



**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222  
Phone: (412) 391-5555 Fax: (412) 391-7608  
E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)  
[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 02/02/2018

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 02/01/2018

**CERTIFICATE #** 2014-5758

**ACCOUNT #** 494111AB0010

**ALTERNATE KEY #** 208097

**TAX DEED APPLICATION #** 39766

**COUNTY, STATE:** BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

### LEGAL DESCRIPTION:

Apartment 101, Building 4 of BERMUDA CLUB TWO, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5489, Page 247 of the Public Records of Broward County, Florida, together with its undivided share in the common elements, and any amendments thereto, said description and this conveyance include all appurtenances to the Condominium Unit above described, including the undivided shares in the common elements, appurtenant thereto.

**PROPERTY ADDRESS:** 6020 NW 64 AVENUE #101, TAMARAC FL 33319

### OWNER OF RECORD ON CURRENT TAX ROLL:

VINCENT NELSON EST

6020 NW 64 AVE #101

TAMARAC, FL 33319 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF VINCENT NELSON, DECEASED

OR: 42288, Page: 1526

6020 NW 64TH AVENUE, #101

TAMARAC, FL 33319 (Per Deed)

(Property Appraiser indicates that Vincent Nelson is deceased. However, no Death Certificate or Probate action found of record in Broward County.)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FNA FLORIDA LLC

120 N LASALLE ST, SUITE 1220

CHICAGO, IL 60602 (Tax Deed Applicant)

BERMUDA CLUB MANAGEMENT COUNCIL, INC.

OR: 47688, Page: 1267

C/O CASTLE GROUP, INC.

6299 N.W. 57TH STREET

TAMARAC, FL 33319 (Per Lien)

BERMUDA CLUB MANAGEMENT COUNCIL, INC. OR: 47905, Page: 587  
RICARDO A. GOMEZ, ESQ.  
HYMAN SPECTOR & MARS, LLP  
150 WEST FLAGLER STREET SUITE 2701  
MIAMI, FL 33130 (Per Lis Pendens)

GORDENE NELSON OR: 49978, Page: 356  
550 SWEET CREEK DRIVE  
LAWRENCEVILLE, GA 30044 (Per Equity Lien)

BERMUDA CLUB MANAGEMENT COUNCIL, INC. OR: 51077, Page: 1498  
12270 SW 3RD STREET, SUITE 200  
PLANTATION, FL 33325 (Per Final Judgment of Foreclosure)

STANLEY FAUST, REGISTERED AGENT  
O/B/O BERMUDA CLUB TWO ASSOCIATION, INC.  
MANAGEMENT OFFICE  
6299 N.W. 57TH STREET  
TAMARAC, FL 33319 (Per Sunbiz. Declaration recorded in 5489-247.)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4941 11 AB 0010

**CURRENT ASSESSED VALUE:** \$48,190

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

**OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:**

Warranty Deed

OR: 26268, Page: 610

Warranty Deed

OR: 29264, Page: 1549

**This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.**

**Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.**

**Christina Young**

Title Examiner



<b>Site Address</b>	6020 NW 64 AVENUE #101, TAMARAC FL 33319	<b>ID #</b>	4941 11 AB 0010
<b>Property Owner</b>	NELSON,VINCENT EST	<b>Millage</b>	3112
<b>Mailing Address</b>	6020 NW 64 AVE #101 TAMARAC FL 33319	<b>Use</b>	04

<b>Abbreviated Legal Description</b>	BERMUDA CLUB TWO CONDO UNIT 101 BLDG 4
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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 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$4,820	\$43,370	\$48,190	\$39,050	
2017	\$4,820	\$43,370	\$48,190	\$35,500	\$1,323.05
2016	\$4,140	\$37,240	\$41,380	\$32,280	\$1,247.90

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$48,190	\$48,190	\$48,190	\$48,190
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$39,050	\$48,190	\$39,050	\$39,050
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$39,050	\$48,190	\$39,050	\$39,050

Sales History			
Date	Type	Price	Book/Page or CIN
6/16/2006	WD	\$110,500	42288 / 1526
11/20/1998	WD	\$34,000	29264 / 1549
3/11/1997	WD	\$42,000	26268 / 610
4/1/1993	WD	\$28,000	20589 / 364
11/1/1973	WD	\$24,000	

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		1070
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1974/1973		

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #39766

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 May 2018, 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 TAMARAC C/O FINANCIAL SERVICE 7525 NW 88 AVE TAMARAC, FL 33321	BERMUDA CLUB MANAGEMENT COUNCIL, INC. C/O CASTLE GROUP, INC. 6299 N.W. 57TH STREET TAMARAC, FL 33319	BERMUDA CLUB MANAGEMENT COUNCIL, INC., C/O RICARDO A. GOMEZ, ESQ., HYMAN SPECTOR & MARS, LLP 150 WEST FLAGLER STREET SUITE 2701 MIAMI, FL 33130	GORDENE NELSON 550 SWEET CREEK DRIVE LAWRENCEVILLE, GA 30044
BERMUDA CLUB MANAGEMENT COUNCIL, INC. 12270 SW 3RD STREET, SUITE 200 PLANTATION, FL 33325	STANLEY FAUST, REGISTERED AGENT O/B/O BERMUDA CLUB TWO ASSOCIATION, INC., MANAGEMENT OFFICE 6299 N.W. 57TH STREET TAMARAC, FL 33319	GORDENE ROSEMARIE HENRY 550 SWEET CREEK DR LAWRENCEVILLE, GA 30044- 6906	SHARON P NELSON 2730 SW 1ST ST FORT LAUDERDALE, FL 33312-1201
MARVILYN MARSHALEE NELSON 2575 NW 82 TER CORAL SPRINGS, FL 33065- 5641	VINCENT NELSON ESTATE 6020 NW 64TH AVENUE, #101 TAMARAC, FL 33319	ELIZABETH A BOWEN, ATTORNEY AND AUTHORIZED AGENT FOR BERMUDA CLUB MANAGEMENT COUNCIL, INC 150 WEST FLAGLER ST, SUITE 2701 - MUSEUM TOWER MIAMI, FL 33130	DONNA NELSON 113 S. 13 AVENUE MT. VERNON, NY 10550
SHARON GORDON AKA SHARON NELSON 2730 SW 1 STREET, UNIT #1 FORT LAUDERDALE, FL 33312	CHELETE GORDON 360 SAINT LEGER AVENUE AKRON, OH 44305	VINETTE NELSON GARDNER 102 PLAINFIELD STREET, UNIT 1 HARTFORD, CT 06112	DANNY NELSON 6020 NW 64 AVENUE, UNIT 101 TAMARAC, FL 33319

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT, PERMITTING LICENSING & PROTECTION DIVISION GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPEMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT GCW – 1 NORTH UNIVERSITY DR MAILBOX 302 PLANTATION, FL 33324	BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION; RIGHT OF WAY SECTION ONE N. UNIVERSITY DR., STE 300 B PLANTATION, FL 33324
BROWARD COUNTY WATER & WASTEWATER 2555 W. COPANS RD POMPANO BEACH, FL 33069	PUBLIC WORKS DEPT REAL PROPERTY GOVERNMENTAL CENTER, RM 326, 115 S. ANDREWS AVE FT. LAUDERDALE, FL 33301	BROWARD COUNTY SHERIFF’S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315

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 May 2018 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 Juliette M. Aikman

# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 39766

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: 494111-AB-0010  
Certificate Number: 5758  
Date of Issuance: 06/01/2015  
Certificate Holder: FNA FLORIDA LLC  
Description of Property: BERMUDA CLUB TWO CONDO  
UNIT 101 BLDG 4

APARTMENT 101, BUILDING 4 OF BERMUDA CLUB TWO, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEROF, RECORDED IN OFFICIAL RECORDS BOOK 5489, PAGE 247 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, AND ANY AMENDMENTS THERETO, SAID DESCRIPTION, INCLUDING THE UNDIVIDED SHARES IN THE COMMON ELEMENTS, APPURTENANT THERETO.

