

Performance Property Management Services, Inc.
13501 SW 128 St Suite 114C Miami, FL 33185
Telephone: 866-523-5003 Fax: 866-523-5004

Order Date: 12/16/2015	Folio Number: 494135DG0010
Internal Tax Deed Number:36443	Parent Tract No: NONE
Records Through: 12/14/2015	
Updated Through: 08/02/2016	

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

WINDERMERE 3 CONDO UNIT 1F

(see page no. 2 for full legal description)

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

Applicant: SKW PREP LLC

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 45639, Page 928	WINDERMERE CONDO INC %PROPERTY MANAGEMENT 5201 NW 18 STREET 1F LAUDERHILL, FL 33313
CERTIFICATE OF TITLE	

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

O.R. Book 39754, Page 1411	NWQ, INC 1325 FRANKLIN AVENUE, SUITE 210 GARDEN CITY, NY 11530
MORTGAGE	

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

NONE

NAME AND ADDRESS OF RECORD ON CURRENT TAX ROLL

WINDERMERE CONDO INC
%PROPERTY MANAGEMENT
7116 W MCNAB RD
TAMARAC FL 33321

NAME AND ADDRESS OF ESCROW AGENT: NONE

NAME AND ADDRESS OF TAX PAYING AGENT: NONE

APPLICATION FOR HOMESTEAD: NONE

GROSS ASSESSMENT: \$ 29,500.00

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

TYPE	TAX	CERTIFICATE	FACE AMOUNT	CERTIFICATE(S) HOLDER
I	2014	9068	\$1785.26	BROWARD COUNTY
I	2013	9263	\$1622.88	SANDRA TAFT
I	2012	9302	\$1548.26	SANDRA TAFT
I	2011	10712	\$1546.93	CARMEN FAMILY LP
I	2010	11124	\$1437.64	KIKI BARTSOCAS
I	2009	7188	\$1784.91	INA GROUP LLC
I	2008	48159	\$2179.92	FLORIDA TAX LIEN ASSETS IV, LLC
I	2007	38636	\$2195.07	SKW PREP LLC

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: A. Black
BY: *A. Black*
Authorized Signature

Performance Property Management Services, Inc.
13501 SW 128 St Suite 114C Miami, FL 33185
Telephone: 866-523-5003 Fax: 866-523-5004

Order Date: 12/16/2015	Folio Number: 494135DG0010
Internal Tax Deed Number: 36443	Parent Tract No: NONE
Records Through: 12/14/2015	
Updated Through: 08/02/2016	

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

Condominium Parcel designated as Unit No. F-1 of
WINDERMERE CONDOMINIUM NO. THREE, according to the
Declaration of Condominium thereof, recorded in O.R.
Book 4895, Page 194, of the Public Records of Broward
County, Florida.

a/k/a: 5201 NW 18th St., #1F, Lauderhill, FL 33313



Site Address	5201 NW 18 STREET 1F, LAUDERHILL	ID #	4941 35 DG 0010
Property Owner	WINDERMERE CONDO INC %PROPERTY MANAGEMENT	Millage	1912
Mailing Address	7116 W MCNAB RD TAMARAC FL 33321	Use	04

Abbreviated Legal Description	WINDERMERE 3 CONDO UNIT 1F
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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					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$3,940	\$35,480	\$39,420	\$32,450	
2016	\$3,940	\$35,480	\$39,420	\$29,500	
2015	\$4,030	\$36,240	\$40,270	\$26,820	\$1,732.53
IMPORTANT: The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2017, to see the actual proposed 2017 assessments and portability values.					

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$39,420	\$39,420	\$39,420	\$39,420
Portability	0	0	0	0
Assessed/SOH	\$32,450	\$39,420	\$32,450	\$32,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$32,450	\$39,420	\$32,450	\$32,450

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/22/2008	CET-T	\$100	45639 / 928			
5/18/2005	WD	\$85,000	39754 / 1409			
8/26/2004	WD	\$69,900	38187 / 352			
7/22/2003	CET	\$16,800	35701 / 1205			
4/1/1987	WD	\$36,000	14403 / 872			
				Adj. Bldg. S.F.		1350
				Units/Beds/Baths		1/3/2

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 36443

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 December 2016, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

