



**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)**

## UPDATE REPORT

**UPDATE ORDER DATE:** 09/11/2018

**REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO** 09/09/2018

**CERTIFICATE #** 2014-18722

**ACCOUNT #** 514106060720

**ALTERNATE KEY #** 607718

**TAX DEED APPLICATION #** 40346

**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:**

The South 6.00 feet of Lot 71, together with the North 44.50 feet of Lot 72 of EMBASSY LAKES PARCEL O, a subdivision according to the plat thereof as recorded in Plat Book 135, Page 40 in the Public Records of Broward County, Florida. A/K/A Lot 72A.

**PROPERTY ADDRESS:** 2716 BOGOTA AVENUE, COOPER CITY FL 33026-4511

### **OWNER OF RECORD ON CURRENT TAX ROLL:**

CGNR LLC

6187 NW 167 ST H23

MIAMI, FL 33015 (Matches Property Appraiser records.)

### **APPARENT TITLE HOLDER & ADDRESS OF RECORD:**

CGNR, LLC

11121 MINNEAPOLIS DRIVE

COOPER CITY, FL 33026 (Per Deed)

GREGORY G ROY, SR, REGISTERED AGENT O/B/O CGNR, LLC

11121 MINNEAPOLIS DR

COOPER CITY, FL 33026 (Per Sunbiz)

*NOTE: Images and attachments from previous search not included in update.*

### **MORTGAGE HOLDER OF RECORD:**

No new documents found.

### **LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:**

No new documents found.

**UPDATE REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5141 06 06 0720

**CURRENT ASSESSED VALUE:** \$307,800

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:**

1. 2018-15074

**OPEN BANKRUPTCY FILINGS FOUND?** No

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

Notice of Voluntary Dismissal and

Instrument: 114989293

Discharge of Lis Pendens

(This Notice releases the Lis Pendens at 113888370 from the previous report.)

Release of Lien

Instrument: 115000209

(This document releases the Lien at 113631716 from the previous report.)

**\*\*Update search found 1 Discharge of Lis Pendens, 1 Release of Lien and a new Tax Certificate.**

**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

Filing # 70183959 E-Filed 04/03/2018 04:04:57 PM

IN THE COUNTY COURT IN AND  
FOR BROWARD COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: **16-011657 COWE (82)**

EMBASSY LAKES MASTER  
OWNERS ASSOCIATION, INC.,  
A Florida not-for-profit corporation,

Plaintiff,  
vs.

CGNR LLC,

Defendants,

**NOTICE OF VOLUNTARY DISMISSAL WITHOUT PREJUDICE  
AND DISCHARGE OF LIS PENDENS**

Plaintiff, EMBASSY LAKES MASTER OWNERS ASSOCIATION, INC., by and through its undersigned attorneys, hereby voluntarily dismisses without prejudice the above action and discharges the Lis Pendens previously filed.

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a true copy of the foregoing has been furnished by U. S. Mail to: CGNR LLC., C/O Gregory G. Roy, as Registered Agent, 6187 NW 167 Street, #H23, Miami, Florida 33015 and CGNR LLC., 11121 Minneapolis Drive, Cooper City, Florida 33026, this 3<sup>rd</sup> day of April, 2018.

BROUGH, CHADROW & LEVINE, P.A.  
Attorneys for Plaintiff  
2149 North Commerce Parkway  
Weston, Florida 33326  
Tel: (954) 384-0732  
Fax: (954) 384-0846  
eService: [slevine@bcipa-law.com](mailto:slevine@bcipa-law.com)

BY: /s/ Scott J. Levine  
SCOTT J. LEVINE  
Florida Bar No.: 512605

645.0066

This Instrument Prepared by and Return To:  
Scott J. Levine, Esq.  
Brough, Chadrow & Levine, P.A.  
2149 N. Commerce Parkway  
Weston, Florida 33326  
Tel: 954-384-0732 Fax: 954-384-0846  
File No. 645.0066 Account No. 2716

**RELEASE OF LIEN**

The undersigned lienor, in consideration of the final payment in the amount of \$6,389.19, hereby waives and releases its lien and right to claim a lien for unpaid assessments through March 1, 2018, recorded under Instrument #113631716, of the public records of Broward County, Florida, for the following described real property:

The South 6.00 Feet of Lot 71, together with the North 44.50 feet of Lot 72 of Embassy Lakes Parcel O, a subdivision according to the Plat thereof, as recorded in Plat Book 135, Page 40 in the Public Records of Broward County, Florida.  
a/k/a: 2716 Bogota Avenue, Cooper City, FL 33026  
OWNER(S): CGNR, LLC

Embassy Lakes Master Owners Association, Inc.

