COURT

By: 
 Deputy Clerk

FILED IN OFFICE
 CLERK OF THE COURT
 OSCEOLA CO. FLORIDA
 2020 DEC - 4 P 2:44
 ARMANDO RAMIREZ
 CLERK OF COURT
 CIRCUIT COUNTY / CIVIL

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Certificate of Title was furnished by ~~e-service~~ and U.S. Mail to: Carlos R. Arias, Esquire, Arias Bosinger, PLLC, carias@ablawfl.com, 140 N. Westmonte Dr., Suite 203, Altamonte Springs, FL 32714; and Brian M. Mark, Esq., 100 N. John Young Parkway, Suite B, Kissimmee, FL 34741 [bmark@marklawfirm.com; eservice@marklawfirm.com] on this 4th day of December, 2020.


 Deputy Clerk

CLAIM OF LIEN

NOTICE IS HEREBY GIVEN that **PARKVIEW AT LAKESHORE HOMEOWNERS ASSOCIATION, INC.**, hereinafter referred to as "Association," (the Registered Agent of which is Vista Community Association Management, P.O. Box 162147, Altamonte Springs, FL 32716), pursuant to the provisions of §718.116, Florida Statutes, and the **DECLARATION OF COVENANTS AND RESTRICTIONS FOR PARKVIEW AT LAKESHORE HOMEOWNERS ASSOCIATION, INC.**, recorded in Official Records Book 2575, Page 2413, of the Public Records of **OSCEOLA County**, Florida, as amended and supplemented, claims a lien for unpaid assessments, interest, late fees, and collection charges, together with costs and attorneys' fees incurred by the Association incident to the collection of such assessments or enforcement of such lien, upon real property more particularly described as follows:

CONCORDE ESTATES PH IIB PB 20 PG 49-54 LOT 212 LESS MINERAL RIGHTS

The names and address of the owner of record is:

Jorge Salazar
2241 Marshfield Preserve Way
Kissimmee, FL 34746

Jorge Salazar
9016 Woodbreeze Blvd
Windermere, FL 34786

This Claim of Lien is to secure the assessment(s) and other expenses levied by the Association in the amount and for the dates indicated and for such other sums as may become due thereafter.

- A) Assessments: \$341.08 Due October 6, 2015 through December 2015 @ \$24.08 (pro-rated balance @ \$101.50/ annually)
Due January 1, 2016 through December 2017 @ \$101.50 /annually
Due January 1, 2018 through June 8, 2018 @ \$114.00 /annually

- B) Together with interest at eighteen (18%) per annum from the time each and every assessment has and shall come due, late fees, attorneys' fees, and costs incidental to the enforcement of this lien

WITNESS MY HAND AND SEAL this _____ day of JUNE, 2018

Lienor: PARKVIEW AT LAKESHORE HOMEOWNERS ASSOCIATION, INC.
 (sign) _____
 (print) _____
 (title) Attorney
 (address) 140 N. Westmonte Dr. Ste 203
Altamonte Springs, FL 32714

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of June, 2018, by Carlos R. Arias as Attorney of PARKVIEW AT LAKESHORE HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

THIS INSTRUMENT PREPARED BY:
Carlos R. Arias, Esquire
ARIAS BOSINGER, PLLC
Attorneys at Law
140 North Westmonte Drive, Suite 203
Altamonte Springs, FL 32714

NOTARY PUBLIC
(sign) Jennifer L. Leete
(print) Jennifer L. Leete
State of Florida at Large
My Commission Expires:
(NOTARY SEAL)





CFN 2020015160
 Bk 5666 Pgs 1797-1798 (2 Pgs)
 DATE: 01/30/2020 03:18:32 PM
 ARMANDO RAMIREZ, CLERK OF COURT
 OSCEOLA COUNTY
 RECORDING FEES \$18.50

CLAIM OF LIEN FOR UNPAID NON-AD VALOREM SPECIAL ASSESSMENTS

**STATE OF FLORIDA,
 COUNTY OF OSCEOLA:**

BEFORE ME, the undersigned notary public, personally appeared KRISTEN SUIT who being duly sworn and says that she is the District Manager of Concorde Estates Community Development District ("Lienor"), whose address is 313 Campus Street, Celebration, Florida 34747, and that in accordance with §190.021(9), Florida Statutes, non-ad valorem special assessments on the following described real property in Osceola County, Florida remain unpaid, due and owing to Lienor.