Name in which assessed: NELSON,VINCENT EST  
Legal Titleholders: NELSON,VINCENT EST  
6020 NW 64 AVE #101  
TAMARAC, FL 33319

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of June, 2018. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 17th day of May, 2018.

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: 05/17/2018, 05/24/2018, 05/31/2018 & 06/07/2018  
Minimum Bid: 6911.24



## 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

39766

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 5758

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

05/17/2018 05/24/2018 05/31/2018 06/07/2018

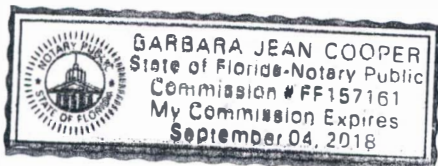
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and 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

7 day of JUNE, A.D. 2018

(SEAL)

GUERLINE WILLIAMS personally known to me



### Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 39766

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: 494111-AB-0010

Certificate Number: 5758

Date of Issuance: 06/01/2015

Certificate Holder:

FNA FLORIDA LLC

Description of Property:

BERMUDA CLUB TWO CONDO  
UNIT 101 BLDG 4  
APARTMENT 101, BUILDING 4  
OF BERMUDA CLUB TWO, A  
CONDOMINIUM, ACCORDING  
TO THE DECLARATION OF CON-  
DOMINIUM THEREOF, RECORDED  
IN OFFICIAL RECORDS BOOK  
5489, PAGE 247 OF THE PUBLIC  
RECORDS OF BROWARD COUNTY,  
FLORIDA, TOGETHER WITH ITS  
UNDIVIDED SHARE IN THE COM-  
MON ELEMENTS, AND ANY  
AMENDMENTS THERETO, SAID  
DESCRIPTION, INCLUDING THE  
UNDIVIDED SHARES IN THE  
COMMON ELEMENTS, AP-  
PURTENANT THERETO.

Name in which assessed:

NELSON, VINCENT EST

Legal Titleholders:

NELSON, VINCENT EST

6020 NW 64 AVE #101

TAMARAC, FL 33319

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

Unless such certificate shall be re-  
deemed according to law the property  
described in such certificate will be

SEE ATTACHED

sold to the highest bidder on the 20th day of June, 2018. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

\*Pre-registration is required to bid.

Dated this 17th day of May, 2018.

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: 6911.24  
401-314

5/17-24-31 6/7 18-09/0000310382B

**BROWARD COUNTY SHERIFF'S OFFICE**

P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

**RETURN OF SERVICE**

Assignment: 8354 Service Sheet # 18 021190  
BROWARD COUNTY, FL vs. NELSON, VINCENT EST  
PLAINTIFF VS. DEFENDANT  
TAX SALE NOTICE COUNTY/BROWARD  
TYPE OF WRIT COURT  
NELSON, VINCENT EST 6020 NW 64 AVENUE, #101  
SERVE TAMARAC, FL 33319  
CASE 6/20/2018  
HEARING DATE

Received this process on

Date

14279

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

JULIE AIKMAN, SUPV.

Attorney

9884

☒ Served☐ Not Served - see comments

Date

Time

On NELSON, VINCENT EST, 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. 48.1831<sup>st</sup> attempt date/time: \_\_\_\_\_2<sup>nd</sup> attempt date/time: \_\_\_\_\_☐ **POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.1831<sup>st</sup> attempt date/time: \_\_\_\_\_2<sup>nd</sup> attempt date/time: \_\_\_\_\_☒ **OTHER RETURNS:** See comments

COMMENTS:

No Ans. Posted notice on front door.

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

SCOTT J. ISRAEL, SHERIFF  
BROWARD COUNTY, FLORIDA

BY:

WJH #8354 P.S.  
Nelson Poice

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 494111-AB-0010 (TD #39766)

RECEIVED SHERIFF  
2018 MAY -9 AM 10:27  
BROWARD COUNTY, FLORIDA

# WARNING

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

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 MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED 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 amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by May 31, 2018 .....\$5,344.40

Or

\* Amount due if paid by June 19, 2018 .....\$5,412.02

\*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 June 20, 2018 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

NELSON, VINCENT EST  
6020 NW 64 AVENUE #101  
TAMARAC, FL 33319

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





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
BERMUDA CLUB TWO ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	725786
<b>FEI/EIN Number</b>	59-2140795
<b>Date Filed</b>	03/09/1973
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	12/11/2017

### Principal Address

6299 N. W. 57TH STREET  
TAMARAC, FL 33319

### Mailing Address

6299 N. W. 57TH STREET  
TAMARAC, FL 33319

Changed: 04/28/2011

### Registered Agent Name & Address

FAUST, STANLEY  
6299 N.W. 57TH STREET  
MANAGEMENT OFFICE  
TAMARAC, FL 33319

Name Changed: 12/11/2017

Address Changed: 05/11/2007

### Officer/Director Detail

#### **Name & Address**

Title Secretary, Treasurer

Ross, Nancy  
6299 N.W. 57TH STREET .  
TAMARAC, FL 33319

Title VP

Black , Shirley  
 6299 N.W. 57TH STREET  
 TAMARAC, FL 33319

Title President

TARTE, LYNN A  
 6299 N.W. 57TH STREET  
 TAMARAC, FL 33319

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2015	08/04/2015
2016	08/03/2016
2017	12/11/2017

#### **Document Images**

<a href="#">12/11/2017 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/03/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/04/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/13/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/03/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/11/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/15/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/13/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/23/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/06/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/21/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

**THIS INSTRUMENT PREPARED BY:**

Elizabeth A. Bowen, Esq.  
HYMAN SPECTOR & MARS, LLP  
Suite 2701 - Museum Tower  
150 West Flagler Street  
Miami, Florida 33130

**CLAIM OF LIEN**

**KNOW ALL MEN BY THESE PRESENTS THAT:** Bermuda Club Management Council, Inc., a Florida Corporation not-for-profit, whose post office address is c/o Castle Group, Inc. 6299 N.W. 57th Street, Tamarac, Florida 33319, claims this lien against the following property:

Condominium Unit No. 101 Bldg 4 of Bermuda Club Two, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5489, at Page 247, of the Public Records of Broward County, Florida.