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

WINDERMERE CONDO INC
%PROPERTY MANAGEMENT
5201 NW 18 STREET 1F
LAUDERHILL, FL 33313

WINDERMERE CONDO INC
%PROPERTY MANAGEMENT
7116 W MCNAB RD
TAMARAC, FL 33321

NWQ, INC
1325 FRANKLIN AVENUE, SUITE 210
GARDEN CITY, NY 11530

ROBERT N. COHEN, ESQ
WEINSTEIN, KAPLAN & COHEN, P.C.
1325 FRANKLIN AVENUE, SUITE 210
GARDEN CITY, NY 11530

WINDERMERE CONDOMINIUM, INC.
C/O PROPERTY MANAGEMENT
PARTNERS
7116 W. MCNAB RD
TAMARAC, FL 33321

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY SHERIFF'S DEPT
ATTN: CIVIL DIVISION
FT. LAUDERDALE, FL 33315

BROWARD COUNTY CODE ENFORCEMENT
PERMITTING LICENSING & PROTECTION DIVISION
GCW-1 NORTH UNIVERSITY DR
PLANTATION, FL 33324

BROWARD COUNTY WATER & WASTEWATER
2555 W. COPANS RD
POMPANO BEACH, FL 33069

BROWARD COUNTY PUBLIC WORKS DEPT
REAL PROPERTY SECTION
115 S ANDREWS AVE, ROOM 326
FORT LAUDERDALE FL 33301

BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION
PLANNING & DEVELOPMENT MANAGEMENT DIVISION
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPT
ONE NORTH UNIVERSITY DRIVE, MAILBOX 102
PLANTATION, FL 33324

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIV
RIGHT OF WAY SECTION
ONE N. UNIVERSITY DR., STE 300-B
PLANTATION. FL 33324

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 December 2016 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Rebecca Leder**

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

NOTICE OF APPLICATION FOR TAX DEED NUMBER 36443

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: 494135-DG-0010
Certificate Number: 38636
Date of Issuance: 06/01/2008
Certificate Holder: SKW PREP LLC
Description of Property: WINDERMERE 3 CONDO
UNIT 1F

A condominium, according to the declaration of condominium recorded on O R Book 4895, Page 194, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed: WINDERMERE CONDO INC %PROPERTY MANAGEMENT
Legal Titleholders: WINDERMERE CONDO INC
%PROPERTY MANAGEMENT
7116 W MCNAB RD
TAMARAC, FL 33321

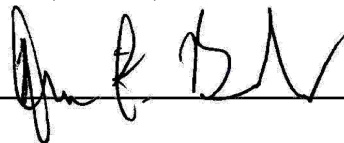
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of January, 2017. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 15th day of December, 2016.

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.

Publish: DAILY BUSINESS REVIEW
Issues: 12/15/2016, 12/22/2016, 12/29/2016 & 01/05/2017
Minimum Bid: 29692.70

BROWARD DAILY BUSINESS REVIEW

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

STATE OF FLORIDA COUNTY OF BROWARD:

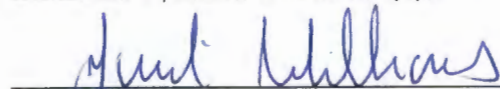
Before the undersigned authority personally appeared GUERLINE WILLIAMS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida;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

36443
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 38636

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

12/15/2016 12/22/2016 12/29/2016 01/05/2017

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.

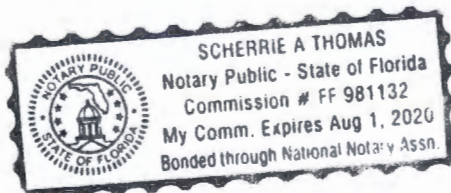


Sworn to and subscribed before me this
5 day of JANUARY, A.D. 2017



(SEAL)

GUERLINE 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 36443

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: 494135-DG-0010
Certificate Number: 38636
Date of Issuance: 06/01/2008

Certificate Holder:
SKW PREP LLC

Description of Property:
WINDERMERE 3 CONDO
UNIT 1F

A condominium, according to the declaration of condominium recorded on Q R Book 4895, Page 194, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed:
WINDERMERE CONDO INC %
PROPERTY MANAGEMENT

Legal Titleholders:
WINDERMERE CONDO INC
% PROPERTY MANAGEMENT
7116 W MCNAB RD
TAMARAC, FL 33321

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 18th day of January, 2017. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net

*Pre-registration is required to bid.

