



**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**
Phone: (412) 391-5555 Fax: (412) 391-7608
E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 02/15/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 02/14/2018

CERTIFICATE # 2014-11461

ACCOUNT # 494230BB1440

ALTERNATE KEY # 349174

TAX DEED APPLICATION # 39932

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:

UNIT NO 418-K, OF SOMERSET AT LAUDERDALE LAKES, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN O.R. BOOK 8138 AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 2860 SOMERSET DRIVE #418K, LAUDERDALE LAKES FL 33311-9355

OWNER OF RECORD ON CURRENT TAX ROLL:

SOMERSET AT LAUDERDALE LAKES

CONDO ASSN INC

%BENCHMARK PROP

7932 WILES RD

CORAL SPRINGS, FL 33067 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

SOMERSET AT LAUDERDALE LAKES

OR: 49141, Page: 1493

CONDOMINIUM ASSOCIATION INC.

C/O BENCHMARK PROPERTY MGMT

7932 WILES ROAD

CORAL SPRINGS, FL 33067 (Per Certificate of Title and Sunbiz)

STEVEN S VALANCY, REGISTERED AGENT

O/B/O SOMERSET AT LAUDERDALE LAKES CONDOMINIUM ASSOCIATION INC.

311 SE 13TH STREET

FT. LAUDERDALE, FL 33316 (Per Sunbiz. Declaration recorded in 8138-21.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

TAX EASE FUNDING 2016-1 LLC

PO BOX 645484

LB# 0005484

CINCINNATI, OH 45264 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 30 BB 1440

CURRENT ASSESSED VALUE: \$34,340

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: 8168, Page: 273
Warranty Deed	OR: 31329, Page: 1656
Quit Claim Deed	OR: 32167, Page: 50
Quit Claim Deed	OR: 34726, Page: 1231
Warranty Deed	OR: 34754, Page: 1311

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.

Wendy Carter

Title Examiner



Site Address	2860 SOMERSET DRIVE #418K, LAUDERDALE LAKES FL 33311-9355	ID #	4942 30 BB 1440
Property Owner	SOMERSET AT LAUDERDALE LAKES CONDO ASSN INC %BENCHMARK PROP	Millage	2012
Mailing Address	7932 WILES RD CORAL SPRINGS FL 33067	Use	04

Abbreviated Legal Description	SOMERSET AT LAUDERDALE LAKES CONDO UNIT 418 BLDG K
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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	\$3,430	\$30,910	\$34,340	\$34,140	
2017	\$3,430	\$30,910	\$34,340	\$31,040	\$1,083.89
2016	\$3,550	\$31,910	\$35,460	\$28,220	\$1,033.50

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$34,340	\$34,340	\$34,340	\$34,340
Portability	0	0	0	0
Assessed/SOH	\$34,140	\$34,340	\$34,140	\$34,140
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$34,140	\$34,340	\$34,140	\$34,140

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/14/2012	CET-D	\$1,300	49141 / 1493			
2/19/2003	WD	\$46,000	34754 / 1311			
2/10/2003	QCD	\$100	34726 / 1231			
9/24/2001	QCD	\$100	32167 / 50			
2/22/2001	WD	\$14,000	31329 / 1656			
				Adj. Bldg. S.F.		1010
				Units/Beds/Baths		1/2/2
				Eff./Act. Year Built: 1980/1979		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
20								
R								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #39932

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:

TAX EASE FUNDING 2016-1 LLC PO BOX 645484 LB# 0005484 CINCINNATI, OH 45264	SOMERSET AT LAUDERDALE LAKES CONDOMINIUM ASSOCIATION INC. C/O BENCHMARK PROPERTY MGMT 7932 WILES ROAD CORAL SPRINGS, FL 33067	STEVEN S VALANCY, REGISTERED AGENT O/B/O SOMERSET AT LAUDERDALE LAKES CONDOMINIUM ASSOCIATION INC. 311 SE 13TH STREET FT. LAUDERDALE, FL 33316	CITY OF LAUDERDALE LAKES 4300 NW 36 ST LAUDERDALE LAKES, FL 33319
SOMERSET AT LAUDERDALE LAKES CONDO ASSN INC %BENCHMARK PROP 2860 SOMERSET DRIVE #418K LAUDERDALE LAKES, FL 33311-9355	SOMERSET PHASE II 2870 SOMERSET DRIVE LAUDERDALE LAKES, FL 33311		

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 39932

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: 494230-BB-1440
Certificate Number: 11461
Date of Issuance: 06/01/2015
Certificate Holder: TAX EASE FUNDING 2016-1 LLC
Description of Property: SOMERSET AT LAUDERDALE LAKES
CONDO
UNIT 418 BLDG K

A condominium, according to the declaration of condominium recorded on O R Book 8138, Page 21, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed: SOMERSET AT LAUDERDALE LAKES CONDO ASSN INC %BENCHMARK PROP
Legal Titleholders: SOMERSET AT LAUDERDALE LAKES
CONDO ASSN INC %BENCHMARK PROP
7932 WILES RD
CORAL SPRINGS, FL 33067

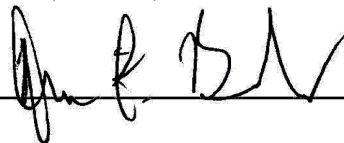
All of said property being in the County of Broward, State of Florida.