Record title to such property is currently held by **Vincent Nelson**.

The amount due is **\$3,191.00** as follows:

Type	Date	Amount
Monthly Assessment	4/1/2010	\$346.00
Late Fee	4/10/2010	\$25.00
Monthly Assessment	5/1/2010	\$346.00
Late Fee	5/10/2010	\$25.00
Monthly Assessment	6/1/2010	\$346.00
Late Fee	6/10/2010	\$25.00
Payment	6/24/2010	(\$692.00)
Payment	6/24/2010	(\$346.00)
Monthly Assessment	7/1/2010	\$346.00
Late Fee	7/10/2010	\$25.00
Monthly Assessment	8/1/2010	\$346.00
Late Fee	8/10/2010	\$25.00
Monthly Assessment	9/1/2010	\$346.00
Late Fee	9/13/2010	\$25.00
Monthly Assessment	10/1/2010	\$346.00
Late Fee	10/10/2010	\$25.00
Monthly Assessment	11/1/2010	\$346.00
Late Fee	11/10/2010	\$25.00
Monthly Assessment	12/1/2010	\$346.00
Late Fee	12/10/2010	\$25.00
Monthly Assessment	1/1/2011	\$352.00
Late Fee	1/10/2011	\$25.00
Lien Fees		\$460.00
Lien Costs		\$53.00

This Claim of Lien also secures interest at the rate of 10% together with attorney's fees, costs and all assessments continue to accrue after the date of this claim of lien.

Dated this 14 day of January, 2011.

Bermuda Club Management Council, Inc.

**WITNESSES:**

Sign Name: Elizabeth A. Bowen  
Print Name: Elizabeth A. Bowen

By: Elizabeth A. Bowen  
Elizabeth A. Bowen, Attorney and Authorized Agent  
of Bermuda Club Management Council, Inc.

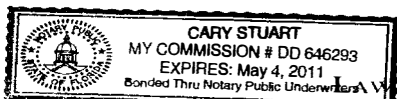
Sign Name: Cary Stuart  
Print Name: CARY STUART

STATE OF FLORIDA )  
 ) ss:  
COUNTY OF BROWARD )

**BEFORE ME**, the undersigned authority, personally appeared Elizabeth A. Bowen as Attorney and Authorized Agent of Bermuda Club Management Council, Inc. who is personally known to me or has produced as identification, who ( ) did or ~~did not~~ take an oath and who acknowledged before me this 14 day of JANUARY, 2011 that he executed the above Claim of Lien as such Attorney and Authorized Agent of said corporation and that the same is the free act and deed of said corporation.

My Commission Expires:

/s/ Cary Stuart  
Print Name: CARY STUART  
NOTARY PUBLIC, State of Florida



OFFICES HYMAN SPECTOR & MARS, LLP

## Equity Lien

STATE OF Florida  
COUNTY OF Broward

Recording requested by:  
Gordene Nelson

And when recorded mail this document to:

Gordene Nelson  
550 Sweet Creek Drive  
Lawrenceville, GA 30044

Claimant Name: Gordene Nelson  
Lien amount: \$110,000.00

The undersigned Claimant, Gordene Nelson, hereby claims a lien of \$110,000.00 on the following described real property:

Property Address: Vincent Nelson  
Bermuda Club, 6020 NW 64<sup>th</sup> Ave, Apt #101, Bldg #4, Tamarac, FL 33319

Legal Description: 2 bedroom condominium

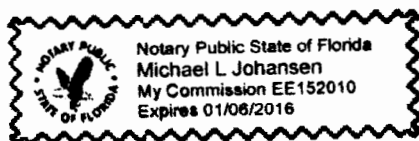
Claimant Signature: [Signature] Date: 7/12/13

On this day, personally appeared before me, Gordene Nelson, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this day of 12 July, 2013

Notary's Public Signature: [Signature]  
My commission expires 1/06/2016

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 12<sup>th</sup> DAY OF July 20 13, BY  
GORDENE R NELSON WHO  
PRODUCED GEORGIA D/L  
[Signature]  
Notary Public





4284/69728

BERMUDA CLUB MANAGEMENT  
COUNCIL, INC.,  
Plaintiff,

vs.

VINCENT NELSON, UNKNOWN SPOUSE OF  
VINCENT NELSON, JOHN DOE AND JANE  
DOE, AS UNKNOWN TENANTS IN  
POSSESSION,

Defendants.

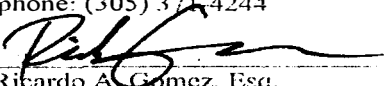
TO THE DEFENDANTS, VINCENT NELSON, UNKNOWN SPOUSE OF VINCENT NELSON,  
JOHN DOE AND JANE DOE, AS UNKNOWN TENANTS IN POSSESSION, AND ALL OTHERS  
WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED of the institution of this action by the Plaintiff against you seeking  
to foreclose an assessment lien and sale of the property lien to satisfy the indebtedness of the Defendants  
to the Plaintiff in the amount of \$1,759.00 plus interest, costs and attorney's fees for an assessment lien on  
the following property situated in Broward County, Florida, to-wit:

Condominium Unit No. 101 Bldg 4, of Bermuda Club Two, A Condominium, according to  
the Declaration of Condominium thereof, as recorded in Official Records Book 5489, at  
Page 247, of the Public Records of Broward County, Florida.

DATED this 28 day of April, 2011.

HYMAN SPECTOR & MARS, LLP  
Attorneys for Plaintiff, Bermuda Club Management  
Council, Inc.  
150 West Flagler Street Suite 2701  
Miami, Florida 33130  
Telephone: (305) 371-4244

By:   
Ricardo A. Gomez, Esq.  
Florida Bar No. 32561

LAW OFFICES HYMAN SPECTOR & MARS, LLP

MUSEUM TOWER, TWENTY-SEVENTH FLOOR, 150 WEST FLAGLER STREET, MIAMI, FL 33130 • DADE 371-4244 • BROWARD 763-8908

IN THE CIRCUIT COURT OF THE  
17TH JUDICIAL CIRCUIT IN AND FOR  
BROWARD COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO.

NOTICE OF LIS PENDENS

11

11-9973

RECEIVED  
APR 29 2011  
FOR FILING

\*\*\*\* FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 9/9/2014 2:58:47 PM.\*\*\*\*

61302451

BERMUDA CLUB MANAGEMENT  
COUNCIL, INC., a non-profit Florida  
corporation,

Plaintiff,

vs.