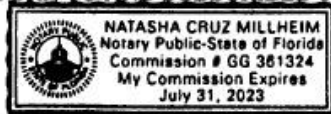
Current Owner	SALAZAR JORGE	
Parcel Identification Number	20-26-29-3072-0001-2120	
Address of Property	2241 MARSHFIELD PRESERVE WAY, KISSIMMEE FL 34746	
Detail of unpaid non-ad valorem special assessments owed to Concorde Estates Community Development District, including penalties through December 31, 2019	Delinquent Fiscal Year 2019 O&M Assessment:	\$1,202.14
	1% Penalty from Nov 1, 2018 through Dec 31, 2019 for Delinquent Operations & Maintenance Assessment:	\$156.28
	Delinquent Fiscal Year 2019 2011A-2 DS Assessment:	\$658.00
	1% Penalty from Nov 1, 2018 through Dec 31, 2019 for Delinquent 2011A-2 DS Assessment:	\$85.54

Detail of unpaid non-ad valorem special assessments owed to Concorde Estates Community Development District, including penalties through December 31, 2019	Outstanding 2011B Principal Balance:	\$27,359.78
	1% Penalty Nov 1, 2017 through Dec 31, 2019 for Delinquent 2011B Bond Outstanding Par Balance:	\$7,113.54
	TOTAL DUE AND OWING:	\$36,575.28


Signed, sealed and recorded with the Osceola County Clerk of Court this 30 day of January, 2020.


 Kristen Suit, District Manager for Concorde Estates Community Development District
 InfraMark, IMS
 313 Campus Street
 Celebration, Florida 34747
 Tel: (407) 566-1935
 Email: Kristen.Suit@inframark.com

SWORN TO AND SUBSCRIBED before me this 30 day of January, 2020.



(S E A L)


 NOTARY PUBLIC (signature)

Printed Name: Natasha Cruz Millheim
 Commission No.: 361324
 My Commission Expires: July 31, 2023

Personally Known

Produced Identification
 Type of Identification: _____



Parcel Result

Parcel: 202629307200012120

TRIM Notice | Property Record Card | Map Image | Tax Collector | Map View | E-Mail Parcel | NEW Bird's Eye View

Owner Information	
Owner Name	PARKVIEW AT LAKE SHORE HOA INC V
Mailing Address	2906 BUSCH LAKE BLVD TAMPA, FL 33614
Physical Address	2241 MARSHFIELD PRESERVE WAY, KISSIMEE FL 34746
Description	VACANT
Tax District	300 - OSCEOLA COUNTY

Tax Values		View Tax Estimate	
Current Values		Certified Values	
Current Value represents working appraised values as of 05/15/2023, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/05/2022	
Land	\$45,000	Land	\$40,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$0	Buildings	\$0
Appraised(Just)	\$45,000	Appraised(Just)	\$40,000
Assessed(estimated)	\$41,140	Assessed*	\$37,400
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$41,140	Taxable	\$37,400
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information				
Seq	ORB-Pg	Price	Date	Deed Type
0	5846-1323	\$100	2020-12-04	Certificate of Title (CT)
1	4853-1301	\$8,700	2015-10-06	Tax Deed (TX)
2	4182-1037	\$1,564,200	2011-09-20	Special Warranty Deed (SW)
3	3942-2313	\$1,737,600	2009-12-31	Special Warranty Deed (SW)
4	3748-2319	\$789,700	2008-09-30	Special Warranty Deed (SW)

Land Information - Total Acreage: 0.16				
Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL	1.00	110.00	LT	\$45,000

Legal Description	
Legal Description	CONCORDE ESTATES PH IIB PB 20 PG 49-54 LOT 212 LESS MINERAL RIGHTS

- NUMBER
407-742-5000
- EMAIL
info@property-appraiser.org
- ADDRESS
Property Appraisers Office
2505 E Hia Bronson Memorial Hwy
Kissimmee, FL 34744

[View Map](#)

Business Hours

MONDAY - FRIDAY : 8am to 5pm
Closed Saturday and Sunday





About the Property Appraiser

- [Katrina S. Scarborough CFA, CCF, MCF](#)
- [Accessibility](#)
- [Career Opportunities](#)
- [Departments](#)
- [Holiday Schedule](#)