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.deedauktion.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: 5927.72

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

39932

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 11461

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

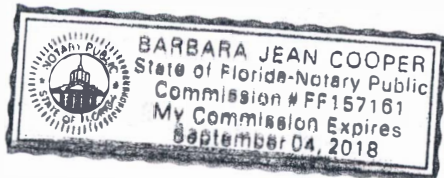
05/17/2018 05/24/2018 05/31/2018 06/07/2018

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 39932

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: 494230-BB-1440

Certificate Number: 11461

Date of Issuance: 06/01/2015

Certificate Holder:

TAX EASE FUNDING 2016-1 LLC

Description of Property:

SOMERSET AT LAUDERDALE
LAKES

CONDO

UNIT 418 BLDG K

A condominium, according to the declaration of condominium recorded on O R Book 8138, Page 21, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed:

SOMERSET AT LAUDERDALE
LAKES CONDO ASSN INC
%BENCHMARK PROP

Legal Titleholders:

SOMERSET AT LAUDERDALE
LAKES

CONDO ASSN INC %BENC-
HMARK PROP

7932 WILES RD

CORAL SPRINGS, FL 33067

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.deedauktion.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

SEE ATTACHED

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

Minimum Bid: 5927.72

401-314

5/17-24-31 6/7 18-48/0000310278B

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

RETURN OF SERVICE

Assignment: 9100 Please Route To Supervisor Service Sheet # 18 021237
BROWARD CTY, FL vs. SOMERSET AT LAUD LKS CONDO ASSN INC TD 39932
PLAINTIFF VS. DEFENDANT CASE
TAX SALE NOTICE COUNTY/BROWARD
TYPE OF WRIT COURT HEARING DATE
SOMERSET AT LAUDERDALE LAKES CONDO ASSN 2860 SOMERSET DRIVE #418-K
SERVE LAUDERDALE LAKES, FL 33311
C/O BENCHMARK PROP SERVE A.S.A.P. - RETURN TO BENCHMARK PROP

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

JULIE AIKMAN, SUPV.
9884 Attorney

Received this process on

Date

☒ Served

☐ Not Served - see comments

Date

at

Time

On SOMERSET AT LAUDERDALE LAKES CONDO ASSN, 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 Tax Deed Notice on apt Door.

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY:

E. Mitchell
E. Mitchell

D.S.

11002

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494230-BB-1440 (TD #39932)

RECEIVED SHERIFF
2018 MAY -9 AM 10:35
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\$4,619.13

Or

* Amount due if paid by June 19, 2018\$4,672.78

*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

PLEASE SERVE THIS ADDRESS OR LOCATION

SOMERSET AT LAUDERDALE LAKES
CONDO ASSN INC %BENCHMARK PROP
2860 SOMERSET DRIVE #418K
LAUDERDALE LAKES FL 33311-9355

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

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

RETURN OF SERVICE

Assignment:

Service Sheet #

8312 Please Route To Supervisor 18 021230

BROWARD CTY, FL vs. SOMERSET AT LAUD LKS CON. ASSN INC

TD 39932

PLAINTIFF

VS.

DEFENDANT

CASE

TAX SALE NOTICE

COUNTY/BROWARD

6/20/2018

TYPE OF WRIT

COURT

HEARING DATE

SOMERSET AT LAUD. LAKES CONDO ASSN INC

7032 WILES ROAD

CORAL SPRINGS, FL 33067

SERVE

C/O BENCHMARK PROP

SERVE A.S.A.P. - RETURN TO NOTICE TRAY

Received this process on

Date

5/9/2018

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

5/11/18

Date

at 3:44 PM

Time

On SOMERSET AT LAUD. LAKES CONDO ASSN INC C/O BENCHMARK PROP, 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)

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1st attempt date/time: _____

2nd attempt date/time: _____

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1st attempt date/time: _____

2nd attempt date/time: _____

☒ **OTHER RETURNS:** See comments

COMMENTS:

Served Maria Benchmark Realty Prop
Mgmt

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] 8312 D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494230-BB-1440 (TD # 39932)

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

**ORIGINAL
DOCUMENT**

NOTE

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

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* Amount due if paid by May 31, 2018\$4,619.13

Or

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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

PLEASE SERVE THIS ADDRESS OR LOCATION

SOMERSET AT LAUDERDALE LAKES
CONDO ASSN INC %BENCHMARK PROP
7932 WILES RD
CORAL SPRINGS, FL 33067

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



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

Detail by Entity Name

Florida Not For Profit Corporation

SOMERSET AT LAUDERDALE LAKES CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	745131
FEI/EIN Number	59-2012344
Date Filed	12/05/1978
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/06/1984