VINCENT NELSON N/K/A THE  
ESTATE OF VINCENT C. NELSON,  
DECEASED, AND ALL OTHER  
PARTIES HAVING OR CLAIMING TO  
HAVE ANY RIGHT, TITLE OR  
INTEREST IN AND TO THE  
PROPERTY UNDER FORECLOSURE  
HEREIN AND ALL UNKNOWN HEIRS,  
DEVISEES, GRANTEES, ASSIGNEES,  
LEGATEES, LIENHOLDERS,  
CREDITORS, TRUSTEES OR  
OTHERWISE, CLAIMING BY,  
THROUGH, UNDER OR AGAINST  
VINCENT C. NELSON; DONNA  
NELSON; GORDENE NELSON A/K/A  
GARDENE NELSON; SHARON  
GORDON A/K/A SHARON NELSON;  
CHELETE GORDON; WILTON  
NELSON; VINETTE NELSON  
GARDNER; DANNY NELSON; GLENN  
NELSON, et al.

Defendant(s).

---

IN THE CIRCUIT COURT OF THE  
17TH JUDICIAL CIRCUIT IN AND  
FOR BROWARD COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO.: CACE11009973

**PUBLISH IN THE BROWARD DAILY BUSINESS  
REVIEW**

**SUMMARY FINAL**  
**JUDGMENT OF FORECLOSURE**

(Pursuant to Administrative Order No. 2009-12-Civ.)

THIS ACTION was heard before the Court on Plaintiff's Motion for Summary Final Judgment of Foreclosure on September 9, 2014. On the evidence presented IT IS ADJUDGED that:

CASE NO.: CACE11009973

1) The Plaintiff's Motion for Summary Judgment of Foreclosure is GRANTED. Service of process been duly and regularly obtained over VINCENT NELSON N/K/A THE ESTATE OF VINCENT C. NELSON, DECEASED, AND ALL OTHER PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN AND TO THE PROPERTY UNDER FORECLOSURE HEREIN AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LEGATEES, LIENHOLDERS, CREDITORS, TRUSTEES OR OTHERWISE, CLAIMING BY, THROUGH, UNDER OR AGAINST VINCENT C. NELSON; DONNA NELSON; GORDENE NELSON A/K/A GARDENE NELSON; SHARON GORDON A/K/A SHARON NELSON; CHELETE GORDON; WILTON NELSON; VINETTE NELSON GARDNER; DANNY NELSON; GLENN NELSON, DEFENDANTS.

2) There is due and owing to the Plaintiff the following:

Principal due for assessments and late fees through 09/2014	\$17,754.00
Interest on Assessments from 11/2010 to 09/2014	\$ 3,412.89
Title search expenses	\$ 125.00

Court Costs:

Filing fee-Claim of Lien	\$ 53.00
Filing fee-Notice of Lis Pendens and Complaint	\$ 441.00
Service of Process	\$ 2,445.00
Publication for Sale (to be incurred)	\$ 195.00
Publication Costs	\$ 657.58
Additional Summons/Death Certificate	\$ 95.00

SUBTOTAL	\$25,178.47
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Additional Costs:

Diligent Search Fees	\$ 200.00
Review of File by Christi Romero, Esq. (12/2013)	\$ 25.00
Review of File by Christi Romero, Esq.	\$ 25.00
Administrative Fees	\$ 359.50
Mediation Fee	\$ 375.00
Guardian Ad Litem Fees/Costs	\$1,137.50
Clerk's Foreclosure Sale Fee (to be incurred)	\$ 70.00
Recording Fee, Release of Lien and Satisfaction of Judgment (to be incurred)	\$ 20.00

SUBTOTAL	\$27,390.47
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Attorney's fees based upon <u>15.06</u> hours at \$200.00 per hour	\$3,012.00
Attorney's fees based upon <u>13.45</u> hours at \$225.00 per hour	\$3,026.25

GRAND TOTAL	\$33,428.72
-------------	-------------

CASE NO.: CACE11009973

- 3) The grand total amount referenced in Paragraph 2 shall bear interest from this date forward at the interest rate of ten 00/100 percent (10.00%) as specified in the Declaration.
- 4) Plaintiff, whose address is 12270 SW 3<sup>rd</sup> Street, Suite 200, Plantation, FL 33325, holds a lien for the grand total sum specified in Paragraph 2 herein. The lien of the plaintiff is superior in dignity to any right, title, interest or claim of the defendants and all persons, corporations, or other entities claiming by, through, or under the defendants or any of them and the property will be sold free and clear of all claims of the defendants, with the exception of any assessments that are superior pursuant to Florida Statutes, Section 718. The plaintiff's lien encumbers the subject property located in BROWARD County, Florida and described as:

**Condominium Unit No 101 Building No. 4 of BERMUDA CLUB TWO, as recorded in Official Records Book 5489, at Page 247, of the Public Records of Broward County, Florida.**

**PROPERTY ADDRESS: 6020 NW 64 AVENUE #101 TAMARAC FLORIDA 33319**

- 5) If the grand total amount with interest at the rate described in Paragraph 3 and all costs accrued subsequent to this judgment are not paid, the Clerk of the Court shall sell the subject property at public sale on January 7, 2015 to <sup>120</sup> the highest bidder for cash, except as prescribed in Paragraph 6, at:

[x] www.broward.realforeclose.com the Clerk's website for on-line auctions at 10:00 a.m.

after having first given notice as required by Section 45.031, Florida Statutes.

- 6) Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if plaintiff is not the purchaser of the property for sale. If plaintiff is the purchaser, the Clerk shall credit plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full. The Clerk shall receive the service charge imposed in Section 45.031, Florida Statutes, for services in making, recording and certifying the sale and title that shall be assessed as costs.
- 7) On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of the plaintiff's costs; second, documentary stamps affixed to the Certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to the plaintiff, less the items paid, plus interest at the rate prescribed in Paragraph 2 from this date to the date of the sale. During the sixty (60) days after the Clerk issues the certificate of disbursements, the clerk shall hold the surplus pending further Order of this Court.

CASE NO.: CACE11009973

- 8) On filing of the Certificate of Sale, defendant's right of redemption as proscribed by Florida Statutes, Section 45.0315 shall be terminated.
- 9) On filing of the Certificate of Title, defendant and all persons claiming under or against defendant since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property and the purchaser at sale shall be let into possession of the property, subject to the provisions of the Protecting Tenant at Foreclosure Act of 2009."
- 10) The Court finds, based upon the affidavits presented and upon inquiry of counsel for the plaintiff, that \_\_\_\_\_ hours were reasonably expended by plaintiff's counsel and that an hourly rate of \$\_\_\_\_\_ is appropriate. PLAINTIFF'S COUNSEL REPRESENTS THAT THE ATTORNEY FEE AWARDED DOES NOT EXCEED ITS CONTRACT FEE WITH THE PLAINTIFF. The Court finds that there are no reduction or enhancement factors for consideration by the Court pursuant to Florida Patient's Compensation Fund v. Rowe, 472 So.2d 1145 (Fla. 1985).
- 11) NOTICE PURSUANT TO AMENDMENT TO SECTION, 45.031, FLA. ST. (2006)  
IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT, 201 S.E. 6<sup>th</sup> STREET, FORT LAUDERDALE, FL 33301, **HOWARD C. FORMAN (954) 831-5745** WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

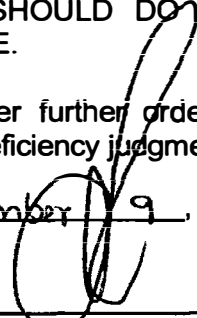
IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT **LEGAL**

CASE NO.: CACE11009973

**AID SOCIETY OF THE BROWARD COUNTY BAR ASSOCIATION, 491 NORTH STATE ROAD 7, PLANTATION, FLORIDA 33317 PHONE: (954)765-8950 TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT LEGAL AID SOCIETY OF THE BROWARD COUNTY BAR ASSOCIATION FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.**

The Court retains jurisdiction of this action to enter further orders that are proper, including, without limitation, writs of possession and deficiency judgments.