Other County Agencies

- [Board of County Commissioners](#)
- [Clerk of the Courts](#)
- [Sheriff's Office](#)
- [Supervisor of Elections](#)
- [Tax Collector](#)

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April 25, 2023

4044-21

PARKVIEW AT LAKE SHORE HOA INC
2906 BUSCH LAKE BLVD
TAMPA, FL 33614

RE: Parcel Number R202629-307200012120

TAX DEED WARNING LETTER

This notice is being sent to inform you that an application for a Tax Deed on property you own has been submitted. In the event taxes are not paid, this property will be auctioned off by the Clerk of Court's online sale to the highest bidder.

In order to prevent the loss of your property, all delinquent taxes must be paid. **Florida Statutes require that payment be made in guaranteed funds; such as cash, cashier's check or money order.** There may also be current year's taxes that are not included in this action.

While this notice is not a requirement of law, it is our hope that we can assist you in preventing the loss of your property. Please contact the delinquent tax department at (407)742-4000 for payoff amounts and for any other questions you may have.

In the event that your property is sold, and the final bid exceeds the amount required to pay the taxes and costs, any excess funds will need to be requested from the Clerk of Court.

It has come to our attention that there are companies that may contact you in regards to acquiring these excess funds for you, **for a fee.** Please be advised that it is **not necessary** for you to contract with any of these companies.

Sincerely,

Delinquent Tax Department
For Bruce Vickers, CFC, CFBTO, ELC.
Osceola County Tax Collector



1339 Arlington St.
Orlando, FL 32805
407.456.1888
billing@tfgreports.com

INVOICE

Order No: OSC6041
Date: 05/16/2023

Osceola County Tax Collector
2501 E Irlo Bronson Mem Hwy PO Box 422105
Kissimmee, FL 34742

Quantity	Description	Unit Price	Line Total
1	Osceola County O&E	\$110.00	\$110.00

Parkview at Lake Shore Homeowner's Association Inc (Owner)

Property Address: 2241 Marshfield Preserve Way

Parcel ID: R202629-307200012120

Cert #: 2021/4044

TOTAL \$110.00

Make all checks payable to TFG Property Reports.

If you have any questions concerning this invoice, please contact our Accounting Department at 407-456-1888 or billing@tfgreports.com.

Thank you for your business!

By accepting this report you (Customer) agree to pay TFG Property Reports (Provider) for the full cost of any product or service purchased, payable within sixty (60) days of receipt of invoice. A late fee of three percent (3%) of the unpaid balance will be assessed every month for invoices not paid within sixty (60) days of receipt. Furthermore, Purchaser is required to notify TFG Property Reports, in writing, if for any reason the payment is to be delayed. TFG Property Reports reserves the right to waive any fees and any payment terms upon their sole discretion.



OSCEOLA COUNTY TAX COLLECTOR

Office of Bruce Vickers, CFC, CFBTO, ELC.



TAX CERTIFICATION

Honorable Kelvin Soto
Clerk of the Circuit Court
2 Courthouse Square
Kissimmee, Florida 34741

045-2023
MAY 17 2023
BY: _____

RE: Tax Deeds

Dear Mr. Soto:
Please be advised that the enclosed Tax Deed Application is based on Tax Certificate
Number 4047 issued in the year of 2021 for tax year 2020.

Application Date: 4/17/23

Certification Date: 5/17/23

Homestead Property Assessed Value: \$0.00

I certify that payment has been made for all outstanding certificates and the parties to be notified are listed in the attached Property Information Report.

If further information is needed, please contact our office.