Principal Address

2870 SOMERSET DR
LAUDERDALE LAKES, FL 33311

Changed: 08/12/1988

Mailing Address

C/O BENCHMARK PROPERTY MGMT
7932 WILES ROAD
CORAL SPRINGS, FL 33067

Changed: 03/26/2014

Registered Agent Name & Address

VALANCY, STEVEN S
311 SE 13TH STREET
FT. LAUDERDALE, FL 33316

Name Changed: 12/14/2009

Address Changed: 12/14/2009

Officer/Director Detail

Name & Address

Title P

HARP, ROBERT
2800 SOMERSET DRIVE J116
LAUDERDALE LAKES, FL 33311

Title S

ALLEN , PHILIP J
2850 Somerset Drive #202-L
LAUDERHILL, FL 33311

Title D

NASSANEY, PERRY
2800 Somerset Drive #217-J
LAUDERDALE LAKES, FL 33311

Title VP

HUBBARD, CHARLES
2850 Somerset Drive #404-L
LAUDERDALE LAKES, FL 33311

Title T

MCCOMIE, GAIL
2860 Somerset Drive #404-K
LAUDERDALE LAKES, FL 33311

Title D

MCELVY, JULIA
PO Box 1666
FORT LAUDERDALE, FL 33302

Title D

ROLLE, ALEXANDER
2840 Somerset Drive #202-M
LAUDERDALE LAKES, FL 33311

Annual Reports

Report Year	Filed Date
2015	02/20/2015
2016	03/08/2016
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03/19/1996 -- ANNUAL REPORT	View image in PDF format
03/29/1995 -- ANNUAL REPORT	View image in PDF format

This instrument prepared by:
SANFORD N. REINHARD, ESQ.
8700 No. Kendall Drive,
Miami, Florida 33176

79-122934

WARRANTY DEED

State Stamps \$	97.50
Surtax Stamps	35.75
Recording	7.00
TOTAL	\$ 140.25

THIS INDENTURE made this 20th day of April 19 79, by and between LANDALL AT SOMERSET, INC., a Florida corporation, General Partner of SOMERSET AT LAUDERDALE LAKES, a Florida General Partnership, GRANTOR, and

PURROY KORNBLUTH AND ARLENE KORNBLUTH, his wife GRANTEE, whose post office address is 2860 Somerset Drive, 418K, Lauderdale Lakes, Florida, Fort Lauderdale, Florida, of the County of Broward: 33311

WITNESSETH:

The said Grantor, for and in consideration of the sum of Ten and 00/100 DOLLARS (\$10.00) and other good and valuable considerations to it in hand paid by said Grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee(s), and Grantee's heirs and assigns forever, the following described real property, situated, lying and being in Broward County, Florida, to wit:

Private Dwelling Unit No. 418K in SOMERSET AT LAUDERDALE LAKES, a condominium building, according to the Declaration of Condominium thereof, recorded in O.R. Book 8138, at Page 21, of the Public Records of Broward County, Florida, together with all appurtenances thereto, including its percentage of undivided interest in the common elements and common surplus of said Condominium, as set forth in the Declaration.

This conveyance is subject to:

1. Taxes and assessments for the year 19 79 and subsequent years;
2. Developer's Agreement to Lauderdale Utilities, Inc., a Florida corporation re: water and sewer service, dated April 15, 1960, filed June 2, 1960, in O.R. Book 1942, Page 93, Broward County Public Records.
3. Gas Agreement to Lauderdale West Gas Corp. re: gas service, dated March 1, 1961, filed March 24, 1961, in O.R. Book 2145, Page 134, Broward County Public Records.
4. Agreement to Lauderdale Utilities, Inc. re: water and sewer service, dated March 1, 1961, filed March 24, 1961, in O.R. Book 2145, Page 134, Broward County Public Records. (Amendment to O.R. Book 1942, Page 93).
5. Easement to Florida Power & Light Company, dated June 15, 1973, filed July 18, 1973, in O.R. Book 5367, Page 178, Broward County Public Records.
6. Easement to Southern Bell Telephone & Telegraph Company, dated April 15, 1974, filed April 15, 1974, in O.R. Book 5715, Page 438, Broward County Public Records.
7. Agreement to Florida Power & Light Company, dated July 7, 1975, filed July 31, 1975, in O.R. Book 6287, Page 479, Broward County Public Records.
8. Developer's Agreement to Broward County, re: water and sewer, dated August 13, 1973, filed August 24, 1973, in O.R. Book 5417, Page 657; together with Addendum to Developer's Agreement dated November 27, 1973, filed November 29, 1973, in O.R. Book 5542, Page 99, Broward County Public Records.
9. The terms, covenants, conditions, restrictions, easements and obligations of the Declaration of Condominium and Exhibits attached thereto.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors of the Grantee(s), and the Grantor warrants title to all the premises hereby conveyed and will defend same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