BY: [Signature]  
Scott J. Levine, Esq., AGENT

Witness: [Signature]

Print Name: Sofia Baylac

Witness: [Signature]

Print Name: Laura Garcia

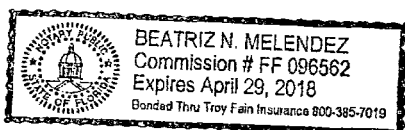
STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME the undersigned authority, personally appeared Scott J. Levine, Esq., well known to be Agent for Embassy Lakes Master Owners Association, Inc. on this date executed the foregoing Release of Lien under authority vested in him by said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Weston, in the County and State aforesaid, this 3rd day of April, 2018.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
AT LARGE

My Commission Expires:





**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:** 03/20/2018

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 03/19/2018

**CERTIFICATE #** 2014-18722

**ACCOUNT #** 514106060720

**ALTERNATE KEY #** 607718

**TAX DEED APPLICATION #** 40346

**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:

The South 6.00 feet of Lot 71, together with the North 44.50 feet of Lot 72 of EMBASSY LAKES PARCEL O, a subdivision according to the plat thereof as recorded in Plat Book 135, Page 40 in the Public Records of Broward County, Florida. A/K/A Lot 72A.

**PROPERTY ADDRESS:** 2716 BOGOTA AVENUE, COOPER CITY FL 33026-4511

### OWNER OF RECORD ON CURRENT TAX ROLL:

CGNR LLC

11121 MINNEAPOLIS DR

COOPER CITY, FL 33026 (Matches Property Appraiser and Sunbiz)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

CGNR, LLC

OR: 50731, Page: 287

11121 MINNEAPOLIS DRIVE

COOPER CITY, FL 33026 (Per Deed)

GREGORY G ROY, SR, REGISTERED AGENT

O/B/O CGNR, LLC

11121 MINNEAPOLIS DR

COOPER CITY, FL 33026 (Per Sunbiz)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

LB-AMNIA 14 LLC

PO BOX 37531

BALTIMORE, MD 21297-7531 (Tax Deed Applicant)

CITY OF COOPER CITY

OR: 50522, Page: 1412

OFFICE OF THE SPECIAL MAGISTRATE CLERK

9090 SW 50TH PLACE

COOPER CITY, FL 33328 (Per Order)



CITY OF COOPER CITY  
P.O. BOX 290910  
COOPER CITY, FL 33329-0910 (Per Order 50522-1412)

EMBASSY LAKES MASTER  
OWNERS ASSOCIATION, INC.  
3522 EMBASSY DRIVE  
COOPER CITY, FL 33026 (Per Lien)

Instrument: 113631716

EMBASSY LAKES MASTER  
OWNERS ASSOCIATION, INC.  
MICHAEL S. CHADROW  
BROUGH, CHADROW & LEVINE, P.A.  
2149 NORTH COMMERCE PARKWAY  
WESTON, FL 33326 (Per Lis Pendens)

Instrument: 113888370

EMBASSY LAKES MASTER OWNERS' ASSOCIATION, INC.  
3522 EMBASSY DRIVE  
COOPER CITY, FL 33026 (Per Sunbiz. Declarations recorded in 15679-20.)

BROUGH, CHADROW & LEVINE, P.A., REGISTERED AGENT  
O/B/O EMBASSY LAKES MASTER OWNERS' ASSOCIATION, INC.  
2149 N COMMERCE PKWY  
WESTON, FL 33326 (Per Sunbiz)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5141 06 06 0720

**CURRENT ASSESSED VALUE:** \$307,800

**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: 19221, Page: 534

Warranty Deed

OR: 47592, Page: 1611

**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.**

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**Christina Young**

Title Examiner



<b>Site Address</b>	<b>2716 BOGOTA AVENUE, COOPER CITY FL 33026-4511</b>	<b>ID #</b>	5141 06 06 0720
<b>Property Owner</b>	CGNR LLC	<b>Millage</b>	1013
<b>Mailing Address</b>	6187 NW 167 ST H23 MIAMI FL 33015	<b>Use</b>	01

<b>Abbreviated Legal Description</b>	EMBASSY LAKES PARCEL O 135-40 B LOT 71,S 6.5,LOT 72 N 44.50 AKA: LOT 72 A
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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\(8\)](#).