Dated this 15th day of December, 2016

SEE ATTACHED

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION
Seal)
By: Dana F. Buker
Deputy
This Tax Deed is Subject to All
Existing Public Purpose Utility and
Government Easements. The suc-
cessful bidder is responsible to pay
any outstanding taxes.
Minimum Bid: 29692.70
101-314
2/15-22-29 1/5 16-19/0000169759B

22

BROWARD COUNTY SHERIFF'S OFFICE
P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

RETURN OF SERVICE

Assignment: 15776 Service Sheet # 16-055488
BROWARD COUNTY, FL vs. WINDERMERE CONDO INC TD 36443
PLAINTIFF VS. DEFENDANT CASE
TAX SALE NOTICE COUNTY/BROWARD 1/18/2017
TYPE OF WRIT COURT HEARING DATE
WINDERMERE CONDO INC 5201 NW 18 STREET #1 F
SERVE LAUDERHILL, FL 33313 12/9/2016 AT 1210 14972
C/O PROPERTY MANAGEMENT Received this process on
Date 12/9/2016
14279
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301
REBECCA LEDER, SUPV.
9884 Attorney
☒ Served
☐ Not Served - see comments
12/9/2016 at 1400
Date Time

On WINDERMERE CONDO INC C/O PROPERTY MANAGEMENT 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 a copy of the complaint, petition, or initial pleading, by the following method:

☐ **INDIVIDUAL SERVICE**

SUBSTITUTE SERVICE:

- ☐ At the defendant's usual place of abode on "any person residing therein who is 15 years 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)
- ☐ To _____, the person in charge of the defendant'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

CORPORATE SERVICE:

- ☐ To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081
- ☐ To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)
- ☐ To _____, as resident agent of said corporation in accordance with F.S. 48.091
- ☐ **PARTNERSHIP SERVICE:** To _____, partner, or to _____, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

- ☐ **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

1st attempt date/time: _____ 2nd attempt date/time: _____

- ☐ **POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

1st attempt date/time: _____ 2nd attempt date/time: _____

- ☒ **OTHER RETURNS:** See comments

COMMENTS: 12/9/2016 AT 1400 POSTED AT FRONT DOOR

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: Jane Penner dot 14932 D.S.
Penner

ORIGINAL

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID # 494135-DG-0010 (TD # 36443)

RECEIVED SHERIFF

WARNING

2016 DEC -6 AM 8:38

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 30, 2016\$ 29,345.80

Or

* Amount due if paid by January 17, 2017.....\$ 29,692.70

*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 18, 2017 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

**WINDERMERE CONDO INC
%PROPERTY MANAGEMENT
5201 NW 18 STREET 1F
LAUDERHILL, FL 33313**

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

BROWARD COUNTY SHERIFF'S OFFICE
P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

RETURN OF SERVICE

Assignment: 8354 Service Sheet # 16-055489
"SERVE A S.A.P. - RETURN TO TAX NOTICE TRAY"
BROWARD COUNTY, FL vs. WINDERMERE CONDO INC TD 36443
PLAINTIFF VS. DEFENDANT CASE
TAX SALE NOTICE COUNTY/BROWARD 1/18/2017
TYPE OF WRIT COURT HEARING DATE
WINDERMERE CONDO INC 7116 W. MNCAB RD
SERVE TAMARAC, FL 33321
C/O PROPERTY MANAGEMENT 12-8-16 0615HRS
Received this process on 12/8/2016 7:40:54
Date
14279
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301
REBECCA LEDER, SUPV.
9884 Attorney

On WINDERMERE CONDO INC C/O PROPERTY MANAGEMENT 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 a copy of the complaint, petition, or initial pleading, by the following method:

☐ **INDIVIDUAL SERVICE**

SUBSTITUTE SERVICE:

- ☐ At the defendant's usual place of abode on "any person residing therein who is 15 years 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)

- ☐ To _____, the person in charge of the defendant'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

CORPORATE SERVICE:

- ☐ To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081

- ☐ To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)

- ☒ To MARYANN Principato, as resident agent of said corporation in accordance with F.S. 48.091

- ☐ **PARTNERSHIP SERVICE:** To _____, partner, or to _____, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

- ☐ **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

1st attempt date/time: _____

2nd attempt date/time: _____

- ☐ **POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

1st attempt date/time: _____

2nd attempt date/time: _____

- ☐ **OTHER RETURNS:** See comments

COMMENTS: w/f, 60's, Blonde, Blue eyes, 5'6", Vice-President

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: [Signature] #8354

D.S.:

Nelson Force.