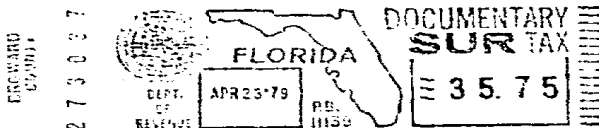
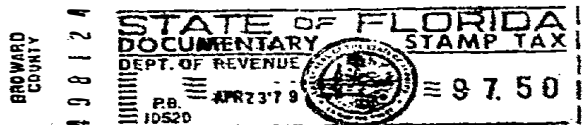
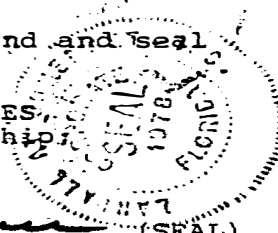
[Signature]
[Signature]

(CORPORATE SEAL)

SOMERSET AT LAUDERDALE LAKES, a Florida General Partnership, LANDALL AT SOMERSET, INC., General Partner

By: [Signature] (SEAL)
ALBERT A. ROSNER, VICE PRESIDENT

Attest: [Signature] (SEAL)
MICHAEL A. AMBROSIO, SECRETARY



76

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

BEFORE ME, the undersigned authority, personally appeared

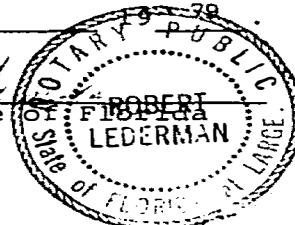
ALBERT A. ROSNER and MICHAEL A. AMBROSIO respectively,
as VICE PRESIDENT and SECRETARY of LANDALL AT
SOMERSET, INC. a Florida corporation, General Partner of SOMERSET AT
LAUDERDALE LAKES, a Florida General Partnership, to me well known and known
to me to be the individuals described in and who executed the foregoing
instrument, and they severally acknowledged to and before me that they
executed the same as such officers and affixed the corporate seal thereto,
and that same is the free act and deed of said corporation.

WITNESS my hand and seal this 20th day of April 1979

My Commission Expires:

MY COMMISSION EXPIRES
DECEMBER 9, 1979

Notary Public, State of Florida



ACKNOWLEDGEMENT AND ACCEPTANCE BY GRANTEE

Grantee(s), by acceptance and execution of this Deed, acknowledge that
this conveyance is subject in every respect to the Declaration of Condominium
and Exhibits attached thereto, including, but not limited to (whether the same
are attached to the Declaration or referred to therein), the Articles of
Incorporation and By-Laws of the Condominium Association; and Grantee further
acknowledges reading and examining said Declaration (referred to on the first
page of this Deed), and said Exhibits; and acknowledges that each and every
provision of the foregoing is essential to the successful operation and
management of said Condominium property in the best interests and for the
benefit of all owners therein. Grantee covenants and agrees for himself,
his heirs, legal representatives, successors and assigns forever, to comply
with and abide by each and every provision of said Declaration, Exhibits
annexed thereto, and the aforesaid Declaration of Restrictions.

Witnesses:

[Signature]
[Signature]

PURROY KORNBLUTH (SEAL)

ARLENE KORNBLUTH (SEAL)

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

BEFORE ME personally appeared

PURROY KORNBLUTH AND ARLENE KORNBLUTH, his wife

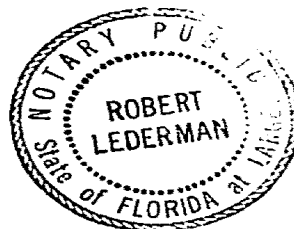
individual(s) described in and who executed the foregoing instrument, and
acknowledged before me that he executed the same freely and voluntarily
for the purposes therein expressed.

WITNESS my hand and seal this 20th day of April 1979.

[Signature]
Notary Public, State of Florida

My Commission Expires:

MY COMMISSION EXPIRES
DECEMBER 9, 1979



RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

OFF
REF 8168 PAGE 274

Joseph M. Balocco, Esq.
Joseph M. Balocco, P.A.
1323 S.E. 3 Avenue
Fort Lauderdale, FL 33316

INSTR # 100870648
OR BK 31329 PG 1656
RECORDED 03/02/2001 09:44 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 98.00
DEPUTY CLERK 2080

Parcel ID Number: 9230-BB-1440

Warranty Deed

This Indenture, Made this 22 day of February, 2001 A.D., Between
Purroy Kornbluth and Arlene Kornbluth, his wife

of the County of Riverside, State of California, grantors, and
John B Hinkle, a single man, and Eric J. Muntzel, a single man

whose address is: 675 Cypress Lane, Wilton Manors, FL 33305

of the County of Broward, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Broward State of Florida to wit:
Private Dwelling No. 418K, in SOMERSET AT LAUDERDALE LAKES, a
Condominium Building, according to the Declaration of Condominium
thereof, recorded in O.R. Book 8138, Page 21, of the Public Records
of Broward County, Florida, together with all appurtenances thereto,
including its percentage of undivided interest in the common elements
and common surplus of said condominium, as set forth in said
Declaration.

