Board of County Commissioners, Broward County, Florida Finance and Administrative Services Department RECORDS, TAXES & TREASURY

NOTICE OF APPLICATION FOR TAX DEED NUMBER 33556

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: 484203-BA-0060

Certificate Number: 2579

Date of Issuance: 06/01/2012

Certificate Holder: KLISTON, LINDA AND TODD

Description of Property: DURHAM R CONDO

UNIT 506

A Condominium, according to the Declaration of Condominium thereof, as recorded in

Official Records Book 5647, at pages 301 thru 390, inclusive, of the Public Records of Broward

County, Florida.

Name in which assessed: DEUTSCH,FANNIE EST Legal Titleholders: DEUTSCH,FANNIE EST

506 DURHAM R

DEERFIELD BEACH, FL 33442

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 January , 2016. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 17th day of December, 2015.

Bertha Henry

County Administrator

RECORDS, TAXES, AND TREASURY DIVISION

Dana F. Buker

Deputy

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

Publish: DAILY BUSINESS REVIEW

Issues: 12/17/2015, 12/24/2015, 12/31/2015 & 01/07/2016

Minimum Bid: 4983.32

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and Legal Holidays Ft. Lauderdale, Broward County, Florida

STATE OF FLORIDA COUNTY OF BROWARD:

Before the undersigned authority personally appeared G. WILLIAMS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

33556 NOTICE OF APPLICATION FOR TAX DEED CERTIFICATE NUMBER 2579

in the XXXX Court, was published in said newspaper in the issues of

12/17/2015 12/24/2015 12/31/2015 01/07/2016

Affiant further says that the said Broward Daily Business
Review is a newspaper published at Fort Lauderdale, in said
Broward County, Florida and that the said newspaper has
heretofore been continuously published in said Broward
County, Florida each day (except Saturday, Sunday and
Legal Holidays) and has been entered as second class mail
matter at the post office in Fort Lauderdale in said Broward
County, Florida, for a period of one year next preceding the
first publication of the attached copy of advertisement; and
affiant further says that he or she has neither paid nor
promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing this
advertisement for publication in the said newspaper.

Sworm to and subscribed before me this

7 day of JANUARY, A.D. 2016

(SEAL)

G. WILLIAMS personally known to me



Board of
County Commissioners,
Broward County, Florida
Finance and Administrative
Services Department
RECORDS, TAXES & TREASURY
NOTICE OF APPLICATION
FOR TAX DEED NUMBER 33556

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: 484203-BA-0060 Certificate Number: 2579 Date of Issuance: 06/01/2012 Certificate Holder:

KLISTON, LINDA AND TODD Description of Property: DURHAM R CONDO

UNIT 506
A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5647, at pages 301 thru 390, inclusive, of the public Records of Broward County, Florida.

Name in which assessed:
DEUTSCH,FANNIE EST
Legal Titleholders:
DEUTSCH,FANNIE EST
506 DURHAM R
DEERFIELD BEACH, FL 33442
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 January, 2016. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net
*Pre-registration is required to bid.
Dated this 17th day of December,

Bertha Henry County Administrator RECORDS, TAXES, AND TREASURY DIVISION

By: Dana F. Buker
Deputy

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

Minimum Bid: 4983.32 401-314 12/17-24-31 1/7 15-163/0000058548B

BROWARD COUNTY SHERIFF'S OFFICE

P.O. BOX 9507 FORT LAUDERDALE, FLORUDA 33310

on the icon "Service Inquiry"