ORIGINAL

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID # 494135-DG-0010 (TD # 36443)

WARNING

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

RECEIVED SHERIFF
2016 DEC -6 AM 8:38
BROWARD COUNTY, FLORIDA

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

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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

**WINDERMERE CONDO INC
%PROPERTY MANAGEMENT
7116 W MCNAB RD
TAMARAC, FL 33321**

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

2

IN THE COUNTY COURT IN AND FOR
BROWARD COUNTY, FLORIDA

WINDERMERE CONDOMINIUM,
INC.,

CASE NO: COWE 07-12579 (81)

Plaintiff,

vs.

WILLIAM ALAMONTE, ET AL,

Defendant.

2008 JUL 22 PM 2:51

CIVIL

CERTIFICATE OF TITLE

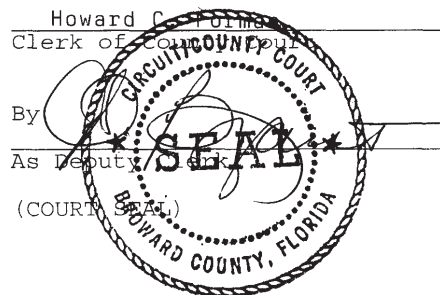
I certify that I executed and filed a certificate of sale in this action on July 11, 2008, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward, Florida:

Condominium Parcel designated as Unit No. F-1 of WINDERMERE CONDOMINIUM NO. THREE, according to the Declaration of Condominium thereof, recorded in O.R. Book 4895, Page 194, of the Public Records of Broward County, Florida.
a/k/a: 5201 NW 18th St., #1F, Lauderhill, FL 33313

was sold to Windermere Condominium Inc.

Dated July 22, 2008.



2

**Broward County Clerk of Court
County Civil Division - Central Office
201 S.E. 6th Street #120
Fort Lauderdale, FL 33301**

Property Transfer Information Sheet

Case #: 07-12579(81)

Plaintiff: Windermere Condo

Vs
Defendant: Almonte

Folio/Property/Parcel I.D.
#: 494135 DG 0010

Grantee Name:
Windermere Condominium c/o Property Management

Grantee Address:
2176 West Oakland Park Blvd. Ft. Lauderdale, FL 33311

Grantee Telephone #: 954-424-3306

Sale Price: \$100.00 (D/S - \$.70)

Mortgage Balance:

% of Mortgage Balance
Being used and \$ Amount:

*For information/clarification of the taxable amount, please contact the
State of Florida Department of Revenue at 1-800-352-3671 or online
at FL Dept of Revenue - TAX LAW LIBRARY.*

RECORD AND RETURN TO
Primary Title Services, Inc.
1840 W. 49 St. 4/10
Hialeah, FL 33012
(305) 827-6298

Prepared by:
NWQ, Inc.

Form 8014 * First Mortgage
Individual or Corporation.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

This Mortgage, made the Eighteenth day of May, Two Thousand Five

Between the mortgagor,

William Almonte

5201 N.W. 18th Street, #1F, Windermere 3 Condo Unit 1F, Lauderhill, Florida 33313-4874

and the mortgagee,

NWQ, Inc.

1325 Franklin Avenue, Suite 210, Garden City, NY 11530

Witnesseth, that to secure the payment of an indebtedness in the sum of Seventy-Two Thousand
Dollars and No Cents \$ 72,000.00

lawful money of the United States, to be paid by May 18, 2006

Interest only; Maker shall prepay the yearly interest of \$7,200.00 on the date of the Note.

with interest thereon to be computed from the date hereof, at the rate of 10 per centum
per annum, and to be paid on the 20 day of , next ensuing and Monthly
thereafter,

according to a certain bond,
note or obligation bearing even date herewith, the mortgagor hereby mortgages to the mortgagee

ALL that certain plot, piece, or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the Condominium Unit No. 1F, of Windermere Condominium 3, a
condominium, according to the Declaration thereof, as recorded in Official Record Book 4895, at
Page 194, of the Public Records of Broward of County Florida.