Sincerely,
Bruce Vickers
Osceola County Tax Collector

By: Carol Craines
Tax & Bankruptcy Associate

Main Office
2501 E. Irla Bronson Memorial Hwy.
Kissimmee, FL 34744

St. Cloud Office
1300 9th Street / Ste. 101B
St. Cloud, FL 34769

BVL Office
2595 Simpson Road
Kissimmee, FL 34744

Campbell City Office
4730 S. Orange Blossom Trail
Kissimmee, FL 34746

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY			Application date	Apr 17, 2023
Property description	2330 MARSHFIELD PRESERVE WAY KISSIMMEE CONCORDE ESTATES PH IIB PB 20 PG 49-54 LOT 220 LESS MINERAL RIGHTS R202629-307200012200			Certificate #	2021 / 4047
				Date certificate issued	06/01/2021
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2021/4047	05/28/2021	523.27	26.16	549.43	
→Part 2: Total*				549.43	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2022/3698	05/31/2022	563.74	6.25	38.76	608.75
# 2021/6541	05/28/2021	558.85	6.25	141.92	707.02
# 2019/4410	05/31/2019	423.04	6.25	178.12	607.41
# 2018/3987	05/31/2018	2,572.75	6.25	1,233.31	3,812.31
# 2017/4188	05/31/2017	5,161.99	6.25	4,428.56	9,596.80
Part 3: Total*				15,332.29	
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)					15,881.72
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					0.00
4. Property information report fee					110.00
5. Tax deed application fee					175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)					242.50
7. Total Paid (Lines 1-6)					16,409.22
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here:	<i>Carol Gaines</i>			Osceola County, Florida	
	Signature, Tax Collector			Date	05/17/2023

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	146.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542 F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	146.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	16,555.22
Sign here: _____ Date of sale _____	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6.** The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7,** minus **Line 6,** plus **Lines 8 through 12.** Enter the amount on **Line 13.**

Line 14: Enter the total of Lines 8-13. Complete Lines 15-16, if applicable.

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 610249

To: Tax Collector of OSCEOLA COUNTY, Florida

I,

ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, CA 07101-3411,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
R202629-307200012200	2021/4047	06-01-2021	CONCORDE ESTATES PH IIB PB 20 PG 49-54 LOT 220 LESS MINERAL RIGHTS

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, CA 07101-3411

04-17-2023
Application Date

Applicant's signature



1339 Arlington St., Orlando, FL 32805
O: 407-456-1888 | F: 407-583-6923

PROPERTY INFORMATION REPORT

PARCEL #: R202629-307200012200

CERT #: 2021/4047

Property Owner:

Parkview at Lake Shore Homeowners Association, Inc., by virtue of Certificate of Title recorded 11/09/2020 in Official Records Book 5829, Page 407.

- ✓ Parkview at Lake Shore Homeowners Association, Inc.
- ✓ C/O Avid Property Management —
- 2906 Busch Lake Blvd.
- Tampa, FL 33614

Legal:

CONCORDE ESTATES PH IIB PB 20 PG 49-54 LOT 220 LESS MINERAL RIGHTS

Additional Address(s):

- ✓ Parkview at Lakeshore HOA Inc ✓
- ✓ C/O Avid Property Management
- ✓ 2906 Busch Lake Blvd ✓ —
- Tampa, FL 33614
- (Mailing Address)
- 2330 Marshfield Preserve Way
- Kissimmee FL 34746 —
- (Physical Address)

Tax Status:

2016, 2017, 2018, 2020, 2021: Taxes – Certificate Issued (See Attached)
Total of Current Taxes Paid by Tax Deed Applicant \$0.00

Pending Foreclosure Actions:

None

Open HOA Liens:

None

Other Matters That May Affect Title:

Claim of Lien in favor of Parkview at Lake Shore Homeowners Association, Inc., recorded 07/03/2018 in Official Records Book 5360, Page 2894.

Parkview at Lake Shore Homeowners Association, Inc. —
Vista Community Association Management —
P.O. Box 162147
Altamonte Springs, FL 32716

Jorge Salazar
2330 Marshfield Preserve Way —
Kissimmee, FL 34746

Jorge Salazar
9016 Woodbreeze Blvd. —
Windermere, FL 34786

Parkview at Lake Shore Homeowners Association, Inc.
Attorney
140 W. Westmonte Dr Ste 203 —
Altamonte Springs, FL 32714

Carlos R. Arias, Esquire
Arias Bosinger, PLLC —
Attorneys at Law
140 North Westmonte Drive, Suite 203
Altamonte Springs, FL 32714

Claim of Lien for Unpaid Non-Ad Valorem Special Assessments in favor of Concorde Estates
Community Development District, recorded 01/30/2020 in Official Records Book 5666, Page 1799.