RETURN OF SERVICE

ssignmer 54	27 **SERVE A.S.A.P RETURN TO TAX NOTICE TI	Service Sheet # 15-059897
BF	ROWARD COUNTY, FL vs. DEUTSCH, FANNIE EST	TD 33556
	X SALE NOTICE COUNTY	(/BROWARD / 1/20/2016
-	TYPE OF WRIT	COURT HEARING DATE
DI	EUTSCH, FANNIE EST SERVE DEERFIE	ELD BEACH, FL 33442
		Received this process on
	14279	Date 2/8/2015
	BROWARD COUNTY REVENUE-DELING TAX SECTION	
	115 S. ANDREW AVENUE	Served
	FT LAUDERDALE , FL 33301	Not Served – see comments / ()
	REBECCALEDER, SUPV.	at 1990
	9884	Date Time
	UTSCH, FANNIE EST, in Broward County, Fervice endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, I	Florida, by serving the within named person a true copy of the writ, with the date
ile of s		by the following method:
П	INDIVIDUAL SERVICE	
SUBS	TITUTE SERVICE:	
	At the defendant's usual place of abode on "any person residing therein who is 15 years	rs of age or older", to wit:
	, in accordance with F.S. 48.031(1)(a)	
	To, the defendant's spouse, at	in accordance with F.S. 48.031(2)(a
П	To, the person in charge of the defendant	it's business in accordance with F.S. 48.031(2)(b), after two or more attempts to
	serve the defendant have been made at the place of business	
COF	RPORATE SERVICE:	
	To, holding the following position of said	d corporationin the absence of any superior office
	accordance with F.S. 48.081	
	To, an employee of defendant corporation	on in accordance with F.S. 48.081(3)
П	To, as resident agent of said corporation	in accordance with F.S. 48.091
П	PARTNERSHIP SERVICE: To, partner, of partnership, in accordance with F.S. 48.061(1)	r, or to, designated employee or person in cl
	POSTED RESIDENTIAL: By attaching a true copy to a conspicuous place on the pr	roperty 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	
	1st attempt date/time:	2 nd attempt date/time:
П	POSTED COMMERCIAL: By attaching a true copy to a conspicuous place on the	property in accordance with FS 48 183
_		
,	of attempt date/time:	2 nd attempt date/time:
0	OTHER RETURNS: See comments	
	A mat a	
OMME	ENTS:	X
on c	an now check the status of your writ	SCOTT I ISDAEL CHEDIEE
	iting the Broward Sheriff's Office	SCOTT J. ISRAEL, SHERIFF
	to at www.shoriff are and clicking	BROWARD COUNTY, FLORIDA

ORIGINAL

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA

PROPERTY ID 484203-BA-0060 (TD # 33556)

WARNING

RECEIVED SHERIFF

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

BROWARD COUNTY, FLORIDA

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 REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY THAT'S GOING UP 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 amount below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by December 31, 2015\$ 4,193.12
- * Amount due if paid by January 19, 2016\$ 4,242.10
- *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 JANUARY 20, 2016 UNLESS THE BACK TAXES ARE PAID.

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

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

DEUTSCH, FANNIE EST 506 DURHAM R DEERFIELD BEACH FL 33442

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 33556

STATE OF FLORIDA **COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1ST DAY OF OCTOBER 2015, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF DEERFIELD BEACH **DEUTSCH, FANNIE EST** DEUTSCH, WHITALL 150 NE 2 AVE **506 DURHAM R 506 DURHAM R DEERFIELD BEACH FL 33441 DEERFIELD BEACH FL 33442 DEERFIELD BEACH FL 33442**

DURHAM "R" CONDOMINIUM DURHAM "R" CONDOMINIUM DURHAM "R" CONDOMINIUM ASSOCIATION, INC. ASSOCIATION, INC. ASSOCIATION, INC.

2400 CENTREPARK W DR #175 C/O MARINO, SHIRLEY 518 DURHAM R **WEST PALM BEACH, FL 33409**

DEERFIELD BEACH, FL 33442 521 DURHAM R DEERFIELD BEACH, FL 33442

CVE MASTER MANAGEMENT HURLEY ARTHUR J COMPANY, INC. **CVRF DEERFIELD, LIMITED,** 3500 S W 121 AVE 3501 WEST DRIVE

C/O ASSOCIATION LAW GROUP **DAVIE, FL 33330-1629** DEERFIELD BEACH, FL 33442-2085 P,O, BOX 311059

MIAMI, FL 33231

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

ENFORCEMENT SECTION PLANNING & BROWARD COUNTY HIGHWAY CONSTRUCTION & BROWARD COUNTY CODE ENFORCEMENT, REDEVELOPEMENT DIV. ENVIRONMENTAL **ENGINEERING DIVISION;**

