

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

Order Date: 09/19/2016	Folio Number: 494123-HH-3680
Internal Tax Deed Number: 36650	Parent Tract No: NONE
Records Through: 09/12/2016	

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

Condominium Unit "I"-3"S", International Village at Inverrary, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Recrod Book 8494, Page 389, as amended from time to time, of the Public Records of Broward County, Florida.

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

Applicant: TTLREO 2, 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

INSTRUMENT #113335409	INTERNATIONAL VILLAGE ASSN INC
CERTIFICATE OF TITLE	%FLORIDA COMMUNITY LAW GROUP PL
	3720 INVERRARY DRIVE 3S
	LAUDERHILL , FLORIDA 33319

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

NONE

NAME AND ADDRESS OF RECORD ON CURRENT TAX ROLL

INTERNATIONAL VILLAGE ASSN INC
%FLORIDA COMMUNITY LAW GROUP PL
1855 GRIFFIN RD STE A407
DANIA BEACH FL 33004-2209

NAME AND ADDRESS OF ESCROW AGENT: NONE

NAME AND ADDRESS OF TAX PAYING AGENT: NONE

APPLICATION FOR HOMESTEAD: NONE

GROSS ASSESSMENT: \$50,840.00

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

TYPE	TAX	CERTIFICATE	FACE AMOUNT	CERTIFICATE HOLDER
I	2015	6550	\$1,800.71	BLACK CUB, LLC SB MUNI CUST FOR
I	2014	7124	\$1,515.65	FNA FLORIDA LLC
I	2013	7254	\$1,408.03	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL
ASSIGNEE OF TLGFY, LLC				
I	2012	7412	\$1,276.77	TTLREO 2, 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*
Authorized Signature



Site Address	3720 INVERRARY DRIVE 3S, LAUDERHILL	ID #	4941 23 HH 3680
Property Owner	INTERNATIONAL VILLAGE ASSN INC %FLORIDA COMMUNITY LAW GROUP PL	Millage	1912
Mailing Address	1855 GRIFFIN RD STE A407 DANIA BEACH FL 33004-2209	Use	04

Abbreviated Legal Description	INTERNATIONAL VILLAGE AT INVERRARY CONDO UNIT 3S BLDG I
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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	\$5,080	\$45,760	\$50,840	\$50,840	
2016	\$5,080	\$45,760	\$50,840	\$50,840	\$1,627.17
2015	\$5,050	\$45,470	\$50,520	\$50,520	\$1,649.29

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	\$50,840	\$50,840	\$50,840	\$50,840
Portability	0	0	0	0
Assessed/SOH	\$50,840	\$50,840	\$50,840	\$50,840
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	\$50,840	\$50,840	\$50,840	\$50,840

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/6/2013	CET-D	\$1,600	113335409			
2/10/2006	WD	\$120,000	41442 / 1268			
1/10/2005	WD	\$74,000	38990 / 119			
10/10/2001	WD	\$40,000	32378 / 349			
3/1/1994	WD	\$40,000	21948 / 331			
				Adj. Bldg. S.F.		800
				Units/Beds/Baths		1/1/1.5

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 36650

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3RD day of JANUARY 2017, 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	INTERNATIONAL VILLAGE ASSN INC %FLORIDA COMMUNITY LAW GROUP PL 3720 INVERRARY DRIVE 3S LAUDERHILL, FL 33319	INTERNATIONAL VILLAGE ASSN INC %FLORIDA COMMUNITY LAW GROUP PL 1855 GRIFFIN RD STE A407 DANIA BEACH, FL 33004-2209
INTERNATIONAL VILLAGE ASSOCIATION, INC. 3700 INVERRARY DRIVE #101 LAUDERHILL, FL 33319	INTERNATIONAL VILLAGE ASSOCIATION, INC. C/O TRAPANI LAW FIRM 10640 GRIFFIN RD., STE 106C COOPER CITY, FL 33328	BLACK CUB, LLC SB MUNI CUST FOR PO BOX 37756 BALTIMORE, MD 21297-3756