Subject only to land use designation, zoning restrictions,
prohibitions and other requirements imposed by governmental
authority; restrictions, easements and matters appearing on the Plat
or otherwise common to the subdivision; public utility easements of
record; Declaration of Condominium, as amended from time to time; and
taxes for the year of closing and subsequent years.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Robert Smith
Printed Name: Robert Smith
Witness

Karen Dorren
Printed Name: KAREN DORREN
Witness

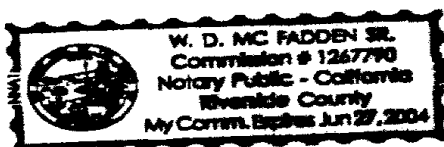
Purroy Kornbluth (Seal)
Printed Name: Purroy Kornbluth
P.O. Address: 43112 Sampson Court, Hemet, CA 93544

Arlene Kornbluth (Seal)
Printed Name: Arlene Kornbluth
P.O. Address: 43112 Sampson Court, Hemet, CA 93544

STATE OF California
COUNTY OF Riverside

The foregoing instrument was acknowledged before me this 22ND day of February, 2001 by
Purroy Kornbluth and Arlene Kornbluth, his wife,

who are personally known to me or who have produced their
as identification.

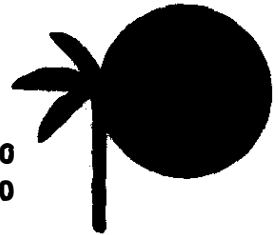


W.D. Mc Fadden III
Printed Name: W.D. Mc Fadden III
Notary Public W.D. Mc Fadden III
My Commission Expires: 6/27/2004

S. @ L.L.C.A., Inc.2870 SOMERSET DRIVE
LAUDERDALE LAKES, FLORIDA 33311

(954) 485-9100

Fax: (954) 485-6410

**CERTIFICATE OF APPROVAL**

THIS IS TO CERTIFY THAT JOHN D. HINKLE AND ERIC J. MUNTZEL
has been approved by **SOMERSET PHASE II SCREENING COMMITTEE** as
the purchase of the following described property in Broward County, Florida

Apartment K 418 of 2860 Somerset Drive
a Condominium, according to the declaration thereof recorded
in Official Records Book _____ at Page _____ of the
Public Records of Broward County, Florida

Such approval has been given pursuant tot he provisions of the Declaration of
Condominium of such Condominium.

Dated this February 21, 2001

By John R. Morris
President / Vice President

(Corporate Seal)

Attest: Joseph Greenberg
Secretary / Treasurer

State of Florida

BROWARD COUNTY

Before me Personally appeared John R. Morris and
Joseph Greenberg known to me to be the persons who executed the foregoing certificate,
who after, being dully sworn, say that they are VICE-PRESIDENT
President / Vice President and TREASURER **Secretary / Treasurer**
respectively **Somerset @ Lauderdale Lakes**, a corporation not for profit under the laws of the State
of Florida, and that the statements contained in said certificate are true, and each of them acknowledges
the execution thereof.

SWORN TO AND SUBSCRIBED before me in the county and state last aforesaid
this February 21, 2001

Johnnie Mae Gay
Notary Public State of Florida at Large



Johnnie Mae Gay
MY COMMISSION # CC760975 EXPIRES
November 14, 2002
BONDED THRU TRISTY PAID INSURANCE, INC.

This Instrument Prepared by
Record and Return to:

Joseph P. Sindaco, Esq.
633 S.E. 3rd Avenue
Suite 4R
Ft. Lauderdale, FL 33301

Parcel I.D.# 9230-BB-1440
Grantees' Taxpayer I.D.#

INSTR # 101363385
OR BK 32167 PG 0050
RECORDED 09/27/2001 12:56 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1043

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED Executed this 24th day of September, 2001, by JOHN D. HINKLE, a single man and ERIC J. MUNTZEL, a single man, of 508 N. McCadden Rd., Las Angeles, CA. 90004 hereinafter called the Grantors to ERIC J. MUNTZEL, a single man, hereinafter called Grantee, of 2860 Somerset Dr. #418K, Ft Lauderdale, FLA. 33311

WITNESSETH, Grantors in consideration of Ten Dollars (\$10.00) paid by grantees, do hereby remise, release, and forever quitclaim to grantees that real property located in the County of Broward, State of Florida, more particularly described as follows:

Private Dwelling No. 418K, in SOMERSET AT AUDERDALE LAKES, A Condominium Building, according to the Declaration of Condominium thereof, recorded in O.R. Book 8138, Page 21, of the Public Records of Broward County, Florida, together with all appurtenances thereto, including its percentage of undivided interest in the common elements and common surplus of said Condominium, as set forth in said Declaration.

Subject only to land use designation, zoning restrictions, Prohibitions and other requirements imposed by governmental Authority; restrictions, easements and matters appearing on the Plat or otherwise common to the subdivision; public utility easements of record; Declaration of Condominium, as amended from time to time; and taxes for the year of closing and subsequent years.

IN WITNESS WHEREOF, grantors have executed this deed on the date first above written.