<b>Property Assessment Values</b>					
<a href="#">Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.</a>					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$36,360	\$285,260	\$321,620	\$321,620	
2017	\$36,360	\$271,440	\$307,800	\$307,800	\$6,483.10
2016	\$36,360	\$246,940	\$283,300	\$283,300	\$5,885.31

<b>2018 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$321,620	\$321,620	\$321,620	\$321,620
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$321,620	\$321,620	\$321,620	\$321,620
<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>	\$321,620	\$321,620	\$321,620	\$321,620

<b>Sales History</b>			
Date	Type	Price	Book/Page or CIN
3/21/2014	WD-D	\$113,000	112249391
12/15/2010	WD-Q-SS	\$235,000	47592 / 1611
3/2/1992	WD	\$140,100	19221 / 534

<b>Land Calculations</b>		
Price	Factor	Type
\$8.00	4,545	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		2094
<b>Units/Beds/Baths</b>		1/4/2
<b>Eff./Act. Year Built: 1993/1992</b>		

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
10			B					
R			B					
1								



**MARTY KIAR**  
**BROWARD**  
COUNTY  
PROPERTY APPRAISER

<b>Site Address</b>	<b>2716 BOGOTA AVENUE, COOPER CITY FL 33026-4511</b>	<b>ID #</b>	5141 06 06 0720
<b>Property Owner</b>	CGNR LLC	<b>Millage</b>	1013
<b>Mailing Address</b>	6187 NW 167 ST H23 MIAMI FL 33015	<b>Use</b>	01
<b>Abbr Legal Description</b>	EMBASSY LAKES PARCEL O 135-40 B LOT 71,S 6.5,LOT 72 N 44.50 AKA: LOT 72 A		

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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	\$321,620	\$321,620	\$321,620	\$321,620

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
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3/2/1992	WD	\$140,100	19221 / 534			
				Adj. Bldg. S.F. (Card, Sketch)		2094
				Units/Beds/Baths		1/4/2
				Eff./Act. Year Built: 1993/1992		

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #40346

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of December 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:

CGNR LLC 6187 NW 167 ST H23 MIAMI, FL 33015	CGNR LLC 2716 BOGOTA AVENUE COOPER CITY, FL 33026-4511	CGNR, LLC 11121 MINNEAPOLIS DRIVE COOPER CITY, FL 33026	GREGORY G ROY, SR, REGISTERED AGENT O/B/O CGNR, LLC 11121 MINNEAPOLIS DR COOPER CITY, FL 33026
CITY OF COOPER CITY 9090 SW 50 PL COOPER CITY, FL 33328	CITY OF COOPER CITY P.O. BOX 290910 COOPER CITY, FL 33329-0910	CITY OF COOPER CITY OFFICE OF THE SPECIAL MAGISTRATE CLERK 9090 SW 50TH PLACE COOPER CITY, FL 33328	BROUGH, CHADROW & LEVINE, P.A., REGISTERED AGENT O/B/O EMBASSY LAKES MASTER OWNERS' ASSOCIATION, INC. 2149 N COMMERCE PKWY WESTON, FL 33326
EMBASSY LAKES MASTER OWNERS ASSOCIATION, INC. 3522 EMBASSY DRIVE COOPER CITY, FL 33026	EMBASSY LAKES MASTER OWNERS' ASSOCIATION, INC. 3522 EMBASSY DRIVE COOPER CITY, FL 33026	EMBASSY LAKES MASTER OWNERS ASSOCIATION, INC. DAVID L. BROUGH, ESQ. BROUGH, CHADROW & LEVINE, P.A. 1900 N. COMMERCE PARKWAY WESTON, FL 33326	EMBASSY LAKES MASTER OWNERS ASSOCIATION, INC. SCOTT J. LEVINE, ESQ. BROUGH, CHADROW & LEVINE, P.A. 2149 NORTH COMMERCE PARKWAY WESTON, FL 33326
*LIPPNER,DAVID L & CAMILLE 2710 BOGATA AVE HOLLYWOOD, FL 33021	*LUNN,KIM M 2720 BOGOTA AVE COOPER CITY, FL 33026-4511		