TOGETHER with all right, title and interest of the mortgagor in and to the land lying in the streets and roads in front of and adjoining said premises;

TOGETHER with all fixtures, chattels and articles of personal property now or hereafter attached to or used in connection with said premises, including but not limited to furnaces, boilers, oil burners, radiators and piping, coal stokers, plumbing and bathroom fixtures, refrigeration, air conditioning and sprinkler systems, wash-tubs, sinks, gas and electric fixtures, stoves, ranges, awnings, screens, window shades, elevators, motors, dynamos, refrigerators, kitchen cabinets, incinerators, plants and shrubbery and all other equipment and machinery, appliances, fittings, and fixtures of every kind in or used in the operation of the buildings standing on said premises, together with any and all replacements thereof and additions thereto;

TOGETHER with all awards heretofore and hereafter made to the mortgagor for taking by eminent domain the whole or any part of said premises or any easement therein, including any awards for changes of grade of streets, which said awards are hereby assigned to the mortgagee, who is hereby authorized to collect and receive the proceeds of such awards and to give proper receipts and acquittances therefor, and to apply the same toward the payment of the mortgage debt, notwithstanding the fact that the amount owing thereon may not then be due and payable; and the said mortgagor hereby agrees, upon request, to make, execute and deliver any and all assignments and other instruments sufficient for the purpose of assigning said awards to the mortgagee, free, clear and discharged of any encumbrances of any kind or nature whatsoever.

AND the mortgagor covenants with the mortgagee as follows:

1. That the mortgagor will pay the indebtedness as hereinbefore provided.
2. That the mortgagor will keep the buildings on the premises insured against loss by fire for the benefit of the mortgagee; that he will assign and deliver the policies to the mortgagee; and that he will reimburse the mortgagee for any premiums paid for insurance made by the mortgagee on the mortgagor's default in so insuring the buildings or in so assigning and delivering the policies.
3. That no building on the premises shall be altered, removed or demolished without the consent of the mortgagee.
4. That the whole of said principal sum and interest shall become due at the option of the mortgagee; after default in the payment of any installment of principal or of interest for fifteen days; or after default in the payment of any tax, water rate, sewer rent or assessment for thirty days after notice and demand; or after default after notice and demand either in assigning and delivering the policies insuring the buildings against loss by fire or in reimbursing the mortgagee for premiums paid on such insurance, as hereinbefore provided; or after default upon request in furnishing a statement of the amount due on the mortgage and whether any offsets or defenses exist against the mortgage debt, as hereinafter provided. An assessment which has been made payable in installments at the application of the mortgagor or lessee of the premises shall nevertheless, for the purpose of this paragraph, be deemed due and payable in its entirety on the day the first installment becomes due or payable or a lien.
5. That the holder of this mortgage, in any action to foreclose it, shall be entitled to the appointment of a receiver.
6. That the mortgagor will pay all taxes, assessments, sewer rents or water rates, and in default thereof, the mortgagee may pay the same.
7. That the mortgagor within five days upon request in person or within ten days upon request by mail will furnish a written statement duly acknowledged of the amount due on this mortgage and whether any offsets or defenses exist against the mortgage debt.
8. That notice and demand or request may be in writing and may be served in person or by mail.
9. That the mortgagor warrants the title to the premises.
10. That the fire insurance policies required by paragraph No. 2 above shall contain the usual extended coverage endorsement; that in addition thereto the mortgagor, within thirty days after notice and demand, will keep the premises insured against war risk and any other hazard that may reasonably be required by the mortgagee. All of the provisions of paragraphs No. 2 and No. 4 above relating to fire insurance and the provisions of Section 254 of the Real Property Law construing the same shall apply to the additional insurance required by this paragraph.
11. That in case of a foreclosure sale, said premises, or so much thereof as may be affected by this mortgage, may be sold in one parcel.
12. That if any action or proceeding be commenced (except an action to foreclose this mortgage or to collect the debt secured thereby), to which action or proceeding the mortgagee is made a party, or in which it becomes necessary to defend or uphold the lien of this mortgage, all sums paid by the mortgagee for the expense of any litigation to prosecute or defend the rights and lien created by this mortgage (including reasonable counsel fees), shall be paid by the mortgagor, together with interest thereon at the rate of six per cent per annum, and any such sum and the interest thereon shall be a lien on said premises, prior to any right, or title to, interest in or claim upon said premises attaching or accruing subsequent to the lien of this mortgage, and shall be deemed to be secured by this mortgage. In any action or proceeding to foreclose this mortgage, or to recover or collect the debt secured thereby, the provisions of law respecting the recovering of costs, disbursements and allowances shall prevail unaffected by this covenant.