ORDERED at Broward County, Florida, on ~~September 19~~ September 19, 2014.

  
\_\_\_\_\_  
Circuit Judge

**Copies furnished to:**

AWILDA ESTERAS, ESQ.  
SIEGFRIED, RIVERA, HYMAN, LERNER,  
DE LA TORRE, MARS & SOBEL, P.A.  
201 Alhambra Circle, Eleventh Floor  
Coral Gables, Florida 33134  
E-MAIL: [AEsteras@srhl-law.com](mailto:AEsteras@srhl-law.com)  
E-MAIL: [Collections4@srhl-law.com](mailto:Collections4@srhl-law.com)

Jeffrey B. Levy, Esq.  
200 S.E. 6<sup>th</sup> Street, Suite 507  
Fort Lauderdale, Florida 33301  
E-mail: [jeffblevy@gmail.com](mailto:jeffblevy@gmail.com)

Christopher Mark Neilson, Esq.,  
Attorney for Vincent Nelson N/K/A  
The Estate of Vincent Nelson, et al  
2122 Hollywood Blvd.,  
Hollywood, FL 33020  
E-mail: [christopher@neilsonlaw.com](mailto:christopher@neilsonlaw.com)

Donna Nelson  
113 S. 13 Avenue  
MT. Vernon, NY 10550

Sharon Gordon a/k/a Sharon Nelson  
2730 SW 1 Street, Unit #1  
Fort Lauderdale, FL 33312

Case No.: CACE11009973

Chelete Gordon  
360 Saint Leger Avenue  
Akron, OH 44305

Vinette Nelson Gardner  
102 Plainfield Street, Unit #1  
Hartford, CT 06112

Wilton Nelson  
1323 Stratford Avenue, Unit 10  
Bridgepoint, CT 06607

Danny Nelson  
6020 NW 64 Avenue, Unit #101  
Tamarac, Florida 33319

Glenn Nelson  
6020 NW 64 Avenue, Unit #101  
Tamarac, Florida 33319

Current Resident(s)  
6020 NW 64 Avenue , #101  
Tamarac, Florida 33319

# This Warranty Deed

Made this 11th day of March A.D. 19 97  
by  
MAXINE EPSTEIN, AN UNREMARIED WIDOW

hereinafter called the grantor, to  
ANN WHITE, AS TRUSTEE OF THE ANN WHITE  
TRUST UAD 5/26/93

whose post office address is: 6020 NW 64TH AVENUE  
TAMARAC, FLORIDA 33319

Grantees' SSN:  
hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00  
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in BROWARD  
County, Florida, viz:

Apartment 101, Building 4 of BERMUDA CLUB TWO, a condominium,  
according to the Declaration of Condominium thereof, recorded  
in Official Records Book 5489, page 247 of the Public Records of  
BROWARD County, Florida, together with its undivided share in  
the common elements.

*See Exhibit A attached*  
SUBJECT TO covenants, restrictions, easements of record and taxes for  
the current year.

Parcel Identification Number: 9111-AB-00100

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.  
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple;  
that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants  
the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is  
free of all encumbrances except taxes accruing subsequent to December 31, 19 96

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above  
written.

Signed, sealed and delivered in our presence:

Name: Suzanne Godoy

Name: Shirley M. M. M. M.

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Name & Address: MAXINE EPSTEIN LS

Name & Address: 3673 Prospect Ave. LS

NAPLES, FL 34104

Name & Address: \_\_\_\_\_ LS

Name & Address: \_\_\_\_\_ LS

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 11th day of March , 19 97 ,  
by  
MAXINE EPSTEIN, AN UNREMARIED WIDOW

who is personally known to me or who has produced Drivers License as identification.

PREPARED BY: ERICA L. BURNHAM  
RECORD & RETURN TO:  
SUNBELT TITLE AGENCY  
2101 West Commercial Boulevard, Suite 1400  
Ft. Lauderdale, Florida 33309  
File No: O10405EB

Print Name: Suzanne Godoy  
Notary Public  
My Commission Expires: \_\_\_\_\_

OFFICIAL NOTARY SEAL  
SUZANNE S. GODOY  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC45784  
MY COMMISSION EXPIRES MAY 1998

WD-1  
5/93

97-103073 TH001  
04-10-97 03:54PM

\$ 294.00  
DECU. STAMPS-DEED

REC'D. BROWARD CNTY  
R. JACK OSTERHOLT

COUNTY ADMTH.

BK26266PC0610

010405EB

W/C

exp May 2, 1998



Exhibit "F"  
CERTIFICATE OF APPROVAL

SUNBELT TITLE SERVICE  
2811 N. CONN. AVE. SUITE 1000  
FT. LAUDERDALE, FLORIDA 33309  
RECORDED BY SHIRLEY HANESBY  
305-731-6411 WILL CALL SHIRLEY

THIS IS TO CERTIFY that ANN WHITE (TRUST)

has been approved by BERMUDA CLUB TWO ASSOCIATION, INC., as the

( X ) purchaser  
( ) lessee  
( ) occupant

of the following described property in Broward County, Florida:

Apartment 101, Building 4 , of BERMUDA CLUB TWO, a Condominium, according to the Declaration of Condominium dated Oct. 17, 1973, and recorded in O. R. 5489 at page 247, of the Public Records of Broward County, Florida.

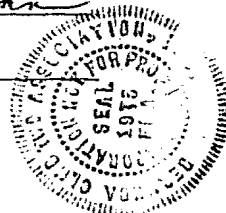
Such approval has been given pursuant to the provisions of Section 11 of the Declaration of Condominium of such condominium.

IN WITNESS WHEREOF, this Certificate has been executed in the name of the Association by its officers thereunto duly authorized, on the 17th day of FEBRUARY , 1997 .

BERMUDA CLUB TWO ASSOCIATION, INC.