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 3rd day of December 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 40346

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: 514106-06-0720  
Certificate Number: 18722  
Date of Issuance: 06/01/2015  
Certificate Holder: LB-AMNIA 14 LLC  
Description of Property: EMBASSY LAKES  
PARCEL O 135-40 B  
LOT 71,S 6.5,LOT 72 N 44.50  
See Additional Legal on Tax Roll

Name in which assessed: CGNR LLC  
Legal Titleholders: CGNR LLC  
6187 NW 167 ST H23  
MIAMI, FL 33015

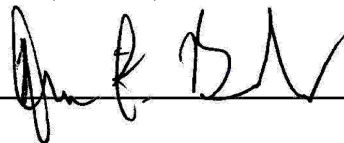
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of January, 2019. 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 13th day of December, 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: 12/13/2018, 12/20/2018, 12/27/2018 & 01/03/2019  
Minimum Bid: 32741.41

## 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 BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review (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

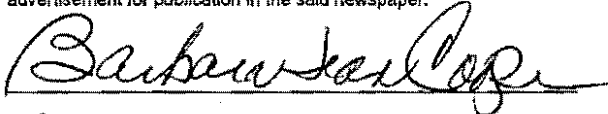
40346

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 18722

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

12/13/2018 12/20/2018 12/27/2018 01/03/2019

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.



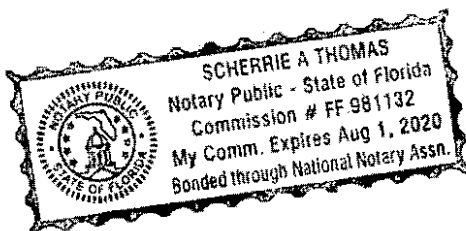
Sworn to and subscribed before me this

3 day of JANUARY, A.D. 2019



(SEAL)

BARBARA JEAN COOPER personally known to me



### Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 40346

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: 514106-06-0720

Certificate Number: 18722

Date of Issuance: 06/01/2015

Certificate Holder:

LB-AMNIA 14 LLC

Description of Property:

EMBASSY LAKES

PARCELO 135-40 B

LOT 71, S 6.5, LOT 72 N 44.50

See Additional Legal on Tax Roll

Name in which assessed:

CGNR LLC

Legal Titleholders:

CGNR LLC

6187 NW 167 ST H23

MIAMI, FL 33015

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 16th day of January, 2019. 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 13th day of December, 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: 33140.41  
401-314

12/13-20-27 1/3 18-06/0000360369B





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

## Detail by Entity Name

Florida Not For Profit Corporation

EMBASSY LAKES MASTER OWNERS' ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N23600
<b>FEI/EIN Number</b>	65-0119176
<b>Date Filed</b>	11/23/1987
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	06/20/1990
<b>Event Effective Date</b>	NONE

### Principal Address

3522 Embassy Drive  
Cooper City, FL 33026

Changed: 02/21/2014

### Mailing Address

3522 Embassy Drive  
Cooper City, FL 33026

Changed: 02/21/2014

### Registered Agent Name & Address

BROUGH, CHADROW & LEVINE, P.A.  
2149 N COMMERCE PKWY  
WESTON, FL 33326

Name Changed: 02/19/2015

Address Changed: 06/22/2016

### Officer/Director Detail

#### **Name & Address**

Title President, Director

Lashbrook, Dean  
3522 Embassy Drive  
Cooper City, FL 33026

Title Treasurer, Director

Carvelli, Michael  
3522 Embassy Drive  
Cooper City, FL 33026

Title Director

Carl, Stephen M  
3522 Embassy Drive  
Cooper City, FL 33026

Title VP

Curran, James  
3522 Embassy Drive  
Cooper City, FL 33026

Title Secretary, Director

Green, Lori  
3522 Embassy Drive  
Cooper City, FL 33026

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2016	03/01/2016
2017	03/15/2017
2018	03/09/2018