PERMITTING LICENSING & PROTECTION DIVISION **PROTECTION & GROWTH MGMT DEPT** RIGHT OF WAY SECTION, ATTN: FRANK J GUILIANO ONE N. UNIVERSITY DR., STE 300-B ATTN: DIANE JOHNSON ATTN: GORDON MILLER

GCW-1 NORTH UNIVERSITY DR GCW - 1 NORTH UNIVERSITY DR **PLANTATION, FL 33324**

BROWARD COUNTY CODE & ZONING

PLANTATION, FL 33324 **MAILBOX 302 PLANTATION, FL 33324**

PUBLIC WORKS DEPT REAL PROPERTY BROWARD COUNTY WATER & WASTEWATER BROWARD COUNTY SHERIFF'S DEPT. ATTN: DALE C. WILSON

ATTN: JEAN MANESS ATTN: CIVIL DIVISION **GOVERNMENTAL CENTER, RM. 326,** 2555 W. COPANS RD FT. LAUDERDALE, FL 33315 115 S. ANDREWS AVE

POMPANO BEACH, FL 33069 FT. LAUDERDALE, FL 33301

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.

401-316 Revised 05/13

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1ST DAY OF OCTOBER 2015 in compliance with section 197.522

Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL Bertha Henry COUNTY ADMINISTRATOR Finance and Administrative Services Department Records, Taxes, & Treasury Division Deputy Rebecca Leder

Performance Property Management Services, Inc.

13501 SW 128 St Suite 114C Miami, FL 33186 Telephone: 866-523-5003 Fax: 866-523-5004

Order Date: 09/28/2015 Folio Number: 484203-BA-0060

Internal Tax Deed Number: 33556 Parent Tract No: NONE

Records Through 09/24/2015

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

DURHAM R CONDO UNIT 506

TO: Records, Taxes & Treasury Division, Delinquent Tax Department, Broward County

Applicant: KLISTON, LINDA AND TODD

Application has been made for Tax Deed on the above referenced property. Pursuant to chapter 197.502 and 197.522 of the Florida Statutes, below are the names and addresses of the persons you are required to notify prior to the sale of the property:

APPARENT TITLE HOLDER & ADDRESS AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

O.R. Book 32367, Page 120 DEUTSCH, FANNIE EST

Warranty Deed 506 DURHAM R

DEERFIELD BEACH FL 33442

MORTGAGEE AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA NONE

LIEN HOLDER AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

O.R. Book 48556, Page 912 CVE Master Management Company, Inc.

Lien 3501 West Drive

Deerfield Beach, FL 33442-2085

LIEN HOLDER AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Instr. # 112824453 CVRF Deerfield, Limited.
Lien C/O Association Law Group

P.O. Box 311059 Miami, FL 33231

NAME AND ADDRESS OF RECORD ON CURRENT TAX ROLL

DEUTSCH, FANNIE EST 506 DURHAM R

DEERFIELD BEACH FL 33442

NAME AND ADDRESS OF ESCROW AGENT: NONE

NAME AND ADDRESS OF TAX PAYING AGENT: NONE

APPLICATION FOR HOMESTEAD: NONE

GROSS ASSESSMENT: \$20,240.00

UNPAID OR OMITTED YEARS TAXES (Only Include the Years with Certificates)

<u>TYPE</u>	<u>TAX</u>	CERTIFICATE	FACE AMOUNT	CERTIFICATE HOLDER
Tax Deed	2010	33556	\$558.73	KLISTON, LINDA AND TODD
Tax Deed	2011	33556	\$516.28	KLISTON, LINDA AND TODD
Tax Deed	2012	33556	\$528.19	KLISTON, LINDA AND TODD
Tax Deed	2013	33556	\$612.00	KLISTON, LINDA AND TODD
Certificate	2014	2019	\$699.97	HURLEY ARTHUR J

This Report is not a Legal Opinion of Title and should not be construed as dealing with the Quality of Title used as a Certified Abstract of Title, Title Insurance Commitment or Title Insurance Policy. Under Florida Statutes Chapter 197. Furthermore no Liability is assumed by PPMS, Inc for any liens and or judgments not filed in the Official Records of Broward County, Florida. PPMS, Inc. should only be liable for the amount of loss suffered by the Broward County Revenue Collection Division, as a result of legal matters filed against them, where such loss is determined to be from PPMS, Inc's errors and omissions in performing its contractual responsibilities to the Broward County Revenue Collection Division, or for any refilling of fees that are required to bring subject property to sale.