Signed, sealed and delivered
in the presence of:
(As to both Grantors)

Joseph P. Sindaco
Print JOSEPH P. SINDACO

Edilia Cimino
Print Edilia Cimino

John D. Hinkle
JOHN P. HINKLE

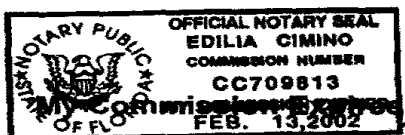
Eric J. Muntzel
ERIC J. MUNTZEL

Grantors

STATE OF FLORIDA, }
COUNTY OF Broward } ss

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JOHN D. HINKLE and ERIC J. MUNTZEL, personally known to be the persons described in or produced _____ as identification and who executed the foregoing instrument and they acknowledged before me that they executed the same.

24th WITNESS my hand and official seal in the County and State last aforesaid this day of September, 2001.



Edilia Cimino
Notary Public

This Instrument Prepared by
Record and Return to:

Joseph P. Sindaco, Esq.
633 S.E. 3rd Avenue
Suite 4R
Ft. Lauderdale, FL 33301

Parcel I.D.# 9230-BB-1440
Grantees' Taxpayer I.D.#

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED Executed this 10th day of February, 2003, by ERIC J. MUNTZEL, a single man of 2860 Somerset Dr. #418K, Ft. Lauderdale, Florida 33311, hereinafter called the Grantor to JOHN D. HINKLE, a single man, hereinafter called Grantee, of 2860 Somerset Dr., #418K, Ft. Lauderdale, FLA. 33311.

WITNESSETH, Grantor in consideration of Ten Dollars (\$10.00) paid by grantee, does hereby remise, release, and forever quitclaim to grantee that real property located in the County of Broward, State of Florida, more particularly described as follows:

Private Dwelling No. 418K, in SOMERSET AT LAUDERDALE LAKES, A Condominium Building, according to the Declaration of Condominium thereof, recorded in O.R. Book 8138, Page 21, of the Public Records of Broward County, Florida, together with all appurtenances thereto, including its percentage of undivided interest in the common elements and common surplus of said Condominium, as set forth in said Declaration.

Subject only to land use designation, zoning restrictions, Prohibitions and other requirements imposed by governmental Authority; restrictions, easements and matters appearing on the Plat or otherwise common to the subdivision; public utility easements of record; Declaration of Condominium, as amended from time to time; and taxes for the year of closing and subsequent years.

IN WITNESS WHEREOF, grantor has executed this deed on the date first above written.

Signed, sealed and delivered
in the presence of:

Joseph P. Sindaco Eric J. Muntzel
Print JOSEPH SINDACO ERIC J. MUNTZEL
Edilia Cimino
Print Edilia Cimino Grantor

STATE OF FLORIDA
COUNTY OF BROWARD

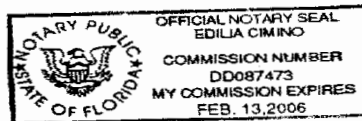
}
SS
}

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ERIC J. MUNTZEL, personally known to be the person described in or produced as identification and who executed the foregoing instrument and he acknowledged before me that he executed the same.

10th WITNESS my hand and official seal in the County and State last aforesaid this day of February, 2003.

My Commission Expires:

Edilia Cimino
Notary Public



Prepared by and return to:

THE TITLE COMPANY OF SOUTH FLORIDA
Diane Sunderland
1280 South Powerline Road, Suite 24
Pompano Beach, Florida 33069
(954) 975-8199

File Number: 2003065

W/Chris

WARRANTY DEED
INDIVID. TO INDIVID.

This Warranty Deed, Made the 19th day of February A.D. 2003 by

JOHN D. HINKLE, a single man

whose address is 917 SE 2nd Court, Ft. Lauderdale, Fl 33301
herein after called the grantor, to DOLORES MC DONALD, a single woman

whose social security numbers are and
whose address is 2860 SOMERSET DRIVE #418-K, LAUDERDALE LAKES, FLORIDA 33311
hereinafter called the grantee:

(Wherever used herein the terms "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:

UNIT 418-K, OF SOMERSET AT LAUDERDALE LAKES, A CONDOMINIUM ACCORDING TO THE
DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 8138
PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Folio number: 19230-BB-1440

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 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, 2002.

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

Signed, sealed and delivered in the presence of:

Eric J. Muntzel
Eric J. Muntzel
Carmel Chatter
CARMEL CHATTER

JOHN D. HINKLE
JOHN D. HINKLE
L.S.
L.S.
L.S.
L.S.