Concorde Estates Community Development District
313 Campus Street
Celebration, Florida 34747 —

Jorge Salazar
2330 Marshfield Preserve Way DJN
Kissimmee, FL 34746

Concorde Estates Community Development District
Kristen Suit, District Manager —
InfraMark, IMS —
313 Campus Street
Celebration, Florida 34747

Public Records searched through: 05/08/2023

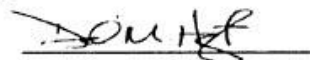
THIS COMPANY, in issuing the Property Information Report (hereinafter referred to as the "Report"), assumes no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid. The Company's liability for this Report is limited to \$150.00 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount stated above. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Dated: 05/16/2023

Forseti Real Estate Services, LLC

BY:


David M. Harrington
Managing Member

CERTIFICATION OF TAX DEED APPLICATION
Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY			Application date	Apr 17, 2023
Property description	2330 MARSHFIELD PRESERVE WAY KISSIMMEE CONCORDE ESTATES PH IIB PB 20 PG 49-54 LOT 220 LESS MINERAL RIGHTS R202629-307200012200			Certificate #	2021 / 4047
				Date certificate issued	06/01/2021
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2021/4047	05/28/2021	523.27	26.16	549.43	
→Part 2: Total*				549.43	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2022/3698	05/31/2022	563.74	6.25	38.76	608.75
# 2021/6541	05/28/2021	558.85	6.25	141.92	707.02
# 2019/4410	05/31/2019	423.04	6.25	178.12	607.41
# 2018/3987	05/31/2018	2,572.75	6.25	1,233.31	3,812.31
# 2017/4188	05/31/2017	5,161.99	6.25	4,428.56	9,596.80
Part 3: Total*				15,332.29	
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)					15,881.72
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					0.00
4. Property information report fee					110.00
5. Tax deed application fee					175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)					0.00
7. Total Paid (Lines 1-6)					16,166.72
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: _____				Osceola County, Florida	
Signature, Tax Collector				Date _____	

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542 F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	0.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	16,166.72
Sign here: _____ Date of sale _____ <small>Signature, Clerk of Court or Designee</small>	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-16, if applicable.



CFN 2020152795
 Bk 5829 Pg 407 (1 Pgs)
 DATE: 11/09/2020 10:39:57 AM
 ARMANDO RAMIREZ, CLERK OF COURT
 OSCEOLA COUNTY
 RECORDING FEES \$0.00
 DEED DOC \$0.70

IN THE CIRCUIT COURT OF THE NINTH
 JUDICIAL CIRCUIT IN AND FOR OSCEOLA
 COUNTY, FLORIDA

PARKVIEW AT LAKE SHORE HOMEOWNERS
 ASSOCIATION, INC.,

Plaintiff,

vs.

CASE NO.: 2018-CA-003438 MF

JORGE SALAZAR,

Defendant.

SALE PRICE:

\$ 100.00

CERTIFICATE OF TITLE

THE UNDERSIGNED Clerk of the above-styled Court certifies that she executed and filed a Certificate of Sale in this action on the 27th day of October, 2020, for the property described herein and that no objections to the sale have been filed within the time allowed for filing such objections. The following property in Osceola County, Florida, to wit:

LOT(S) 220, Concorde Estates Phase IIB, according to Plat thereof, as recorded in Plat Book 20, Page(s) 49-54, of the Public Records of Osceola County, Florida.

was sold to PARKVIEW AT LAKE SHORE HOMEOWNERS ASSOCIATION, INC., whose address is c/o Avid Property Management, 2906 Busch Lake Blvd., Tampa, FL 33614.

WITNESS my hand and seal of the Court on the 9th day of November, 2020.

ARMANDO RAMIREZ
 CLERK OF THE COURT

By:



FILED IN OFFICE
 CLERK OF THE COURT
 OSCEOLA CO. FLORIDA
 2020 NOV - 9 A 9
 ARMANDO RAMIREZ
 CLERK OF COURT
 CIRCUIT COUNTY / CIV

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Certificate of Title was furnished by ~~e-service~~ and U.S. Mail to: Jennifer L. Davis, Esquire, Arias Bösinger, PLLC, jdavis@ablawfl.com, 140 N. Westmonte Dr., Suite 203, Westmonte Springs, FL 32714, Jorge Salazar c/o Brian Michael Mark, Esquire, ~~eservice@marklawfirm.com~~ ~~pan@marklawfirm.com~~ on this 9th day of November, 2020.