By Burton Friedman  
President

Attest Jack Rivlin  
Secretary



STATE OF FLORIDA  
COUNTY OF BROWARD

Before me, the undersigned authority, personally appeared BURTON FRIEDMAN and JACK RIVLIN, President and Secretary, respectively of BERMUDA CLUB TWO ASSOCIATION, INC., to me well known and known to me to be the persons who executed the foregoing certificate, and they acknowledged before me that they executed the same freely and voluntarily and for the purpose therein expressed as and for the act and deed of said Association.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Tamarac, said County and State on February 17, 1997

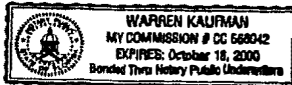
My Commission Expires: \_\_\_\_\_

Warren Kaufman  
Notary Public, State of Florida  
at Large WARREN KAUFMAN

PREPARED BY:

GERT FABRICANT

RECORDED IN THE OFFICE OF THE CLERK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR



exhibit

# This Warranty Deed

Made this 20TH day of NOVEMBER A.D. 19 98  
by

ANN WHITE, INDIVIDUALLY AND AS TRUSTEE OF  
THE ANN WHITE TRUST UAD 5/26/93, A SINGLE  
WOMAN  
hereinafter called the grantor, to  
BARNEY RUSSELLI

whose post office address is: 6020 NW 64 AVENUE  
TAMARAC, FLORIDA 33319

GRANTEES' SSN:  
hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the  
heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00  
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,  
releases, conveys and confirms unto the grantee, all that certain land situate in BROWARD  
County, Florida, viz:

Apartment 101, Building 4 of BERMUDA CLUB TWO, a condominium,  
according to the Declaration of Condominium thereof, recorded in  
Official Records Book 5489, page 247 of the Public Records of  
BROWARD County, Florida, together with its undivided share in the  
common elements.

SUBJECT TO covenants, restrictions, easements of record and taxes for  
the current year.

PARCEL IDENTIFICATION NUMBER: 9111-AB-001

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.  
To Have and to Hold, the same in fee simple forever.

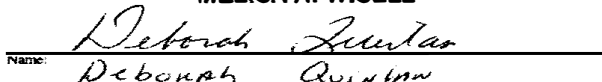
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple;  
that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants  
the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is  
free of all encumbrances except taxes accruing subsequent to December 31, 19 98

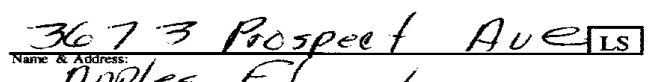
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above  
written.

Signed, sealed and delivered in our presence:

  
Name: MELISA A. WISELL

  
Name & Address: ANN WHITE [LS]

  
Name: Deborah Quinlan

  
Name & Address: 3673 Prospect Ave [LS]

Name: \_\_\_\_\_

Name & Address: NAPLES, FL 34104 [LS]

Name: \_\_\_\_\_

Name & Address: \_\_\_\_\_ [LS]

State of FLORIDA  
County of BROWARD

The foregoing instrument was acknowledged before me this 20TH day of NOVEMBER, 19 98,  
by

ANN WHITE, INDIVIDUALLY AND AS TRUSTEE OF THE ANN WHITE TRUST UAD  
5/26/93, A SINGLE WOMAN

who is personally known to me or who has produced drivers license as identification.

  
Print Name: MELISA A. WISELL  
Notary Public  
My Commission Expires:

PREPARED BY: MELISA A. WISELL  
RECORD & RETURN TO:  
SUNBELT TITLE AGENCY  
2101 WEST COMMERCIAL BOULEVARD, SUITE 1400  
FORT LAUDERDALE, FLORIDA 33309  
FILE NO: P12527MWP

OFFICIAL NOTARY SEAL  
MELISA A. WISELL  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC694691  
MY COMMISSION EXP. NOV. 5, 2001

BK29264PG1550

SUNBELT TITLE AGENCY  
2101 W. COMM. BLVD., SUITE 1400  
FT. LAUDERDALE, FLORIDA 33309  
PREPARED BY: SHIRLEY MAUESBY  
954-731-6411 WILL CALL: SBT

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY that Barney Russelli

has been approved by BERMUDA CLUB TWO ASSOCIATION, INC., as the

- ( X ) purchaser
- ( ) lessee
- ( ) occupant

of the following described property in Broward County, Florida:

Apartment 101 , Building 4 , of BERMUDA CLUB TWO, a Condominium, according to the Declaration of Condominium dated Oct. 17, 1973, and recorded in O. R. 5489 at page 247, of the Public Records of Broward County, Florida.

Such approval has been given pursuant to the provisions of Section 11 of the Declaration of Condominium of such condominium.

IN WITNESS WHEREOF, this Certificate has been executed in the name of the Association by its officers thereunto duly authorized, on the 18 day of November , 1998 .

BERMUDA CLUB TWO ASSOCIATION, INC.

By *Jeffrey B. Stone*  
President

Attest \_\_\_\_\_  
Secretary

STATE OF FLORIDA  
COUNTY OF BROWARD

Before me, the undersigned authority, personally appeared \_\_\_\_\_ and \_\_\_\_\_ President and Secretary, respectively of BERMUDA CLUB TWO ASSOCIATION, INC., to me well known and known to me to be the persons who executed the foregoing Certificate, and they acknowledged before me that they executed the same freely and voluntarily and for the purpose therein expressed as and for the act and deed of said Association.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Tamarac, said County and State on

My Commission Expires: \_\_\_\_\_

PREPARED BY:

\_\_\_\_\_  
Notary Public, State of Florida  
at Large

dmuleid

NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION EXPIRES 11/15/2000

*W. Kolondra*

This instrument was prepared by:

**Andrew G. Kolondra**  
ANDREW G. KOLONDRA, P.A.  
210 University Drive, Suite 500  
Coral Springs, Florida 33071  
File No. 06-105 Nelson  
Folio No. 19111-AB-00100

## WARRANTY DEED

THIS INDENTURE, made this 6/16/06, between **Barney Russelli, a single man**, whose post office address is 4960 Sable Palm Boulevard, Tamarac, FL 33319 grantor\*, and **Vincent Nelson, a single man, grantee\***, whose post office address is 6020 NW 64th Avenue, #101, Tamarac, FL 33319.

WITNESSETH that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration 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:

**Apartment 101, Building 4 of BERMUDA CLUB TWO, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5489, Page 247 of the Public Records of Broward County, Florida, together with its undivided share in the common elements, and any amendments thereto, said description and this conveyance include all appurtenances to the Condominium Unit above described, including the undivided shares in the common elements, appurtenant thereto.**

This conveyance is given subject to taxes for the current year, to applicable zoning ordinances, conditions, restrictions, limitations and easements of record, if any.

The 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 the presence of

1st Witness Sign Here:

Print Name Below:

*Thomas M. Strangelo*  
Thomas M. Strangelo

*Barney Russelli*  
Barney Russelli

4960 Sable Palm Boulevard  
Tamarac, FL 33319

2nd Witness Sign Here:

Print Name Below:

*Andrew G. Kolondra*  
**ANDREW G. KOLONDRA**

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 16th day of June, by Barney Russelli. He is personally known to me or has produced a drivers license as identification and who did/did not take an oath.