STATE OF
COUNTY OF

Fl
Browards - }

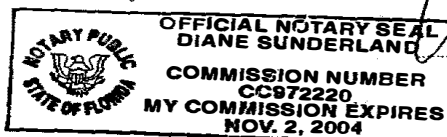
I HEREBY CERTIFY that on this day, before me, an officer duly authorized
in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JOHN D. HINKLE, a single man

to me known to be the person
acknowledged before me that

described in or who produced driver license as identification and who executed the foregoing instrument and he
he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this

19th day of February A.D. 2003

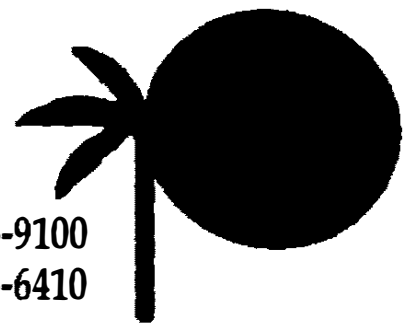


Diane Sunderland
Notary Public

S. @ L.L.C.A., Inc.

2870 Somerset Drive
Lauderdale Lakes, Florida 33311

(954) 485-9100
Fax: (954) 485-6410



CERTIFICATE OF APPROVAL

THIS ISTO CERTIFY THAT DOLORES McDONALD
has been approved by **SOMERSET PHASE II SCREENING COMMITTEE** to purchase the following
described property in Broward County, Florida.

This **Certificate Of Approval** will be **NULL** and **VOID** if altered from the person or persons
screened and approved.

Apartment K-418 of 2860 SOMERSET DRIVE
a Condominium, according to the declaration thereof recorded
in Official Records Book 8138 at Page 21 of the
Public Records of Broward County, Florida

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

Date this FEBRUARY 17, , 2003

By Catherine Acampora
President / Vice-President

(Corporate Seal)
Attest: Joseph Greenberg
Secretary / Treasurer

State of Florida
BROWARD COUNTY

Before me Personally appeared CATHERINE ACAMPORA and JOSEPH GREENBERG
known to me to be the persons who executed the foregoing certificate, who after, being dully sworn, say that
they are 2ND VICE PRESIDENT **President/Vice-President** and TREASURER
Secretary/Treasurer respectively Somerset @ Lauderdale Lakes, a corporation not for profit under the laws of the State of
Florida, and that the statements contained in said certificate are true, and each of them acknowledges the execution thereof.

SWORN TO AND SUBSCRIBED before me in the county and state last aforesaid this FEBRUARY 17 , 2003

Johnnie Mae Ray
Notary Public State of Florida at Large
MY COMMISSION # DD152024 EXPIRES
November 14, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

18

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

SOMERSET AT LAUDERDALE LAKES CONDOMINIUM ASSOCIATION
INC

Plaintiff

VS.

MCDONALD, DOLORES ; DOE, JOHN ; DOE, JANE
Defendant

COCE-11-015221

Division: 50

Certificate of Title

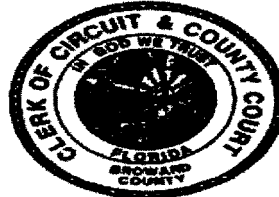
The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on September 14, 2012, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

UNIT 418-K, OF SOMERSET AT LAUDERDALE LAKES, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 8138, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Was sold to: SOMERSET AT LAUDERDALE LAKES CONDOMINIUM ASSOCIATION INC
7932 Wiles Road c/o Benchmark Property Mgmt. Coral Springs, FL, 33067

Witness my hand and the seal of this court on October 02, 2012.



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

COPIES TO ALL PARTIES

Total consideration: \$1,300.00
Doc Stamps: \$9.10

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

DATE: May 1st, 2018

PROPERTY ID # 494230-BB-1440 (TD # 39932)

WARNING

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

TAX EASE FUNDING 2016-1 LLC
PO BOX 645484 LB# 0005484
CINCINNATI, OH 45264

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2860 SOMERSET DRIVE #418K, LAUDERDALE LAKES FL 33311-9355 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\$4,619.13

Or

* Estimated Amount due if paid by June 19, 2018\$4,672.78

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

DATE: May 1st, 2018
PROPERTY ID # 494230-BB-1440 (TD # 39932)

WARNING

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

SOMERSET AT LAUDERDALE LAKES CONDOMINIUM ASSOCIATION INC.
C/O BENCHMARK PROPERTY MGMT
7932 WILES ROAD
CORAL SPRINGS, FL 33067

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2860 SOMERSET DRIVE #418K, LAUDERDALE LAKES FL 33311-9355 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

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

DATE: May 1st, 2018

PROPERTY ID # 494230-BB-1440 (TD # 39932)

WARNING

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

STEVEN S VALANCY, REGISTERED AGENT
O/B/O SOMERSET AT LAUDERDALE LAKES CONDO ASSOC
311 SE 13TH STREET
FT. LAUDERDALE, FL 33316

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2860 SOMERSET DRIVE #418K, LAUDERDALE LAKES FL 33311-9355 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

DATE: May 1st, 2018

PROPERTY ID # 494230-BB-1440 (TD # 39932)

WARNING

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

CITY OF LAUDERDALE LAKES
4300 NW 36 ST
LAUDERDALE LAKES, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2860 SOMERSET DRIVE #418K, LAUDERDALE LAKES FL 33311-9355 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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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