Deputy Clerk

CLAIM OF LIEN

NOTICE IS HEREBY GIVEN that **PARKVIEW AT LAKESHORE HOMEOWNERS ASSOCIATION, INC.**, hereinafter referred to as "Association," (the Registered Agent of which is Vista Community Association Management, P.O. Box 162147, Altamonte Springs, FL 32716), pursuant to the provisions of §718.116, Florida Statutes, and the **DECLARATION OF COVENANTS AND RESTRICTIONS FOR PARKVIEW AT LAKESHORE HOMEOWNERS ASSOCIATION, INC.**, recorded in Official Records Book 2575, Page 2413, of the Public Records of **OSCEOLA County**, Florida, as amended and supplemented, claims a lien for unpaid assessments, interest, late fees, and collection charges, together with costs and attorneys' fees incurred by the Association incident to the collection of such assessments or enforcement of such lien, upon real property more particularly described as follows:

CONCORDE ESTATES PH IIB PB 20 PG 49-54 LOT 220 LESS MINERAL RIGHTS

The names and address of the owner of record is:

Jorge Salazar
2330 Marshfield Preserve Way
Kissimmee, FL 34746

Jorge Salazar
9016 Woodbreeze Blvd
Windermere, FL 34786

This Claim of Lien is to secure the assessment(s) and other expenses levied by the Association in the amount and for the dates indicated and for such other sums as may become due thereafter:

- A) Assessments: \$341.08 Due October 6, 2015 through December 2015 @ \$24.08 (pro-rated balance @ \$101.50/ annually)
Due January 1, 2016 through December 2017 @ \$101.50 /annually
Due January 1, 2018 through June 8, 2018 @ \$114.00 /annually
- B) Together with interest at eighteen (18%) per annum from the time each and every assessment has and shall come due, late fees, attorneys' fees, and costs incidental to the enforcement of this lien.

WITNESS MY HAND AND SEAL this _____ day of JUNE, 2018

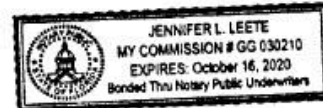
Lienor: **PARKVIEW AT LAKESHORE HOMEOWNERS ASSOCIATION, INC.**
 (sign) _____
 (print) _____
 (title) Attorney
 (address) 140 N. Westmonte Dr. Ste 203
Altamonte Springs, FL 32714

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of June, 2018, by Carlos R. Arias as Attorney of **PARKVIEW AT LAKESHORE HOMEOWNERS ASSOCIATION, INC.**, a Florida Corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

THIS INSTRUMENT PREPARED BY:
Carlos R. Arias, Esquire
ARIAS BOSINGER, PLLC
Attorneys at Law
140 North Westmonte Drive, Suite 203
Altamonte Springs, FL 32714

NOTARY PUBLIC
(sign) Jennifer L. Leete
(print) Jennifer L. Leete
State of Florida at Large
My Commission Expires _____
(NOTARY SEAL)





CFN 2020015161
 Bk 5666 Pgs 1799-1800 (2 Pgs)
 DATE: 01/30/2020 03:18:32 PM
 ARMANDO RAMIREZ, CLERK OF COURT
 OSCEOLA COUNTY
 RECORDING FEES \$18.50

CLAIM OF LIEN FOR UNPAID NON-AD VALOREM SPECIAL ASSESSMENTS

**STATE OF FLORIDA,
 COUNTY OF OSCEOLA:**

BEFORE ME, the undersigned notary public, personally appeared KRISTEN SUIT who being duly sworn and says that she is the District Manager of Concorde Estates Community Development District ("Lienor"), whose address is 313 Campus Street, Celebration, Florida 34747, and that in accordance with §190.021(9), Florida Statutes, non-ad valorem special assessments on the following described real property in Osceola County, Florida remain unpaid, due and owing to Lienor.