BY: Mitch Wilson
Authorized Signature

RETURN TO: Accurate Title Agency P.O. Box 1071

This Instrument Prepared by: Deerfield Eeach, FL 33:43 LEONARD J. KLEINMAN Vice-President Accurate Title Agency, Inc. 1701 W. Hillsboro Blvd., #207 Deerfield Beach, FL 33442 Incident to the Issuance of a Title Insurance Policy

Tax Folio #: 8203-BA-0060

Grantee TIN:

OR BK 32367 PG 0120 RECORDED 11/15/2001 03:15 PM COMMISSION BROMARE COUNTY DOC STMP-D 161.00

DEPUTY CLERK 1922

WARRANTY DEED

THIS INDENTURE, made this

day of November, 2001, BETWEEN

MAHA MANSOIR, an unremarried widow,

of 2501 S. Palm Aire Drive, Pompano Beach, FL 33069, GRANTOR, and

whose post office address is Durham R-506, Deerfield Beach, FL

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10,00)/DOLLARS, and other good and valuable consideration to said Granton in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, the Grantee's heirs and assigns forever, the Grantor's interest in the following described land, situate, lying and being in Broward County, Florida, to wit:

Condominium Parcel No. 506 of DURHAM "R" CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5647, at pages 301 thru 390, inclusive, of the Public Records of Broward County, Florida.

THIS CONVEYANCE is subject to the following and by accepting this Deed, Grantee does hereby agree to assume and abide by the following:

- 1. Taxes and assessments for the year 2001 and subsequent years;
- 2. Zoning, restrictions and prohibitions imposed by governmental authority, the Condominium Association or Condominium Documents;
- 3. Restrictions, easements or other matters appearing on the plat and common to the condominium;
- 4. Declaration of Condominium and attachments thereto, recorded in Official Records Book 5647 at page 301, of the Public Records of Broward County, Florida, as amended;
- 5. Long Term Lease recorded in Official Records Book 5647, at page 337, and the Memorandum thereof, recorded in Official Records Book 5753, at page 462, all of the Public Records of Broward County, Florida, which Long Term Lease the Grantee herein assumes;
- 6. Management Agreement recorded in Official Records Book 5647, at page 376, of the Public Records of Broward County, Florida;
- 7. The Master Management Agreement, recorded in Official Records Book 5647, at page 384, and the Memorandum thereof, recorded in Official Records Book 5753, at page 465, all of the Public Records of Broward County, Florida, to which the Grantee herein agrees to be bound:
- 8. The membership of Grantor in the Cenclub Homeowners Association, Inc., if applicable, the obligation of which the Grantee herein hereby agrees to assume and be bound

AND said Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

WARRANTY DEED FOLIO NO. 8203-BA-0060 PAGE 2

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above-written.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

8	
Ins) Wilder	Maha Mandie
1st witness	MAHA MANSOIR
Printed Name: Yris Wilder	
1000	
2nd witness	
Printed Name: CWWY 2- KIT KILL	NOUAN
STATE OF FLORIDA	IL COPY
COUNTY OF BROWARD	
day of November, 2001, by MAH, or who has produced	subscribed and acknowledged before me this A MANSOIR , who is personally known to me as identification.
Leonard J. Kleinman Netary Public, State of Pierida Commission No. 02 secas 1 My Commission Rep. 6140/2004	Notary Public Printed Name: My Commission Expires:
(SEAL)	