#### **Document Images**

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<a href="#">02/19/2015 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/20/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/16/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">03/28/2002 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">02/05/1997 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/05/1996 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/24/1995 -- ANNUAL REPORT</a>	View image in PDF format



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

## Detail by Entity Name

Florida Limited Liability Company  
CGNR,LLC

### Filing Information

<b>Document Number</b>	L13000078663
<b>FEI/EIN Number</b>	APPLIED FOR
<b>Date Filed</b>	05/31/2013
<b>Effective Date</b>	05/28/2013
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	02/26/2016

### Principal Address

6187 N.W 167 STREET  
H23  
MIAMI, FL 33015

### Mailing Address

6187 N.W 167 STREET  
H23  
MIAMI, FL 33015

### Registered Agent Name & Address

ROY, GREGORY G, SR.  
11121 MINNEAPOLIS DR  
COOPER CITY, FL 33026

Name Changed: 02/26/2016

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

ROY, GREGORY G, SR.  
11121 MINNEAPOLIS DR  
COOPER CITY, FL 33026

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2015	02/26/2016

3/20/2018

Detail by Entity Name

2015	02/26/2015
2016	02/26/2016
2017	01/26/2017

Document Images

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[02/26/2016 -- REINSTATEMENT](#)

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[04/11/2014 -- ANNUAL REPORT](#)

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[05/31/2013 -- Florida Limited Liability](#)

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Prepared by and return to:

**RODGER L. SPINK**

President

**COOPERATIVE TITLE AGENCY OF FLORIDA, INC.**

**12169 Sheridan Street**

**Cooper City, FL 33026**

**954-392-9994**

File Number: **10-692DTSS**

Will Call No.: **Xiomle**

Parcel Identification No. **5141-06-06-0720**

[Space Above This Line For Recording Data]

## **Warranty Deed**

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this **15th** day of **December, 2010** between **DOROTHY E KROMER**, a single woman whose post office address is **C/O Epworth Methodist Church, 7651 Johnson Street, Hollywood, FL 33024** of the County of **Broward**, State of **Florida**, grantor\*, and **RGR, LLC A Florida Limited Liability Company** whose post office address is **20401 NW 2nd Ave, Suite 208, Miami, FL 33169** of the County of **Miami-Dade**, State of **Florida**, grantee\*,

**Witnesseth**, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

**The South 6.00 feet of Lot 71, together with the North 44.50 feet of Lot 72, of EMBASSY LAKES PARCEL O , a subdivision according to the plat thereof recorded at Plat Book 135, Page 40, in the Public Records of Broward County, Florida. A/K/A LOT 72A**

Together with all the tenements, herditaments 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, 2010.

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

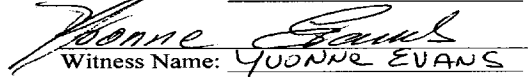
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

2

Signed, sealed and delivered in our presence:

  
Witness Name: FRANCIA MCEANEANY

  
Witness Name: YVONNE EVANS

 (Seal)  
DOROTHY E KROMER

State of Florida  
County of Broward


The foregoing instrument was acknowledged before me this 15th day of December, 2010 by DOROTHY E KROMER, who  
☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: FRANCIA MCEANEANY

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

NOTARY PUBLIC-STATE OF FLORIDA  
 Francia McEneany  
Commission # DD680570  
Expires: JULY 10, 2011  
BONDED THRU ATLANTIC BONDING CO., INC.

92087615

1992 MAR -2 PM 1:00

RECORD AND RETURN TO:

This Instrument Was Prepared By:  
Stuart M. Gottlieb, Esquire  
KOEPEL, COOKS & GOTTLIEB  
123 N.W. 13th Street, Suite 207-A  
Boca Raton, Florida 33432  
#392.162.364

Stamps: 840.40 Tax 0  
Documentary Intangible  
RECEIVED in Broward County as required by  
law.  
by Margaret Harris Deputy Clerk

- STATUTORY WARRANTY DEED -

THIS INDENTURE, made this 21st day of February, 19 92, by  
ENGLE HOMES, INC., a Florida Corporation, formerly known as The Engle Group,  
Inc., (hereinafter called the "Grantor"), to DOROTHY E. KROMER, an unmarried  
woman  
whose post office address is 2716 Bogota Avenue, Cooper City, Florida  
33026 (hereinafter called the "Grantee");

(Wherever used herein the terms "Grantor" and "Grantee" are used for singular or plural and shall include the parties to this instrument and their respective administrators, executors, legal representatives, heirs, successors and permitted assigns wherever the context so admits or requires).