Current Owner	SALAZAR JORGE	
Parcel Identification Number	20-26-29-3072-0001-2200	
Address of Property	2330 MARSHFIELD PRESERVE WAY, KISSIMMEE FL 34746	
Detail of unpaid non-ad valorem special assessments owed to Concorde Estates Community Development District, including penalties through December 31, 2019	Delinquent Fiscal Year 2019 O&M Assessment:	\$1,202.14
	1% Penalty from Nov 1, 2018 through Dec 31, 2019 for Delinquent Operations & Maintenance Assessment:	\$156.28
	Delinquent Fiscal Year 2019 2011A-2 DS Assessment:	\$658.00
	1% Penalty from Nov 1, 2018 through Dec 31, 2019 for Delinquent 2011A-2 DS Assessment:	\$85.54

Detail of unpaid non-ad valorem special assessments owed to Concorde Estates Community Development District, including penalties through December 31, 2019	Outstanding 2011B Principal Balance:	\$30,413.28
	1% Penalty Nov 1, 2017 through Dec 31, 2019 for Delinquent 2011B Bond	\$7,907.45
	Outstanding Par Balance:	
	TOTAL DUE AND OWING:	\$40,422.69

Signed, sealed and recorded with the Osceola County Clerk of Court this 30 day of January, 2020.

Kristen Suit

Kristen Suit, District Manager for Concorde Estates Community Development District
 InfraMark, IMS
 313 Campus Street
 Celebration, Florida 34747
 Tel: (407) 566-1935
 Email: Kristen.Suit@inframark.com

SWORN TO AND SUBSCRIBED before me this 30 day of January, 2020.



(S E A L)

Natasha Cruz Millheim
 NOTARY PUBLIC (signature)

Printed Name: Natasha Cruz Millheim
 Commission No.: 361324
 My Commission Expires: July 31, 2023

Personally Known

Produced Identification
 Type of Identification: _____



Osceola County Property Appraiser
Katrina S. Scarborough, CFA, CCF, MCF

Basic Search | Advanced Search | Sales Search | Search Results | Parcel Result | Map | Help

Parcel Result

Parcel: 202629307200012200

TRIM Notice | Property Record Card | Map Image | Tax Collector | Map View | E-Mail Parcel | NEW Bird's Eye View

Owner Information

Owner Name PARKVIEW AT LAKESHORE HOA INC ✓
Mailing Address C/O AVID PROPERTY MANAGEMENT ✓
 2906 BUSCH LAKE BLVD
 TAMPA, FL 33614
Physical Address 2300 MARSHFIELD PRESERVE WAY, KISSIMEE FL 34748 ✓
Description VACANT
Tax District 300 - OSCEOLA COUNTY

Tax Values View Tax Estimate

Current Values		Certified Values	
Current Value represents working appraised values as of 05/15/2023, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/05/2022	
Land	\$45,000	Land	\$40,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$0	Buildings	\$0
Appraised(Just)	\$45,000	Appraised(Just)	\$40,000
Assessed(estimated)	\$41,140	Assessed*	\$37,400
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$41,140	Taxable	\$37,400

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5829-0407	\$100	2020-11-09	Certificate of Title (CT)
1	4853-1223	\$5,600	2015-10-06	Tax Deed (TX)
2	4182-1037	\$1,564,200	2011-09-20	Special Warranty Deed (SW)
3	3942-2313	\$1,737,600	2009-12-31	Special Warranty Deed (SW)
4	3748-2319	\$789,700	2008-09-30	Special Warranty Deed (SW)

Land Information - Total Acreage: 0.16

Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL	1.00	110.00	LT	\$45,000

Legal Description
CONCORDE ESTATES PH IIB PB 20 PG 49-54 LOT 220 LESS MINERAL RIGHTS

NUMBER
407-742-5000

EMAIL
info@propertyappraiser.org

ADDRESS
Property Appraiser's Office
2906 E 11th Bonison Memorial Hwy
Kissimmee, FL 34744

[View Map](#)

Business Hours
HOURS OF OPERATION
Monday - Friday - 8am to 5pm
Closed Saturday and Sunday





About the Property Appraiser

- [Katrina S. Scarborough OIA, CCF, MCF](#)
- [Accessibility](#)
- [Career Opportunities](#)
- [Departments](#)
- [Holiday Schedule](#)

Other County Agencies

- [Board of County Commissioners](#)
- [Clerk of the Courts](#)
- [Sheriff's Office](#)
- [Supervisor of Elections](#)
- [Tax Collector](#)

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April 25, 2023

4047-21

PARKVIEW AT LAKESHORE HOA INC
C/O AVID PROPERTY MANAGEMENT
2906 BUSCH LAKE BLVD
TAMPA, FL 33614

RE: Parcel Number R202629-307200012200

TAX DEED WARNING LETTER

This notice is being sent to inform you that an application for a Tax Deed on property you own has been submitted. In the event taxes are not paid, this property will be auctioned off by the Clerk of Court's online sale to the highest bidder.

