

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

Order Date: 2-6-2017 Folio Number: 4842 03 J8 0040
Internal Tax Deed Number: 37738 Parent Tract No:
Records Through: 2-6-2017

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

Condominium Parcel No. 420 of TILFORD T CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 7864, at Pages 651 through 761, inclusive, of the Public Records of Broward County, Florida.

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

Applicant : CAPITAL ONE CLTRL ASSIGNEE OF FIG 2233, 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 10867 PAGE 99 SCHWARTZ, BEATRICE
WARRANTY DEED 420 TILFORD T
DEERFIELD BEACH, FLORIDA 33442

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

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

INSTRUMENT # 113781784 CVE MASTER MANAGEMENT COMPANY, INC
CLAIM OF LIEN 3501 WEST DRIVE
DEERFIELD BEACH, FLORIDA 33442

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

INSTRUMENT # 114118207 BD AR FL I, LLC
NOTICE OF LIS PENDENS C/O BENSON, MUCCI & WEISS, P.L.
5561 NORTH UNIVERSITY DRIVE, SUITE 102
CORAL SPRINGS, FLORIDA 33067

NAME AND ADDRESS OF RECORD ON CURRENT TAX ROLL

SCHWARTZ, BEATRICE
PO BOX 1968
SANTA FE NM 87504-1968

NAME AND ADDRESS OF ESCROW AGENT: NONE

NAME AND ADDRESS OF TAX PAYING AGENT: NONE

APPLICATION FOR HOMESTEAD: NONE

GROSS ASSESSMENT; \$21,840.00

NOTE: 2016 TAXES ARE DUE IN THE AMOUNT OF \$637.84

NOTE: Tax Deed Year 2015 Tax Deed Application #37738 - Face Amount \$631.06 - Applicant : CAPITAL ONE CLTRL ASSIGNEE OF FIG 2233, LLC

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

<u>TYPE</u>	<u>TAX</u>	<u>CERTIFICATE</u>	<u>FACE AMOUNT</u>	<u>CERTIFICATE HOLDER</u>
I	2014	2126	\$606.79	FLORIDA CORAL LIEN
INVESTMENTS LLC CAPONE, NA CL TRL ASSIGNEE OF FL CORAL LIEN INV'				
I	2013	2201	\$659.03	CAPITAL ONE CLTRL ASSIGNEE
OF FIG 2233, LLC				
I	2012	2250	\$594.00	PTL PARTNERS 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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 37738

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 JUNE 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 DEERFIELD BEACH 150 NE 2 AVE DEERFIELD BEACH, FL 33441	SCHWARTZ, BEATRICE 420 TILFORD T DEERFIELD BEACH FL 33442	SCHWARTZ, BEATRICE PO BOX 1968 SANTA FE NM 87504-1968
TILFORD "T" CONDOMINIUM ASSOCIATION, INC. C/O EAST COAST MAINTENANCE & MANAGEMENT 254 SOUTH MILITARY TRAIL DEERFIELD BEACH, FL 33442	TILFORD "T" CONDOMINIUM ASSOCIATION, INC. 254 SOUTH MILITARY TRAIL DEERFIELD BEACH, FL 33442	TILFORD "T" CONDOMINIUM ASSOCIATION, INC. 424 TILFORD T DEERFIELD BEACH, FL 33442
BD AR FL I, LLC C/O BENSON, MUCCI & WEISS, P.L. 5561 N UNIVERSITY DR, STE 102 CORAL SPRINGS, FL 33067	CVE MASTER MANAGEMENT COMPANY, INC 3501 WEST DRIVE DEERFIELD BEACH, FL 33442	SCHWARTZ, BEATRICE 166-36 24 TH RD FLUSHING, NY 11357

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 JUNE 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 **Tomie Coates**

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

NOTICE OF APPLICATION FOR TAX DEED NUMBER 37738

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 484203-J8-0040
Certificate Number: 2201
Date of Issuance: 06/01/2014
Certificate Holder: CAPITAL ONE CLTRL ASSIGNEE OF FIG 2233, LLC
Description of Property: TILFORD T CONDO
UNIT 420

A condominium, according to the declaration of condominium recorded on O R Book 7864, Page 651 through 761, and all exhibits and amendments thereof, Public Records of Broward County, FL

Name in which assessed: SCHWARTZ, BEATRICE
Legal Titleholders: SCHWARTZ, BEATRICE
PO BOX 1968
SANTA FE, NM 87504-1968

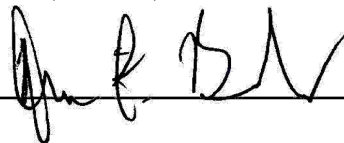
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of July, 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 June, 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: 06/15/2017, 06/22/2017, 06/29/2017 & 07/06/2017
Minimum Bid: 4767.08

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

37738
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 2201

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

06/15/2017 06/22/2017 06/29/2017 07/06/2017

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.