CERTIFICATE OF APPROVAL OF

DURHAM R CONDON	MINIUM ASSOCIATION, INC.
THIS IS TO CERTIFY that FANNIE YETTA DEUT	SCH/WITH FANNIE YETTA DEUTSCH &
MARY WHITALL AS OCCUPANT RESIDENTS	WITH FANNIE YETTA DEUTSCH &
has been approved by DURHAM R	CONDOMINIUM ASSOCIATION, INC. as the
X purchaser or transferee (check the appropri	ate space) of the following described real property
	specify of the following described real property
Condominium Parcel No. 506 of DURHAM R	CONDOMINIUM, according to the
Declaration thereof, recorded in Official Record Book 5647	at Page 301 through 390
inclusive, of the Public Records of Broward County, Florida.	
Such approval has been given pursuant to the provisions of t	he aforesaid Declaration of Condominium and
The state of the Association & fight of first tenical ac	Senantial in the Designation . 1'
upon the Deed of Conveyance containing in unqualified langua	ige, the following:
1. "SUBJECT TO: The Long Term Lease recorded in Official Record	189-1 5647 July 337 /AM - 18
The state of the s	ansferees) herein assume (if applicable) and Amendments
3. "SUBJECT TO: The Master Management Agreement reverted in	Ministration of the Carlot of
provide of Digward County, Florida to which the Grantese (Trans	Manager Land Land Land
VVVIII I V THE DECIMENTON OF CONCOMMUNIC DECIMENTATION REPORT	williand and all the language of the second
Grantees (Transferees) agree to be bound and Amendments thereto SUBJECT TO: The Membership of Granter in the Conclub Home Grantees (Transferees) hereby	
Grantees (Transferees) hereby agree to assume and be bound hereb	owners Association, Inc., the obligation of which the
In the event that the deed or instrument of conveyance or tra	nsfer does not contain the foregoing "SUBJECT
TO" clauses, then this "CERTIFICATE OF APPROVAL" shall Transferee agrees to, and shall be, bound thereby.	l be deemed a part thereof, and the Grantee or
A nhoto copy of the recorded Doed shall be family a	TO DESCRIPTION OF THE SECOND S
A photo copy of the recorded Deed shall be furnished to parties entitled thereto, within thirty (30) days from the date of	o the Condominium Association, and all other
In the event a previously unapproved party is assuming	cosing.
of the Deed of Conveyance, or Trust Indenture, then this Certif	ficets of Approved shall be described assets of
said party's application therefor, including the interrogatories at	nd interview by the Accordationals Doord of
Directors, binding as if it had been recorded with an instrument	of conveyance.
THE REPORT OF THE RESIDENCE OF	*
Signed, Sealed and Delivered DURH. IN THE PRESENCE OF: ASSOCIA	
ASSOCIA	ATION, INC.
Thursday Innovered by 1/1	willia School 1
MARY KAY VANCAVAGE	PRESIDENT SECTION
ATTEST	_ RESULT SECTION
HELENE NASELLI	SECRETARE
STATE OF FLORIDA)	SECRETARE OF STATE OF
COUNTY OF BROWARD)ss:	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
30	+1
BEFORE ME, the undersigned authority, personally ap	peared 1 Neresq Cavore
and personally wel	known to me, and known to me to be the
persons described in and who executed the foregoing instrumen	it as President and Secretary, respectively, of
DURHAM R Condominium Associati	ion, Inc., and they, and each of them, duly
acknowledged before me that they executed such instrument as	such officers of said Association, and that the
said instrument is the free act and deed of said Association and WITNESS my hand and official seal in the State and Co	was executed for the purposes therein expressed.
this 3 day of November	. 20 01
<u> </u>	7201
$\sim \gamma \gamma h_{i}$	16 home al
NOTARY	PUBLIC STATE OF FLORIDA
ELENE NASELLI	AT LARGE
CENTURY MAINT. & MGMT.	arcentals. Transcration and
110 S. POWERLINE RD. DEERFIELD BCH., FL	(SEAL)
33442	
A THE CONTRACT OF THE CONTRACT	



CFN # 110594369, OR BK 48556 Page 912, Page 1 of 1, Recorded 03/05/2012 at 04:59 PM, Broward County Commission, Deputy Clerk 3075