*Andrew G. Kolondra*  
Name: **ANDREW G. KOLONDRA**  
Notary Public - State of Florida

My Commission Number:  
My Commission Expires:



Andrew G. Kolondra  
My Commission DD238542  
Expires November 21, 2007

210 University Drive, Suite 300 (4)  
Coral Springs, FL 33071  
06-105

**Bermuda Club Management Council, Inc.**  
**6299 NW 57<sup>th</sup> Street**  
**Tamarac, FL 33319**  
**(954) 721-6645 fax (954) 721-8322**



**May 24, 2006**

**Having requested approval from Bermuda Club Management Council, Inc. acting as the authorized agent for the property described as follows:**

**Building 4 unit 101 of Bermuda Club Two Association, Inc. a Condominium, according to the Declaration of Condominium dated May 1974, located within Broward County, Florida and recorded in the public records of Broward County, Florida.**

**Vincent Nelson is approved as a resident of the property described as building 4 unit 101.**

**Vincent Nelson is approved as unit owner of the property described as building 4 unit 101.**

*No other person(s) may reside nor own without making application to Bermuda Club. Remortgage requires a new application and approval by Bermuda Club. This approval is contingent upon new owners equity being at least twenty (20) percent of the value at the time of mortgage or remortgage.*

**Such approval has been given pursuant to the provisions of Section 11 of the Declaration of Condominium of such Condominium. IN WITNESS WHEREOF, this certificate has been executed in the name of the Association by the officer thereunto duly authorized on**

May 24, 2006  
Date

**Bermuda Club Management Council, Inc.**  
**Agent for the Bermuda Club Association**

By Stanley Faust  
**President, Vice President, Treasurer, Secretary**

**STATE OF FLORIDA:**  
**County of Broward:**

Before me, the undersigned authority, personally appeared STANLEY FAUST as the officer stated above of the Bermuda Club Management Council, Inc. to me well known and known to me to be the person who executed the foregoing Certificate, and that he, she, executed the same freely and voluntarily and for the purpose therein expressed as and for the act and deed of said Association.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Tamarac, said County and state on this 24<sup>th</sup> day of May 2006.

Santa Delio  
Notary Public, State of Florida at Large

NOTARY PUBLIC-STATE OF FLORIDA  
Santa Delio  
Commission # DD459016  
Expires: AUG. 07, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

**DATE: May 1st, 2018**

**PROPERTY ID # 494111-AB-0010 (TD # 39766)**

# WARNING

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

NELSON, VINCENT EST  
6020 NW 64 AVE #101  
TAMARAC, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6020 NW 64 AVE #101, TAMARAC, FL 33319 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

MAKE CASHIER'S CHECK OR  
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Estimated Amount due if paid by May 31, 2018 .....\$5,344.40

Or

\* Estimated Amount due if paid by June 19, 2018 .....\$5,412.02

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 20, 2018 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, 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](http://www.broward.org/recordstaxestreasury)

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: May 1st, 2018

PROPERTY ID # 494111-AB-0010 (TD # 39766)

# WARNING

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CITY OF TAMARAC  
C/O FINANCIAL SERVICE  
7525 NW 88 AVE  
TAMARAC, FL 33321

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

**DATE: May 1st, 2018**

**PROPERTY ID # 494111-AB-0010 (TD # 39766)**

# WARNING

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

BERMUDA CLUB MANAGEMENT COUNCIL, INC  
C/O CASTLE GROUP, INC  
6299 N.W. 57<sup>TH</sup> STREET  
TAMARAC, FL 33319

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

**DATE: May 1st, 2018**

**PROPERTY ID # 494111-AB-0010 (TD # 39766)**

# WARNING

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BERMUDA CLUB MANAGEMENT COUNCIL, INC  
C/O RICHARD A. GOMEZ ESQ.  
HYMAN SPECTOR & MARS, LLP  
150 WEST FLAGLER STREET, SUITE 2701  
MIAMI, FL 33130

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**DATE: May 1st, 2018**

**PROPERTY ID # 494111-AB-0010 (TD # 39766)**

# WARNING

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GORDENE NELSON  
550 SWEET CREEK DRIVE  
LAWRENCEVILLE, GA 30044

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**DATE: May 1st, 2018**

**PROPERTY ID # 494111-AB-0010 (TD # 39766)**

# WARNING

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BERMUDA CLUB MANAGEMENT COUNCIL, INC.  
12270 SW 3RD STREET, SUITE 200  
PLANTATION, FL 33325

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: May 1st, 2018

PROPERTY ID # 494111-AB-0010 (TD # 39766)

# WARNING

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

STANLEY FAUST, REGISTERED AGENT  
O/B/O BERMUDA CLUB TWO ASSOCIATION, INC.  
MANAGEMENT OFFICE  
6299 N.W. 57<sup>TH</sup> STREET  
TAMARAC, FL 33319

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DATE: May 1st, 2018

PROPERTY ID # 494111-AB-0010 (TD # 39766)

# WARNING

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GORDENE ROSEMARIE HENRY  
550 SWEET CREEK DR  
LAWRENCEVILLE, GA 30044-6906

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SHARON P NELSON  
2730 SW 1ST ST  
FORT LAUDERDALE, FL 33312-1201

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TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, 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](http://www.broward.org/recordstaxestreasury)

**DATE: May 1st, 2018**

**PROPERTY ID # 494111-AB-0010 (TD # 39766)**

# WARNING

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

MARVILYN MARSHALEE NELSON  
2575 NW 82 TER  
CORAL SPRINGS, FL 33065-5641

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6020 NW 64 AVE #101, TAMARAC, FL 33319 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

MAKE CASHIER'S CHECK OR  
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Estimated Amount due if paid by May 31, 2018 .....\$5,344.40

Or

\* Estimated Amount due if paid by June 19, 2018 .....\$5,412.02

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DATE: May 1st, 2018

PROPERTY ID # 494111-AB-0010 (TD # 39766)

# WARNING

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

ELIZABETH A BOWEN, ATTORNEY AND AUTHORIZED AGENT FOR  
BERMUDA CLUB MANAGEMENT COUNCIL, INC  
150 WEST FLAGLER ST, SUITE 2701 - MUSEUM TOWER  
MIAMI, FL 33130

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6020 NW 64 AVE #101, TAMARAC, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: May 1st, 2018

PROPERTY ID # 494111-AB-0010 (TD # 39766)

# WARNING

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

DONNA NELSON  
113 S. 13 AVENUE  
MT. VERNON, NY 10550

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**DATE: May 1st, 2018**

**PROPERTY ID # 494111-AB-0010 (TD # 39766)**

# WARNING

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

SHARON GORDON AKA SHARON NELSON  
2730 SW 1 STREET, UNIT #1  
FORT LAUDERDALE, FL 33312

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6020 NW 64 AVE #101, TAMARAC, FL 33319 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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**DATE: May 1st, 2018**

**PROPERTY ID # 494111-AB-0010 (TD # 39766)**

# WARNING

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CHELETE GORDON  
360 SAINT LEGER AVENUE  
AKRON, OH 44305

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**DATE: May 1st, 2018**

**PROPERTY ID # 494111-AB-0010 (TD # 39766)**

# WARNING

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VINETTE NELSON GARDNER  
102 PLAINFIELD STREET, UNIT 1  
HARTFORD, CT 06112