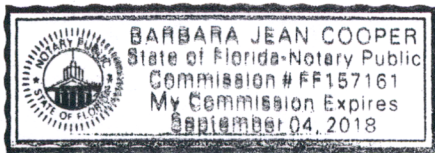
[Handwritten Signature]

Sworn to and subscribed before me this
6 day of JULY, A.D. 2017

[Handwritten Signature]

(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 37738**

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 484203-J8-0040
Certificate Number: 2201
Date of Issuance: 06/01/2014

Certificate Holder:
CAPITAL ONE CLTRL ASSIGNEE
OF FIG 2233, LLC

Description of Property:
TILFORD T CONDO
UNIT 420

A condominium, according to the declaration of condominium recorded on O R Book 7864, Page 651 through 761, and all exhibits and amendments thereof, Public Records of Broward County, FL

Name in which assessed:
SCHWARTZ, BEATRICE

Legal Titleholders:
SCHWARTZ, BEATRICE
PO BOX 1968

SANTA FE, NM 87504-1968

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

Unless such certificate shall be deemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of July, 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 15th day of June, 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 Govern-

SEE ATTACHED

ment Easements. The successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 4767.08
401-314
6/15-22-29 7/6 17-03/0000222793B

RETURN OF SERVICE

Assignment: 5427

****SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY**** Service Sheet #

17-025439

BROWARD COUNTY, FL vs. SCHWARTZ, BEATRICE

TD 37738

TAX SALE NOTICE

VS.

COUNTY/BROWARD

DEFENDANT

7/19/2017 CASE

TYPE OF WRIT
SCHWARTZ, BEATRICE

COURT

HEARING DATE

SERVE

420 TILFORD T
DEERFIELD BEACH, FL 33442

Received this process on 7/19/2017

Date

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

Served

Not Served - see comments

Date

Time

9884 Attorney
SCHWARTZ, BEATRICE

On _____, 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

5427

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.
[Signature]

ORIGINAL

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID #484203-J8-0040 (TD #37738)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSURE

RECEIVED SHERIFF
2017 JUN 08 AM 8:45

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 June 30, 2017 \$3,966.21
- Or
- * Amount due if paid by July 18, 2017 \$4,011.35

*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 July 19, 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

**SCHWARTZ, BEATRICE
420 TILFORD T
DEERFIELD BEACH FL 33442**

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

83-152829

This instrument was prepared by:

Samuel S. Goren
JOSIAS & GOREN
Attorneys at Law
3040 East Commercial Boulevard
FORT LAUDERDALE, FLORIDA 33308

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 27TH day of April 1983, Between

LOUIS J. BALE and JULIA R. BALE, his wife

of the County of Broward, State of Florida, grantor*, and

BEATRICE SCHWARTZ, a married woman

whose post office address is 166-36 24th Road, Flushing, New York 11357

of the County of _____ State of New York, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of TEN AND NO/100-----
-----(\$10.00)----- Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Condominium Parcel No. 420 of TILFORD T CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 7864, at Pages 651 through 761, inclusive, of the Public Records of Broward County, Florida.

SUBJECT TO:

1. Taxes for the year 1983, and subsequent years.
2. Conditions, restrictions, limitations and easements of record.
3. Declaration of Condominium and attachments thereto, recorded in O.R. Book 7864, at Page 651, Public Records of Broward County, Florida.
4. Long Term Lease recorded in O. R. Book 7864, at Page 688, Public Records of Broward County, Florida, and the Memorandum thereof, executed by the Grantor (Transferor) recorded in O.R. Book 8033, at Page 955, Public Records of Broward County, Florida, which Long Term Lease the Grantee (Transferee) herein assumes.
5. Management Agreement recorded in O. R. Book 7864, at Page 745, Public Records of Broward County, Florida, to which the Grantee (Transferee) herein agrees to be bound.
6. The Master Management Agreement, recorded in O. R. Book 7864, at Page 754, Public Records of Broward County, Florida, and the Memorandum thereof, recorded in Official Records Book 8033, at Page 957, Public Records of Broward County, Florida, to which the Grantee (Transferee) herein agrees to be bound.
7. The membership of Grantor in the Cenclub Homeowners Association, Inc., if applicable, the obligation of which the Grantee herein hereby agrees to assume and be bound hereby.