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DATE: May 1st, 2018

PROPERTY ID # 494230-BB-1440 (TD # 39932)

WARNING

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

SOMERSET AT LAUDERDALE LAKES
CONDO ASSN INC %BENCHMARK PROP
2860 SOMERSET DRIVE #418K
LAUDERDALE LAKES, FL 33311-9355

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

DATE: May 1st, 2018

PROPERTY ID # 494230-BB-1440 (TD # 39932)

WARNING

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

SOMERSET PHASE II
2870 SOMERSET DRIVE
LAUDERDALE LAKES, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2860 SOMERSET DRIVE #418K, LAUDERDALE LAKES FL 33311-9355 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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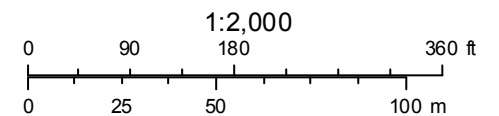
TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury



April 2, 2018



7017 3380 0000 6699 4T99 4 6534

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Post

\$

Total

\$

Sen

Street

City

TD 39932 JUNE 2018 WARNING
STEVEN S VALANCY, REGISTERED AGENT
O/B/O SOMERSET AT LAUDERDALE LAKES
CONDOMINIUM ASSOCIATION INC.
311 SE 13TH STREET
FT. LAUDERDALE, FL 33316

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

See Reverse for Instructions

7017 3380 0000 6614 8527

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Po

\$

Sent To

Street an

City, Stat

TD 39932 JUNE 2018 WARNING
TAX EASE FUNDING 2016-1 LLC
PO BOX 645484 LB# 0005484
CINCINNATI, OH 45264

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

See Reverse for Instructions

7017 3380 0000 6614 8510

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

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

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

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Total P

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Sent To

Street &

City, St

TD 39932 JUNE 2018 WARNING
SOMERSET AT LAUDERDALE LAKES
CONDOMINIUM ASSOCIATION INC. C/O
BENCHMARK PROPERTY MGMT
7932 WILES ROAD
CORAL SPRINGS, FL 33067

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

See Reverse for Instructions

7017 3380 0000 6615 1909

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

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

OFFICIAL USE

Certified Mail Fee
\$ _____

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

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

Postmark
Here

Postage
\$ _____

Total Price
\$ _____

Sent To
Street and
City, State

TD 39932 JUNE 2018 WARNING
CITY OF LAUDERDALE LAKES
4300 NW 36 ST
LAUDERDALE LAKES, FL 33319

2017 3380 0000 615 1893

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
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Postage

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Total Pt

\$

Sent To

Street &

City, St.

TD 39932 JUNE 2018 WARNING
SOMERSET AT LAUDERDALE LAKES
CONDO ASSN INC %BENCHMARK PROP
2860 SOMERSET DRIVE #418K
LAUDERDALE LAKES, FL 33311-9355

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

See Reverse for Instructions

7017 3380 0000 6615 1886

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage or

\$

Sent To

Street and Apt. N

City, State, ZIP+4

TD 39932 JUNE 2018 WARNING
SOMERSET PHASE II
2870 SOMERSET DRIVE
LAUDERDALE LAKES, FL 33311

SENDER: C

- ☒ Complete
- ☒ Print your 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 39932 JUNE 2018 WARNING
SOMERSET PHASE II
2870 SOMERSET DRIVE
LAUDERDALE LAKES, FL 33311



9590 9402 3578 7305 3083 48

2. Article Number (Transfer from service label)

7017 3380 0000 6615 1886

B. Received by (Printed Name) SOMERSET PHASE II

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 | |

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 39932 JUNE 2018 WARNING
TAX EASE FUNDING 2016-1 LLC
PO BOX 645484 LB# 0005484
CINCINNATI, OH 45264



9590 9402 3578 7305 3084 54

2. Article Number (Transfer from service label)

7017 3380 0000 6614 8527

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: ☐ NoReceived By
Bevex The
Jeff Nelson

MAY 12 2018

3. Service Type

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

TD 39932 JUNE 2018 WARNING
STEVEN S VALANCY, REGISTERED AGENT
O/B/O SOMERSET AT LAUDERDALE LAKES
CONDOMINIUM ASSOCIATION INC.
311 SE 13TH STREET
FT. LAUDERDALE, FL 33316



9590 9402 3578 7305 3084 47

2 Article Number (Transfer from contract)

7017 3380 0000 6614 8534

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

5-11-18

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

3. Service Type

- | | |
|------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail | |
| <input type="checkbox"/> 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:

TD 39932 JUNE 2018 WARNING
SOMERSET AT LAUDERDALE LAKES
CONDOMINIUM ASSOCIATION INC. C/O
BENCHMARK PROPERTY MGMT
7932 WILES ROAD
CORAL SPRINGS, FL 33067



9590 9402 3578 7305 3084 61

2. Article Number (Transfer from carrier label)

7017 3380 0000 6614 8510

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

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail
- ☐ Registered Mail Restricted Delivery (over \$500)

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

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

Domestic Return Receipt