13. That the mortgagor hereby assigns to the mortgagee the rents, issues and profits of the premises as further security for the payment of said indebtedness, and the mortgagor grants to the mortgagee the right to enter upon and to take possession of the premises for the purpose of collecting the same and to let the premises or any part thereof, and to apply the rents, issues and profits, after payment of all necessary charges and expenses, on account of said indebtedness. This assignment and grant shall continue in effect until this mortgage is paid. The mortgagee hereby waives the right to enter upon and to take possession of said premises for the purpose of collecting said rents, issues and profits, and the mortgagor shall be entitled to collect and receive said rents, issues and profits until default under any of the covenants, conditions or agreements contained in this mortgage, and agrees to use such rents, issues and profits in payment of principal and interest becoming due on this mortgage and in payment of taxes, assessments, sewer rents, water rates and carrying charges becoming due against said premises, but such right of the mortgagor may be revoked by the mortgagee upon any default, on five days' written notice. The mortgagor will not, without the written consent of the mortgagee, receive or collect rent from any tenant of said premises or any part thereof for a period of more than one month in advance, and in the event of any default under this mortgage will pay monthly in advance to the mortgagee, or to any receiver appointed to collect said rents, issues and profits, the fair and reasonable rental value for the use and occupation of said premises or of such part thereof as may be in the possession of the mortgagor, and upon default in any such payment will vacate and surrender the possession of said premises to the mortgagee or to such receiver, and in default thereof may be evicted by summary proceedings.

14. That the whole of said principal sum and the interest shall become due at the option of the mortgagee: (a) after failure to exhibit to the mortgagee, within ten days after demand, receipts showing payment of all taxes, water rates, sewer rents and assessments; or (b) after the actual or threatened alteration, demolition or removal of any building on the premises without the written consent of the mortgagee; or (c) after the assignment of the rents of the premises or any part thereof without the written consent of the mortgagee; or (d) if the buildings on said premises are not maintained in reasonably good repair; or (e) after failure to comply with any requirement or order or notice of violation of law or ordinance issued by any governmental department claiming jurisdiction over the premises within three months from the issuance thereof; or (f) if on application of the mortgagee two or more fire insurance companies lawfully doing business in the State of New York refuse to issue policies insuring the buildings on the premises; or (g) in the event of the removal, demolition or destruction in whole or in part of any of the fixtures, chattels or articles of personal property covered hereby, unless the same are promptly replaced by similar fixtures, chattels and articles of personal property at least equal in quality and condition to those replaced, free from chattel mortgages or other encumbrances thereon and free from any reservation of title thereto; or (h) after thirty days' notice to the mortgagor, in the event of the passage of any law deducting from the value of land for the purposes of taxation any lien thereon, or changing in any way the taxation of mortgages or debts secured thereby for state or local purposes; or (i) if the mortgagor fails to keep, observe and perform any of the other covenants, conditions or agreements contained in this mortgage.

15. That the mortgagor will, in compliance with Section 13 of the Lien Law, receive the advances secured hereby and will hold the right to receive such advances as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

~~16. That the execution of this mortgage has been duly authorized by the board of directors of the mortgagor.~~

17. This mortgage may not be changed or terminated orally. The covenants contained in this mortgage shall run with the land and bind the mortgagor, the heirs, personal representatives, successors and assigns of the mortgagor and all subsequent owners, encumbrancers, tenants and subtenants of the premises, and shall enure to the benefit of the mortgagee, the personal representatives, successors and assigns of the mortgagee and all subsequent holders of this mortgage. The word "mortgagor" shall be construed as if it read "mortgagors" and the word "mortgagee" shall be construed as if it read "mortgagees" whenever the sense of this mortgage so requires.

Continued on rider attached hereto.

IN WITNESS WHEREOF, this mortgage has been duly executed by the mortgagor.

IN PRESENCE OF:

Virginia Jundolina
WITNESS VIRGINIA JUNDOLINA

William Almonte
William Almonte

Yvette Erqu
WITNESS: YVETTE ERQU

Strike out this
clause 16 if
inapplicable.

TO BE USED ONLY WHEN THE ACKNOWLEDGEMENT IS MADE IN NEW YORK STATE

STATE OF NEW YORK. COUNTY OF

SS:

STATE OF NEW YORK. COUNTY OF

SS:

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

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

(signature and office of individual taking acknowledgment)

(signature and office of individual taking acknowledgment)

TO BE USED ONLY WHEN THE ACKNOWLEDGEMENT IS MADE OUTSIDE NEW YORK STATE

STATE (OR DISTRICT OF COLUMBIA, TERRITORY, OR FOREIGN COUNTRY) OF Florida

SS:

On the 18th day of May, 2005 before me, the undersigned, personally appeared William Almonte personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

Lauderhill in Florida
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

Mortgage

TITLE NO.