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

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Samuel S. Goren
Bonnie L. Starbuck
Samuel S. Goren
Bonnie L. Starbuck

Louis J. Bale (Seal)
LOUIS J. BALE and
Julia R. Bale (Seal)
JULIA R. BALE, his wife (Seal)

153.00 has been paid
in Broward County for Documentary
Stamp Tax as required by law.
Donna Hernandez Deputy (Seal)

STATE OF FLORIDA
COUNTY OF BROWARD

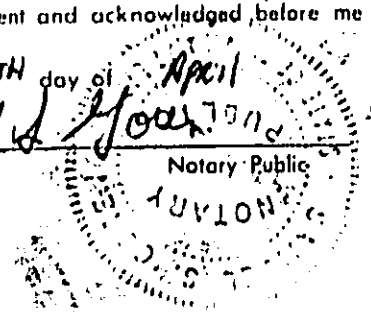
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
LOUIS J. BALE and JULIA R. BALE, his wife

to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 27TH day of April 1983

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires June 13, 1983
Bonded By American Fire & Casualty Company,

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR



MAY 18 4 42 PM '83

OFF REC 10867 PG

99

501H

RETURN TO: Samuel S. Goren, Esquire, 3040 E. Commercial Boulevard, Ft. Lauderdale, FL 33308

This Instrument Prepared By:
BENSON, MUCCI & WEISS, P.L.
5561 University Drive, Suite 102
Coral Springs FL 33067
954-323-1023

CLAIM OF LIEN

KNOW ALL MEN by these presents that: CVE MASTER MANAGEMENT COMPANY, INC., with principal address at 3501 West Drive , Deerfield Beach, FL 33442, claims that this lien pursuant to Florida Statutes and its Master Management Agreement recorded as Exhibit "6" to the Declaration of Condominium of Tilford "T" Condominium Association, Inc. recorded in OR Book 7864 Page 651 against the following real property which street address is 420 Tilford T, Deerfield Beach, FL 33442 legally described as follows:

Condominium Parcel No. 420 of TILFORD T CONDOMINIUM, according to the Declaration or Condominium thereof, recorded in Official Records Book 7864, at Pages 651 through 761, inclusive, of the Public Records of Broward County, Florida.

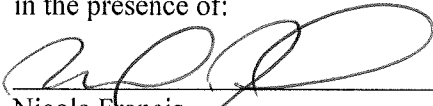
The record owners of the property is **Beatrice Schwartz**. CVE Master Management Company, Inc. is owed the following amount for shares of the common expenses:

January 1, 2009 through June 28, 2016 **\$9,912.00**

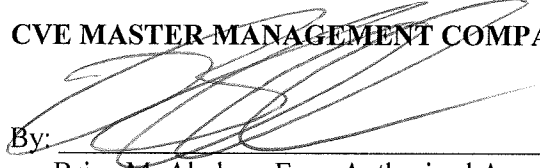
plus interest at the rate of 18.00 % per annum from the due dates. This Claim of Lien shall also secure all unpaid assessments, interests, late fees, costs and attorney's fees which are due and which may accrue subsequent to the date of this Claim of Lien and prior to entry of a final judgment of foreclosure.

Signed, sealed and delivered
in the presence of:

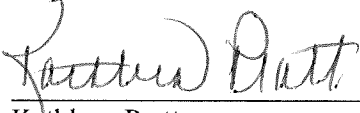
CVE MASTER MANAGEMENT COMPANY, INC.



Nicole Francis

By: 

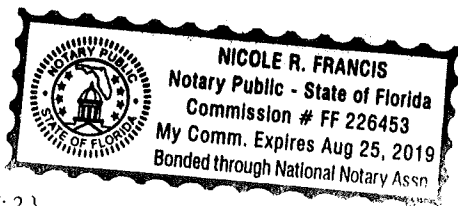
Brian M. Abelow, Esq., Authorized Agent



Kathleen Pratt

State of Florida)
County of Broward)

The foregoing instrument was acknowledged before me this 28 day of June, 2016, a Florida Notary Public, by Brian M. Abelow, Esq., an authorized agent of CVE Master Management Company, Inc., who is personally known to me, and did take an oath.