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**DATE: May 1st, 2018**

**PROPERTY ID # 494111-AB-0010 (TD # 39766)**

# WARNING

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DANNY NELSON  
6020 NW 64 AVENUE, UNIT 101  
TAMARAC, FL 33319

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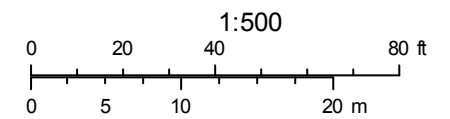


Property Id: 494111AB0010

\*\*Please see map disclaimer



March 30, 2018



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TD 39766 JUNE 2018 WARNING  
STANLEY FAUST, REGISTERED AGENT  
O/B/O BERMUDA CLUB TWO ASSOCIATION, INC.,  
MANAGEMENT OFFICE  
6299 N.W. 57TH STREET  
TAMARAC, FL 33319

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**TD 39766 JUNE 2018 WARNING**  
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**550 SWEET CREEK DR**  
**LAWRENCEVILLE, GA 30044-6906**

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

See Reverse for Instructions



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**TD 39766 JUNE 2018 WARNING**  
**SHARON P NELSON**  
**2730 SW 1ST ST**  
**FORT LAUDERDALE, FL 33312-1201**

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

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**TD 39766 JUNE 2018 WARNING**  
**MARVILYN MARSHALEE NELSON**  
**2575 NW 82 TER**  
**CORAL SPRINGS, FL 33065-5641**

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**TD 39766 JUNE 2018 WARNING**  
VINCENT NELSON ESTATE  
6020 NW 64TH AVENUE, #101  
TAMARAC, FL 33319

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**113 S. 13 AVENUE**  
**MT. VERNON, NY 10550**

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

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TD 39766 JUNE 2018 WARNING  
SHARON GORDON AKA  
SHARON NELSON  
2730 SW 1 STREET, UNIT #1  
FORT LAUDERDALE, FL 33312

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AKRON, OH 44305

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**TD 39766 JUNE 2018 WARNING**  
**VINETTE NELSON GARDNER**  
**102 PLAINFIELD STREET, UNIT 1**  
**HARTFORD, CT 06112**



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\$

Postmark  
Here

Postage

\$

Total Postage

\$

Sent To

Street and Apt

City, State, Zip

**TD 39766 JUNE 2018 WARNING**

**DANNY NELSON**

**6020 NW 64 AVENUE, UNIT 101**

**TAMARAC, FL 33319**

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

See Reverse for Instructions



7017 0660 0000 3736 3005

U.S. Postal Service<sup>TM</sup>  
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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

\$

Sent To

Street and A

City, State, Z

TD 39766 JUNE 2018 WARNING  
ELIZABETH A BOWEN, ATTY. AND AUTHORIZED AGENT  
FOR BERMUDA CLUB MANAGEMENT COUNCIL, INC  
150 WEST FLAGLER ST, SUITE 2701 - MUSEUM TOWER  
MIAMI, FL 33130

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

See Reverse for Instructions

5592 962 000 3736 2855  
7017 0660 0000 3736 2855

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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 Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 39766 JUNE 2018 WARNING  
CITY OF TAMARAC  
C/O FINANCIAL SERVICE  
7525 NW 88 AVE  
TAMARAC, FL 33321

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

See Reverse for Instructions

7077 0600 0000 9900 2736 2862

U.S. Postal Service<sup>TM</sup>  
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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

\$

Sent To

Street and Ap

City, State, Zi

TD 39766 JUNE 2018 WARNING  
BERMUDA CLUB MANAGEMENT COUNCIL, INC.  
C/O CASTLE GROUP, INC.  
6299 N.W. 57TH STREET  
TAMARAC, FL 33319

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

See Reverse for Instructions

7017 0660 0000 3736 2879

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**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://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 Insurance
\$

Sent To
Street and Apt. No.,
City, State, ZIP+4®

TD 39766 JUNE 2018 WARNING  
BERMUDA CLUB MANAGEMENT COUNCIL, INC.  
RICARDO A. GOMEZ, ESQ., HYMAN SPECTOR & MARS, LLP  
150 WEST FLAGLER STREET SUITE 2701  
MIAMI, FL 33130

7077 0660 0000 3736 2886

U.S. Postal Service<sup>TM</sup>  
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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. No.

City, State, ZIP+4<sup>®</sup>

**TD 39766 JUNE 2018 WARNING**  
**GORDENE NELSON**  
**550 SWEET CREEK DRIVE**  
**LAWRENCEVILLE, GA 30044**

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

See Reverse for Instructions

7017 0660 0000 3736 2893

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)<sup>®</sup>.

**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 39766 JUNE 2018 WARNING**  
**BERMUDA CLUB MANAGEMENT COUNCIL, INC.**  
**12270 SW 3RD STREET, SUITE 200**  
**PLANTATION, FL 33325**



**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.

TD 39766 JUNE 2018 WARNING  
CITY OF TAMARAC  
C/O FINANCIAL SERVICE  
7525 NW 88 AVE  
TAMARAC, FL 33321



9590 9402 3578 7305 3606 29

2. Article Number (Transfer from service label)

7017 0660 0000 3736 2855

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*Jenga A Randle*

☐ Agent  
☐ Addressee

B. Received by (Printed Name)

*Jenga Randle*

C. Date of Delivery

*5/11/18*

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 Mail
- ☐ Registered Mail Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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:

TO: 9766 JUNE 2018 WARNING  
GORDENE NELSON  
550 SWEET CREEK DRIVE  
LAWRENCEVILLE, GA 30044



9590 9402 3578 7305 3593 02

2. Article Number (Transfer from service label)

7017 0660 0000 3736 2886

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

## 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

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

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail  
Mail Restricted Delivery  
(over \$500)

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:

39766 JUNE 2018 WARNING  
GORDENE ROSEMARIE HENRY  
550 SWEET CREEK DR  
LAWRENCEVILLE, GA 30044-6906



9590 9402 3578 7305 3595 86

2. Article Number (Transfer from service label)

7017 0660 0000 3736 2916

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

## 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? ☐ YesIf 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

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.

TD 39766 JUNE 2018 WARNING  
BERMUDA CLUB MANAGEMENT COUNCIL, INC.  
C/O CASTLE GROUP, INC.  
6299 N.W. 57TH STREET  
TAMARAC, FL 33319



9590 9402 3578 7305 3606 12

## 2. Article Number (Transfer from service label)

7017 0660 0000 3736 2862

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

## 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 |

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 39766 JUNE 2018 WARNING  
STANLEY FAUST, REGISTERED AGENT  
O/B/O BERMUDA CLUB TWO ASSOCIATION, INC.,  
MANAGEMENT OFFICE  
6299 N.W. 57TH STREET  
TAMARAC, FL 33319



9590 9402 3578 7305 3595 93

## 2. Article Number (Transfer from service label)

7017 0660 0000 3736 2909

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

## 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                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

Domestic Return Receipt