William Almonte
TO
NWQ, Inc.

SECTION Official Record Book 4895

BOOK Page 194

LOT Condominium Unit 1F, Windermere Condominium 3
COUNTY OR TOWN Broward

STREET ADDRESS 5201 N.W. 18th St., #1F, Windermere 3 Condo Unit
Lauderhill, Florida 33313-4874

RETURN BY MAIL TO:

Robert N. Cohen, Esq.
Weinstein, Kaplan & Cohen, P.C.
1325 Franklin Avenue, Suite 210
Garden City, New York

Zip No. 11530

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

MORTGAGE RIDER

1. **PURPOSE AND EFFECT OF RIDER.** Lender requires Borrower to agree to the provisions that are contained in this Rider as a condition of the Lender making a loan to Borrower. IF THERE IS A CONFLICT BETWEEN THE PROVISIONS IN THIS RIDER AND THOSE IN THE ACCOMPANYING MORTGAGE (SECURITY INSTRUMENT), NOTE OR ADJUSTABLE RATE RIDER (IF ANY), THE PROVISIONS IN THIS RIDER WILL BE CONTROLLING. THOSE PROVISIONS IN THE MORTGAGE, NOTE OR ADJUSTABLE RIDER (IF ANY) WILL BE ELIMINATED OR MODIFIED AS MUCH AS IS NECESSARY TO MAKE ALL OF THE CONFLICTING TERMS AGREE WITH THIS RIDER.
2. **RIDER NOT EFFECTIVE IF MORTGAGE DOCUMENTS ASSIGNED TO GOVERNMENTAL AGENCY.** If the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association or the Government National Mortgage Association, or any other federal or state governmental agency, buys all or some of the Lender's rights under the Mortgage Documents, the promises and agreements in this Rider will no longer have any force or effect.
3. **MEANING OF TERM "LENDER."** As used in this Rider, the term "Lender" refers to NWQ, Inc. and any subsequent holder of the Mortgage Documents.
4. **NOTICE OF DEFAULT NOT REQUIRED.** No notice need be sent by Lender to me in order for Lender to exercise any of its rights under the Note, Security Instrument or Adjustable Rate if Lender has not received the full amount of any of my monthly payments or other sums owed to it by the end of fifteen (15) calendar days after it is due.
5. **LENDER'S OPTION TO USE INSURANCE PROCEEDS.** I agree that Lender will have the choice of either using any insurance proceeds to reduce the amount that I owe to Lender under the Note, the Security Instrument and the Adjustable Rate Rider or for replacing and/or repairing the property.
6. **HAZARD INSURANCE CO-INSURANCE.** The Hazard Insurance I obtain will not contain a co-insurance clause, unless specifically authorized by Lender in writing.
7. **FLOOD INSURANCE.** I will keep the buildings on the Property insured against loss by flood if the Property is located in a special flood hazard area.
8. **INSURANCE PREMIUMS.** I will reimburse the Lender for any premiums paid by the Lender for hazard (including combination policies) or flood insurance because I have failed to do so. I also agree that the premiums paid by the Lender will be secured by the Security Instrument.
9. **LENDER'S USE OF CONDEMNATION PROCEEDS.** At Lender's option, all proceeds of any condemnation of a part of the Property shall be used to reduce the amount I owe to Lender.
10. **ADDITIONAL RIGHTS OF LENDER IN EVENT OF FORECLOSURE AND SALE.** In addition to those rights granted in the Security Instrument, Lender shall have the following rights in the event Lender starts a lawsuit for foreclosure and sale of the Property:

- (a) All reasonable sums paid by Lender in starting and carrying on the lawsuit for foreclosure and sale, including reasonable attorneys' fees and all costs allowed by law, plus any additional allowances permitted by the court under the terms of Section 8303(a) of the New York Civil Practice Law and Rules, together with interest on all of these sums at the interest rate stated in the Note, shall be paid by me or added to the principal I owe the Lender.
 - (b) The Property may be sold in one parcel despite any requirement to the contrary.
 - (c) Lender may appoint a receiver without any special notice to me, and Lender shall have this right no matter what balance I owe to Lender.
11. **NO RIGHT TO HAVE ENFORCEMENT OF SECURITY INSTRUMENT DISCONTINUED.** I waive my right under Section 18 of the Security Instrument to have enforcement of the Security Instrument discontinued.
12. **LATE CHARGES.** If I am also making monthly escrow payments for taxes and/or insurance, the late charge will be two percent (2%) of the entire monthly payment, not just principal and interest.
13. **ADDITIONAL EVENTS CAUSING POSSIBLE IMMEDIATE PAYMENT IN FULL AFTER NOTICE.** The Lender may require immediate Payment in full at the option of the Lender upon fifteen (15) days notice to me:
- (a) If any structure on the Property shall be removed, demolished or substantially altered;
 - (b) If I fail to comply with any requirement of federal, state or municipal authorities (the Lender, however, may comply and add the expense to the mortgage debt); or
 - (c) If the Property becomes vacant or nonowner occupied.
 - (d) If title to the Property is transferred by the Borrower.