Notary Public Signature

Case Number: CONO-16-010202 Division: 72
Filing # 50490070 E-Filed 12/27/2016 08:34:13 AM

This Instrument prepared by:
Mark S. Mucci, Esq.
BENSON, MUCCI & WEISS, P.L.
5561 North University Drive
Suite 102
Coral Springs FL 33067
954-323-1023
954-323-1013 Facsimile
W:\WDOCS\CLIENTS\004120\16205\00188271.DOCX

12/23/16\MSM-LCF\W:\Wdocs\Clients\4155BD\T420\00186652.DOCX

IN THE COUNTY COURT IN AND FOR
BROWARD COUNTY, FLORIDA

CASE #:

BD AR FL I, LLC, a Florida limited liability
company,

Plaintiff,

vs.

BEATRICE SCHWARTZ, an individual;
UNKNOWN TENANT #1; and
UNKNOWN TENANT #2,

Defendants.

NOTICE OF LIS PENDENS

TO: BEATRICE SCHWARTZ, UNKNOWN TENANT #1, and UNKNOWN TENANT #2
and all others whom it may concern:

YOU ARE NOTIFIED OF THE FOLLOWING:

1. The Plaintiff has instituted this action against you to foreclose its assessment lien with respect to the property described below.
2. The Plaintiff in this action is BD AR FL I, LLC.
3. The case number of this action is as shown in the caption above.
4. The property that is the subject matter of this action is in Broward county, Florida,

Broward County Court Case
BD AR FL I, LLC vs. Beatrice Schwartz
Notice of Lis Pendens
Page 2 of 2

described as:

Condominium Parcel No. 420 of Tilford T Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 7864, at pages 651, inclusive, of the Public Records of Broward County, Florida.

420 Tilford T

DATED this _____ day of December, 2016.

s/ Mark S. Mucci

Mark S. Mucci, Esq.
Florida Bar No.: 798622
MSM@BMWlawyers.net
Brian Abelow, Esq.
Florida Bar No.:68094
Brian@BMWlawyers.net
Eric Bearden, Esq.
Florida Bar No.: 118085
Eric@BMWlawyers.net
BENSON, MUCCI & WEISS, P.L.
5561 North University Drive, Suite 102
Coral Springs FL 33067
954-323-1023
954-323-1013 Facsimile

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

DATE: June 1, 2017

PROPERTY ID #484203-J8-0040 (TD #37738)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 420 TILFORD T DEERFIELD BEACH FL 33442 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY THAT'S GOING UP FOR SALE. 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 June 30, 2017..... \$3,966.21

Or

* Amount due if paid by July 18, 2017 \$4,011.35

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

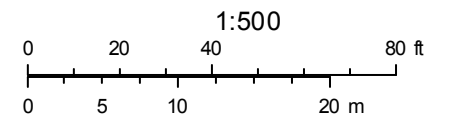
THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON July 19, 2017 UNLESS THE BACK TAXES ARE PAID.

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



February 8, 2017



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DEERFIELD BEACH, FL 33441

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TD 37738 JULY 2017 WARNING
SCHWARTZ, BEATRICE
420 TILFORD T
DEERFIELD BEACH FL 33442

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<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
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City, State, ZIP+4 _____	

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SCHWARTZ, BEATRICE
PO BOX 1968
SANTA FE NM 87504-1968

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TILFORD "T" CONDOMINIUM
ASSOCIATION, INC. C/O EAST COAST
MAINTENANCE & MANAGEMENT
254 SOUTH MILITARY TRAIL
DEERFIELD BEACH, FL 33442

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ASSOCIATION, INC.
254 SOUTH MILITARY TRAIL
DEERFIELD BEACH, FL 33442

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
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Total Postage a	
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 City, State, ZIP | _____

**TD 37738 JULY 2017 WARNING
 TILFORD "T" CONDOMINIUM
 ASSOCIATION, INC.
 424 TILFORD T
 DEERFIELD BEACH, FL 33442**

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BD AR FL I, LLC
C/O BENSON, MUCCI & WEISS, P.L.
5561 N UNIVERSITY DR, STE 102
CORAL SPRINGS, FL 33067

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TD 37738 JULY 2017 WARNING
CVE MASTER MANAGEMENT
COMPANY, INC
3501 WEST DRIVE
DEERFIELD BEACH, FL 33442

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