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee forever, all that certain land lying, being and situate in Broward County, Florida (the "Property"), viz:

The South 6.00 feet of Lot 71, together with the North 44.50 feet of Lot 72 of EMBASSY LAKES PARCEL O, according to the Plat thereof, as recorded in Plat Book 135, at Page 40, of the Public Records of Broward County, Florida, also known as Lot 72A,

TO HAVE AND TO HOLD, the same in fee simple forever.

This conveyance is made subject to the following; however, this instrument shall not serve to reimpose same:

(a) ALL taxes, special assessments and other assessments for the current year and subsequent years.

(b) Zoning and/or restrictions or prohibitions imposed by governmental authority and all other reservations, restrictions, covenants and easements of record.

(c) Conditions, restrictions, liens, covenants, terms and other provisions set forth in the Declaration of Restrictions for EMBASSY LAKES HOMEOWNER'S ASSOCIATION, as recorded in Official Records Book 15679, Page 20, of the Public Records of Broward County, Florida, as may be and/or has been amended from time to time, by amendments recorded in said Public Records.

(d) Terms, provisions, restrictions and conditions contained in Declaration of Restrictions of Regents Park II filed February 6, 1991, in Official Records Book 18123, Page 652, of the Public Records of Broward County, Florida, as may be and/or has been amended from time to time, by amendments recorded in said Public Records.

Subject to the foregoing, Grantor does hereby fully warrant the title to said property hereby conveyed unto Grantee(s), and Grantee(s) heirs and assigns, and will forever defend the same against the lawful claims of all persons whomsoever.

1992 MAR -2 PM 1:00

1992 MAR -2 PM 1:00

900  
150  
m



IN WITNESS WHEREOF, Grantor has caused the Deed to be executed by its authorized officer, and its Corporate Seal to be affixed, the day and year first above written.

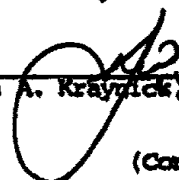
WITNESSES:

  
Veronica Rhodes

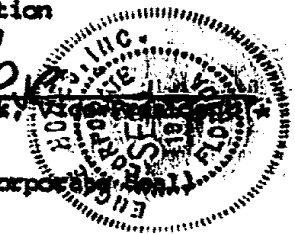
  
Eileen J. Wooster

ENGLE HOMES, INC., a  
Florida Corporation

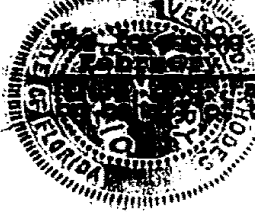
BY:

  
John A. Kraynick, Vice President

(Corporate Seal)



STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS:



The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of February, 19 92, by John A. Kraynick, Vice President of ENGLE HOMES, INC., a Florida Corporation, formerly known as The Engle Group, Inc., the corporation, he is personally known to me and did take an oath.

  
Veronica Rhodes  
NOTARY PUBLIC, State of Florida

My Commission Expires NOTARY PUBLIC, STATE OF FLORIDA.  
MY COMMISSION EXPIRES: FEB. 21, 1993.  
BONDED THREE HUNDRED DOLLARS UNDERWRITTEN.

Page 2 of 2

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY FLORIDA  
COUNTY ADMINISTRATOR

BR 1922160535

This Document Prepared By and Return to:

RGR, LLC  
11121 MINNEAPOLIS DRIVE  
COOPER CITY, FLORIDA 33026

Parcel ID Number: 5141 06 06 0720

## Warranty Deed

This Indenture, Made this 21 day of March, 2014 A.D., Between  
RGR, LLC, a Florida limited liability company

of the County of Broward, State of Florida, grantors, and  
CGNR, LLC a Florida limited liability company

whose address is: 11121 Minneapolis Drive, Cooper City, FL 33026

of the County of Broward, State of Florida, grantees.  
**Witnesseth** that the GRANTORS, for and in consideration of the sum of

----- 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:

The South 6.00 feet of Lot 71, together with the North 44.50 feet of  
Lot 72 of EMBASSY LAKES PARCEL O, a subdivision according to the plat  
thereof as recorded in Plat Book 135, Page 40 in the Public Records  
of Broward County, Florida. A/K/A Lot 72A.