By signing this Rider, I agree to all of the above provisions.

Dated: 5/18, 2005

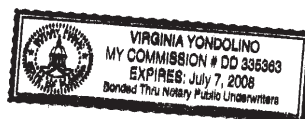

William Ajmonte

Acknowledgment by a Person Outside New York State (RPL § 309-b)

STATE OF FLORIDA)
COUNTY OF BROWARD) ss.:
)

On the 18th day of May, 2005, before me, the undersigned, personally appeared William Almonte personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Angie Jones
(signature and office of individual taking acknowledgment)



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

DATE: December 1, 2016

PROPERTY ID # 494135-DG-0010 (TD # 36443)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5201 NW 18 STREET 1F, LAUDERHILL, FL 33313 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. 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 30, 2016\$ 29,345.80**

Or

*** Amount due if paid by January 17, 2017.....\$ 29,692.70**

***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 18, 2017 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**

Property Id: 494135DG0010



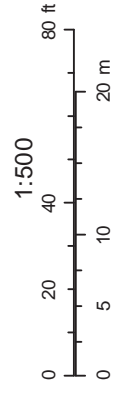
December 21, 2015



Parcels



Parcels



7015 3010 0001 7676 5795

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee

\$

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

- | | | |
|--------------------------------------------------------------|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4[®]

TD 36443 JANUARY 2017 WARNING

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

PS Form 3800, April 2013 PSN 7530-02-000-9047

See Reverse for Instructions

7015 3010 0001 7676 5801

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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For delivery information, visit our website at www.usps.com.

OFFICIAL USE

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\$

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

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|--------------------------------------------------------------|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 36443 JANUARY 2017 WARNING

**WINDERMERE CONDO INC
%PROPERTY MANAGEMENT
5201 NW 18 STREET 1F
LAUDERHILL, FL 33313**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

9185 9292 1000 010E 5102

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee

\$

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

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|--------------------------------------------------------------|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 36443 JANUARY 2017 WARNING

**WINDERMERE CONDO INC
%PROPERTY MANAGEMENT
7116 W MCNAB RD
TAMARAC, FL 33321**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See reverse for instructions

7015 3010 0001 7676 5825

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee

\$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 36443 JANUARY 2017 WARNING

**NWQ, INC
1325 FRANKLIN AVENUE, SUITE 210
GARDEN CITY, NY 11530**

Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7015 3010 0001 7676 5832

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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OFFICIAL USE

Certified Mail Fee

\$

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

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| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

Postmark
Here

TD 36443 JANUARY 2017 WARNING

**ROBERT N. COHEN, ESQ
WEINSTEIN, KAPLAN & COHEN, P.C.
1325 FRANKLIN AVENUE, SUITE 210
GARDEN CITY, NY 11530**

7015 3010 0001 7676 5849

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee

\$

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

- | | | |
|--------------------------------------------------------------|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 36443 JANUARY 2017 WARNING

**WINDERMERE CONDOMINIUM, INC.
C/O PROPERTY MANAGEMENT PARTNERS
7116 W. MCNAB RD
TAMARAC, FL 33321**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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 36443 JANUARY 2017 WARNING

ROBERT N. COHEN, ESQ
WEINSTEIN, KAPLAN & COHEN, P.C.
1325 FRANKLIN AVENUE, SUITE 210
GARDEN CITY, NY 11530



9590 9403 0945 5223 8402 50

7015 3010 0001 7676 5832

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

- | | |
|------------------------------------------------------------------------|---------------------------------------------------------------------|
| <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"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

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Domestic Return Receipt

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 36443 JANUARY 2017 WARNING

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



9590 9403 0945 5223 8406 01

7015 3010 0001 7676 5795

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

- | | |
|------------------------------------------------------------------|---------------------------------------------------------------------|
| <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"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery (over \$500) | |

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Domestic Return Receipt