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 3RD day of JANUARY 2017 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 36650

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: 494123-HH-3680
Certificate Number: 7412
Date of Issuance: 06/01/2013
Certificate Holder: TTLREO 2, LLC
Description of Property: INTERNATIONAL VILLAGE AT
INVERRARY CONDO A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS
UNIT 3S BLDG I RECORDED IN OFFICIAL RECORDS BOOK 8494, PAGE 389, AND ALL EXHIBITS AND AMENDMENTS
THEREOF, PUBLIC RECORDS OF BROWARD COUNTY, FL.

Name in which assessed: INTERNATIONAL VILLAGE ASSN INC %FLORIDA COMMUNITY LAW GROUP PL
Legal Titleholders: INTERNATIONAL VILLAGE ASSN INC
%FLORIDA COMMUNITY LAW GROUP PL
1855 GRIFFIN RD STE A407
DANIA BEACH, FL 33004-2209

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 15th day of February, 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 12th day of January, 2017.

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: 01/12/2017, 01/19/2017, 01/26/2017 & 02/02/2017
Minimum Bid: 8238.70

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

36650

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 7412

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

01/12/2017 01/19/2017 01/26/2017 02/02/2017

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
2 day of FEBRUARY, A.D. 2017

(SEAL)

GUERLINE WILLIAMS personally known to me
Notary Public - State of Florida
Commission # FF 981132
My Comm. Expires Aug 1 2020
Broward County, Florida

Board of County Commissioners, Broward County, Florida Finance and Administrative Services Department RECORDS, TAXES & TREASURY NOTICE OF APPLICATION FOR TAX DEED NUMBER 36650

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: 494123-HH-3680

Certificate Number: 7412

Date of Issuance: 06/01/2013

Certificate Holder:

TTLREO 2, LLC

Description of Property:

INTERNATIONAL VILLAGE AT
INVERRARY CONDO UNIT 3S
BLDG 1

A CONDOMINIUM, ACCORDING
TO THE DECLARATION OF
CONDIMINIUM THEREOF, AS
RECORDED IN OFFICIAL RECORDS
BOOK 8494, PAGE 389, AND ALL
EXHIBITS AND AMENDMENTS
THEREOF, PUBLIC RECORDS OF
BROWARD COUNTY, FL.

Name in which assessed:

INTERNATIONAL VILLAGE ASSN
INC % FLORIDA COMMUNITY
LAW GROUP PL

Legal Titleholders:

INTERNATIONAL VILLAGE
ASSN INC
% FLORIDA COMMUNITY LAW
GROUP PL

1855 GRIFFIN RD STE A407
DANIA BEACH, FL 33004-2209

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

SEE ATTACHED

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of February, 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.deedauction.net

*Pre-registration is required to bid.

Dated this 12th day of January, 2017.

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 successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 8238.70

401-314

1/12-19-26 2/2 17-18/0000180461B

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

RETURN OF SERVICE

Assignment: 15776 Service Sheet # 17-000763

BROWARD CNTY FL vs. INTERNATIONAL VILLAGE ASSN INC TD 36850

TAX SALE NOTICE COUNTY/BROWARD 2/15/2017

PLAINTIFF VS. DEFENDANT CASE

TYPE OF WRIT COURT HEARING DATE

INTERNATIONAL VILLAGE ASSN INC 3720 INVERRARY DRIVE #3 S

C/O FLORIDA COMMUNITY LAW GROUP PL LAUDERHILL, FL 33329

SERVE

Received this process on 1/11/17

1/9/2017 Date 1106

14279
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301

☒ Served

☐ Not Served - see comments

1/11/17 Date at 1106 Time

9884 Attorney

On INTERNATIONAL VILLAGE ASSN INC C/O FLORIDA COMMUNITY LAW GROUP PL 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: Posted on 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: [Signature] D.S.