This instrument was prepared by/return to: Patrick J. Murphy, Esq. Patrick J. Murphy & Associates, P.A. 272 West Hillsboro Boulevard Deerfield Beach, FL 33441 954-525-5509

CLAIM OF LIEN

KNOW ALL MEN by these presents that: CVE MASTER MANAGEMENT COMPANY, INC., with principal address at 3501 West Drive, Deerfield Beach, FL 33442-2085, claims this lien pursuant to Florida Statutes and its Master Management Agreement recorded in O.R.B. 6909, page 921, against the following property which street address is 506 DURHAM R, Deerfield Beach, FL 33442, legally described as follows:

CONDOMINIUM PARCEL NO. 506 OF DURHAM "R" CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOFR, AS RECORDED IN OFFICIAL RECORDS BOOK 5647, AT PAGES 301 THRU 390, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

The record owner of the property is ESTATE OF FANNIE DEUTSCH. The mailing address of the record owner is 506 DURHAM R, DEERFIELD BEACH, FL 33442

This contractual lien is a continuing lien that runs with the land as a lien upon any right, title, or interest of the lowner and the property and upon the condominium parcel, together with all tangible personal property, including furnishings, fixtures, appliances, equipment and goods located upon or within the condominium parcel, is superior to all other liens, including institutional mortgagees, and is enforceable against all subsequent purchasers. The amount of this lien through the date of its recordation is \$1,323.00 and does not include all interest, costs and attorneys fees, which owing and incurred by CVE Master Management Company, Inc.; please contact the preparer of this lien for updated amount owed.

Signed, sealed and delivered in the presence of:

CVE MASTER MANAGEMENT COMPANY, INC.

Printed name: MAR

Printed name: HALLIE J. KRALL

Printed name: Patrick J. Murphy

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, a Florida Notary Public, by Patrick J. Murphy, Esq., as representative of CVE Master Management Company, Inc., who is personally known to me, and did not take an oath.

Notary Public - Dated 2/29/12 My Cómmission Expires:



PREPARED BY AND UPON
RECORDATION RETURN TO:

ASSOCIATION LAW GROUP
P.O. BOX 311059
MIAMI, FL 33231
Attn: Howard S. Weinberg. Esq.

1 of 1, Recorded 02/23/2015 at 09:40 AM

Deputy Clerk 3405

CLAIM OF LIEN

CVRF Deerfield, Limited, a Florida limited partnership ("CVRF"), as Lessor, pursuant to the rights granted to CVRF in those certain Long Term Leases referenced in the Assignment of Leases recorded in Official Records Book 9987, at Page 460, of the Public Records of Broward County, Florida, hereby claims a lien upon the following described real property:

CONDOMINIUM UNIT NO. 506, DURHAM "R" CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5647, AT PAGES 301 THRU 390, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Property Address: 506 Durham R, Deerfield Beach, FL 33442

The record owner(s) of this property is/are: Fannie Deutsch

The amounts claimed under this lien from April 1, 2011 through January 20, 2015 are:

Rent assessments, and/or taxes, investments, charges, liens, penalties and damages:

\$4,605.00

This lien secures all unpaid rent assessments, and/or taxes, investments, charges, liens, penalties and damages that are due and that may accrue after the lien is recorded and through the entry of a final judgment, as well as, interest and all reasonable costs and attorney's fees incurred by CVRF incident to the collection process in connection with the recreational dues related to the Century Village Recreational Clubhouse and other facilities. In order to obtain a detailed itemization of the total amount due including, without limitation, interest accruing on such amounts, please contact our office at (305) 938-6921.