In order to prevent the loss of your property, all delinquent taxes must be paid. **Florida Statutes require that payment be made in guaranteed funds; such as cash, cashier's check or money order.** There may also be current year's taxes that are not included in this action.

While this notice is not a requirement of law, it is our hope that we can assist you in preventing the loss of your property. Please contact the delinquent tax department at (407)742-4000 for payoff amounts and for any other questions you may have.

In the event that your property is sold, and the final bid exceeds the amount required to pay the taxes and costs, any excess funds will need to be requested from the Clerk of Court.

It has come to our attention that there are companies that may contact you in regards to acquiring these excess funds for you, **for a fee.** Please be advised that it is **not** necessary for you to contract with any of these companies.

Sincerely,

Delinquent Tax Department
For Bruce Vickers, CFC, CFBTO, ELC.
Osceola County Tax Collector



1339 Arlington St.
Orlando, FL 32805
407.456.1888
billing@tfgreports.com

INVOICE

Order No: OSC6042
Date: 05/16/2023

Osceola County Tax Collector
2501 E Irla Bronson Mem Hwy PO Box 422105
Kissimmee, FL 34742

Quantity	Description	Unit Price	Line Total
1	Osceola County O&E	\$110.00	\$110.00

Parkview at Lake Shore Homeowner's Association Inc (Owner)

Property Address: 2330 Marshfield Preserve Way

Parcel ID: R202629-307200012200

Cert #: 2021/4047

TOTAL \$110.00

Make all checks payable to TFG Property Reports.

If you have any questions concerning this invoice, please contact our Accounting Department at 407-456-1888 or billing@tfgreports.com.

Thank you for your business!

By accepting this report you (Customer) agree to pay TFG Property Reports (Provider) for the full cost of any product or service purchased, payable within sixty (60) days of receipt of invoice. A late fee of three percent (3%) of the unpaid balance will be assessed every month for invoices not paid within sixty (60) days of receipt. Furthermore, Purchaser is required to notify TFG Property Reports, in writing, if for any reason the payment is to be delayed. TFG Property Reports reserves the right to waive any fees and any payment terms upon their sole discretion.



CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE 2906 BUSH LAKE BLVD, TAMPA, FL 33614

September 06, 2023

Clerk of the Board of County Commissioners
Osceola County
1 Courthouse Square, Suite 2401
Kissimmee, FL 34741

Re: Concorde Estates Community Development District

Dear Sir/Madam:

Enclosed is a copy of Resolution #2023-14 designating dates, time, and location for the regular and tentative meetings of the Board of Supervisors for the Concorde Estates Community Development District for Fiscal Year 2023-2024, in accordance with Section 189.015(1) of the Florida Statutes.

Sincerely,

Avelino Vide III
District Manager

Enclosure: Resolution 2023-14
2023/2024 Meeting Schedule

RESOLUTION 2023-14

**A RESOLUTION OF THE CONCORDE ESTATES
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE
ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2023/2024**

WHEREAS, the Concorde Estates Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Osceola County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2023/2024 annual meeting schedule as attached in Exhibit A;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE CONCORDE ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Osceola County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6th DAY OF SEPTEMBER, 2023.

ATTEST:

CONCORDE ESTATES
COMMUNITY DEVELOPMENT DISTRICT

Assistant Secretary

Chairman Board of Supervisors

**EXHIBIT "A"
BOARD OF SUPERVISORS' MEETING DATES CONCORDE ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

FISCAL YEAR 2023/2024

October 4, 2023	1:00 pm
November 1, 2023	1:00 pm
December 6, 2023	1:00 pm
February 7, 2024	1:00 pm
March 6, 2024	1:00 pm
April 3, 2024	1:00 pm
May 1, 2024	1:00 pm
June 5, 2024	1:00 pm
July 31, 2024	5:00 pm
August 7, 2024	1:00 pm
September 4, 2024	1:00 pm

All regular meetings will convene on the 1st Wednesday of the month unless noted to be held at 1:00 pm. 2024/25 Budget Meeting will be July 31st at 5:00 pm. Meetings will be held at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746.