ORIGINAL

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID #494123-HH-3680 (TD #36650)

WARNING

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

RECEIVED SHERIFF
2017 JAN -9 AM 9:49
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 January 31, 2017\$6,266.91
Or

* Amount due if paid by February 14, 2017\$6,341.70

*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 February 15, 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

**INTERNATIONAL VILLAGE ASSN INC
%FLORIDA COMMUNITY LAW GROUP PL
3720 INVERRARY DRIVE 3S
LAUDERHILL, FL 33319**

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: 17336 Service Sheet # 17 000766

BROWARD CNTY, FL vs. INTERNATIONAL VILLAGE ASSN INC TD 36650
PLAINTIFF vs. DEFENDANT CASE
TAX SALE NOTICE COUNTY/BROWARD 2/15/2017
TYPE OF WRIT COURT HEARING DATE

INTERNATIONAL VILLAGE ASSN INC 1855 GRIFFIN ROAD, SUITE 4A-407
SERVE DANIA BEACH, FL 33004
C/O FLORIDA COMMUNITY LAW GROUP PC

14279
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301

REBECCA LEDER, SUPV.
9884 Attorney

Received this process on 1/11/17 MB
Date 0825 17336

☒ Served
☐ Not Served - see comments
1/11/17 at 1426
Date Time

INTERNATIONAL VILLAGE ASSN INC C/O FLORIDA COMMUNITY LAW GROUP PC 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: _____

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] D.S.

ORIGINAL

[Signature] 17336

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID #494123-HH-3680 (TD #36650)

WARNING

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

RECEIVED SHERIFF
2017 JAN -9 AM 9:49
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 January 31, 2017\$6,266.91

Or

* Amount due if paid by February 14, 2017\$6,341.70

*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 February 15, 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

**INTERNATIONAL VILLAGE ASSN INC
%FLORIDA COMMUNITY LAW GROUP PL
1855 GRIFFIN RD STE A407
DANIA BEACH, FL 33004-2209**

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

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 10/16/2015 10:19:38 AM.****

**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

INTERNATIONAL VLG ASSN INC
Plaintiff

CACE-12-032509

VS.

Division: 02

GAFARO, CESAR AUGUSTO
Defendant

Certificate of Title

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on November 06, 2013, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

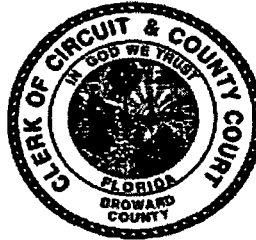
The following property in Broward County, Florida:

- SEE ATTACHMENT -

Was sold to: INTERNATIONAL VILLAGE ASSOCIATION, INC.

C/O FLORIDA COMMUNITY LAW GROUP, P.L. 1000 E. Hallandale Beach Blvd., Suite B Hallandale Beach, FL, 33009

Witness my hand and the seal of this court on October 15, 2015.



Howard C. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration:
\$1,600.00

Doc Stamps: \$11.20

Condominium Unit "I"-3"S", International Village at Inverrary, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Recrod Book 8494, Page 389, as amended from time to time, of the Public Records of Broward County, Florida.

A/K/A: 3720 Inverrary Drive, Unit 3S, Lauderhill, Florida 33319.

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

DATE: January 3, 2017

PROPERTY ID #494123-HH-3680 (TD #36650)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3720 INVERRARY DRIVE 3S LAUDERHILL, FL 33319 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 January 31, 2017\$6,266.91
Or
* Amount due if paid by February 14, 2017\$6,341.70

***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 February 15, 2017 UNLESS THE BACK TAXES ARE PAID.

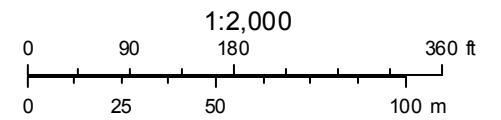
TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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

Property Id: 494123HH3680



September 22, 2016



7016 0910 0000 8974 2011

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 36650 FEBRUARY 2017 WARNING
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