Dated February _______, 2015

INSTR # 112824453

Broward County Commission,

Page

CVRF Deerfield, Limited c/o Association Law Group

P.O. Box 311059 Miami, FL 33231

> Howard S. Weinberg, Esq. Authorized Agent for CVRF

STATE OF FLORIDA

) SS.:

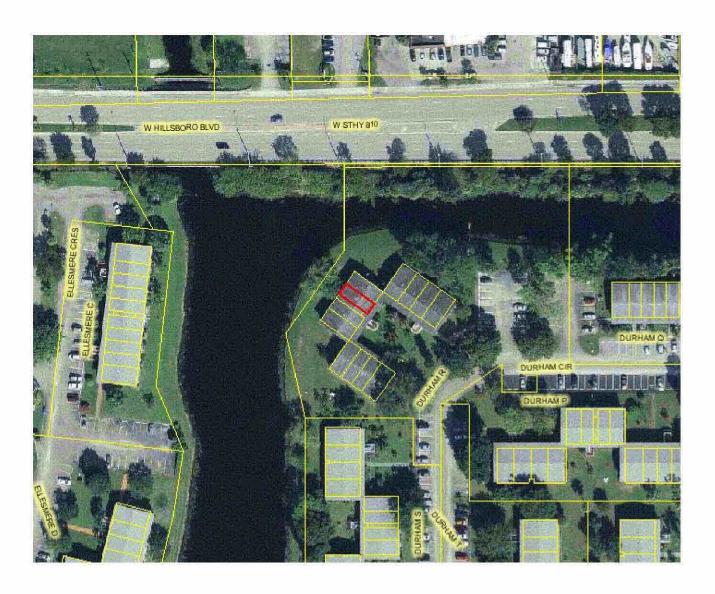
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me on the date written by Howard S. Weinberg. Esq. as authorized agent for CVRF for the purpose therein expressed and who is personally known to me.

My Commission Expires:

Notary Public - State of Florida, at large





FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA

DATE: December 1. 2015

PROPERTY ID # 484203-BA-0060 (TD # 33556)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 506 DURHAM R DEERFIELD BEACH FL 33442 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY THAT'S GOING UP FOR SALE. <u>IF YOU DO NOT OWN OR HAVE LEGAL</u> INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

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

AMOUNT NECESSARY TO REDEEM: (See amount below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by December 31, 2015\$ 4,193.12 Or * Amount due if paid by January 19, 2016\$ 4,242.10
- *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 <u>JANUARY 20, 2016</u> 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

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

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	PS Form 3800, April 2015 PSN 7530-02-000-9047	See Reverse for Instructions

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 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. TD 33556 NOVEMBER 2015 WARNING DURHAM "R" CONDOMINIUM 	A. Signature A. Signature A. Signature Addressee B. Received by (Printed Name) C. Date of Delivery Alicia Herrana 12 Yes If YES, enter delivery address below:	
ASSOCIATION, INC. 2400 CENTREPARK W DR #175 WEST PALM BEACH, FL 33409		
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9590 9401 0015 5205 6874 22	3. Service Type □ Adult Signature □ Adult Signature Restricted Delivery □ Certified Mail® □ Collect on Delivery □ Collect on Delivery	
A THE COURT OF THE PARTY OF THE	Collect on Delivery Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation ☐ Signature Confirmation ☐ Restricted Delivery ☐ Restricted Delivery	
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 Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: TD 33556 NOVEMBER 2015 WARNING CITY OF DEERFIELD BEACH 150 NE 2 AVE DEERFIELD BEACH FL 33441 	A. Signature X
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Article Addressed to:	D. Is delivery address different from item 1? If YES, enter delivery address below:
TD 33556 NOVEMBER 2015 WARNING DURHAM "R" CONDOMINIUM ASSOCIATION, INC. C/O MARINO, SHIRLEY 521 DURHAM R DEERFIELD BEACH, FL 33442	3. Service Type □ Priority Mail Express®
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PS Form 3811, April 2015 PSN 7530-02-000-9053	Domestic Return Receipt

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TD 33556 NOVEMBER 2015 WARNING CVRF DEERFIELD, LIMITED, C/O ASSOCIATION LAW GROUP P,O, BOX 311059 MIAMI, FL 33231	D. Is delivery address different from item 12 Yes If YES, enter delivery address below: No
9590 9401 0015 5205 L873 L1 2. Article Number (Transfer from service label)	3. Service Type □ Adult Signature □ Adult Signature Restricted Delivery □ Certified Mail® □ Collect on Delivery □ Collect on Delivery □ Callect on Delivery □ Callect on Delivery □ Restricted Delivery □ Signature Confirmation
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