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

See Reverse for Instructions

7036 0910 0000 8974 2004

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 36650 FEBRUARY 2017 WARNING
INTERNATIONAL VILLAGE
ASSOCIATION, INC.
3700 INVERRARY DRIVE #101
LAUDERHILL, FL 33319

7016 0910 0000 8974 1991

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 36650 FEBRUARY 2017 WARNING
INTERNATIONAL VILLAGE ASSN INC
%FLORIDA COMMUNITY LAW GROUP PL
3720 INVERRARY DRIVE 3S
LAUDERHILL, FL 33319

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

See Reverse for Instructions

7016 0910 0000 8974 1984

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)	
<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. N
City, State, ZIP+4

**TD 36650 FEBRUARY 2017 WARNING
INTERNATIONAL VILLAGE
ASSOCIATION, INC.
C/O TRAPANI LAW FIRM
10640 GRIFFIN RD., STE 106C
COOPER CITY, FL 33328**

7016 0910 0000 8974 1977

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 at	
\$	
Sent To	
Street and Apt. N	
City, State, ZIP+	

TD 36650 FEBRUARY 2017 WARNING
INTERNATIONAL VILLAGE ASSN INC
%FLORIDA COMMUNITY LAW GROUP PL
1855 GRIFFIN RD STE A407
DANIA BEACH, FL 33004-2209

7016 0910 0000 8974 1960

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 36650 FEBRUARY 2017 WARNING
BLACK CUB, LLC
SB MUNI CUST FOR
PO BOX 37756
BALTIMORE, MD 21297-3756

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 36650 FEBRUARY 2017 WARNING
BLACK CUB, LLC
SB MUNI CUST FOR
PO BOX 37756
BALTIMORE, MD 21297-3756



9590 9402 2223 6193 4661 98

2. Article Number (Transfer from service label)

7016 0910 0000 8974 1960

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

G. R. DOST

C. Date of Delivery

JAN 24 2017

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured MailMail Restricted Delivery
(00)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted
Delivery☐ Return Receipt for
Merchandise☐ Signature Confirmation™☐ Signature Confirmation
Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 36650 FEBRUARY 2017 WARNING
INTERNATIONAL VILLAGE ASSN INC
%FLORIDA COMMUNITY LAW GROUP PL
3720 INVERRARY DRIVE 3S
LAUDERHILL, FL 33319



9590 9402 2223 6193 4661 67

7016 0910 0000 8974 1991

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by (Printed Name)

Daniel Syrluk

C. Date of Delivery

1/17/17

Ø. 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 checked="" 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) | |

PS Form 3811, July 2015 PSN 7530-02-000-9053

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 36650 FEBRUARY 2017 WARNING
INTERNATIONAL VILLAGE ASSN INC
%FLORIDA COMMUNITY LAW GROUP PL
1855 GRIFFIN RD STE A407
DANIA BEACH, FL 33004-2209



9590 9402 2223 6193 4661 81

7016 0910 0000 8974 1977

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?
If YES, enter delivery address below:

- ☐ Yes
☐ 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 | |
| <input type="checkbox"/> Mail Restricted Delivery | |

(over \$500)

PS Form 3811, July 2015 PSN 7530-02-000-9053

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 36650 FEBRUARY 2017 WARNING
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313



9590 9402 2223 6193 4661 43

7016 0910 0000 8974 2011

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☐ 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 |

Mail
Restricted Delivery
(00)

PS Form 3811, July 2015 PSN 7530-02-000-9053

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 36650 FEBRUARY 2017 WARNING
INTERNATIONAL VILLAGE
ASSOCIATION, INC.
3700 INVERRARY DRIVE #101
LAUDERHILL, FL 33319



9590 9402 2223 6193 4661 50

2. Article Number (Transfer from mailpiece)

7016 0910 0000 8974 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Addressee

B. Received by (Printed Name)

Daniel Syriuk

C. Date of Delivery

1/17/17

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Mail☐ Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted

Delivery

☐ Return Receipt for

Merchandise

☐ Signature Confirmation™☐ Signature Confirmation

Restricted Delivery