The preparer of this instrument was neither furnished with, nor  
requested to review, an abstract on the described property and  
therefore expresses no opinion as to condition of title.

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:

Carol J. Saxton  
Printed Name: Carol J. Saxton  
Witness

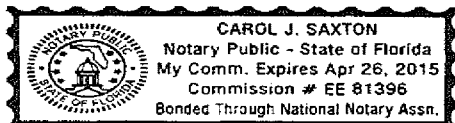
Wendy Balling  
Printed Name: Wendy Balling  
Witness

GREGORY G. ROY, SR. (Seal)  
GREGORY G. ROY, SR, Manager/Member  
P.O. Address: 11121 Minneapolis Drive  
Cooper City, Florida 33026

Regine C. Roy (Seal)  
REGINE C. ROY, Manager  
P.O. Address: 11121 Minneapolis Drive  
Cooper City, Florida 33026

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 21 day of March, 2014 by  
GREGORY G. ROY, SR, Manager/Member and REGINE C. ROY, Manager of  
RGR, LLC a Florida limited liability company  
who are personally known to me or who have produced their  
identification.



Carol J. Saxton  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

This Instrument Prepared by and Return To:

**David L. Brough, Esq.**

Brough, Chadrow & Levine, P.A

1900 N. Commerce Parkway

Weston, Florida 33326

Tel: 954-384-0732 Fax: 954-384-0846

File No. 645.0066 Account No. [REDACTED]

**CLAIM OF LIEN**

PLEASE TAKE NOTICE, that the undersigned corporation, EMBASSY LAKES MASTER OWNERS ASSOCIATION, INC. ("the Association"), whose mailing address is 3522 Embassy Drive Cooper City FL, 33026 ACCORDING TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR EMBASSY LAKES MASTER OWNERS ASSOCIATION, INC., AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, does hereby claim a lien for unpaid assessments against the following described real property in Broward County, Florida:

**The South 6.00 Feet of Lot 71, together with the North 44.50 feet of Lot 72 of Embassy Lakes Parcel O, a subdivision according to the Plat thereof, as recorded in Plat Book 135, Page 40 in the Public Records of Broward County, Florida.**

**a/k/a: 2716 Bogota Avenue, Cooper City, FL 33026**

**OWNER(S): CGNR, LLC**

Said lien is claimed due to the failure to pay the following assessments:

Maintenance Assessments Due @ \$179.00 Per Month,	
Payments Due 02/01/14, 03/01/14, 04/01/14, 05/01/14, 06/01/14,	
07/01/14, 08/01/14, 09/01/14, 10/01/14, 11/01/14, 12/01/14	1,969.00
Payments Due 01/01/15, 02/01/15, 03/01/15, 04/01/15, 05/01/15,	
06/01/15, 07/01/15, 08/01/15, 09/01/15, 10/01/15, 11/01/15, 12/01/15	2,148.00
Payments Due 01/01/16, 02/01/16, 03/01/16, 04/01/16	716.00
Violation (Clean Driveway - 07/01/12)	1,000.00
Violation (Landscaping & Maintenance, Grass - 03/01/13)	1,000.00
Violation (Landscaping & Maintenance, Plant Beds - 03/01/13)	1,000.00
Violation (Landscaping & Maintenance, Leaves - 03/01/13)	1,000.00
Late Charges Due @ \$25.00 Per Month,	
Late Charges Due Through April 7, 2016	675.00
Interest Charges Due @ 18% Per Annum,	
<b>TOTAL AMOUNT DUE</b>	<b>\$9,508.00</b>

This Claim of Lien shall secure all unpaid assessments, interest, late charges, costs and attorney's fees which are due and which may accrue subsequent to the date of this Claim of Lien.

EMBASSY LAKES MASTER OWNERS ASSOCIATION, INC.

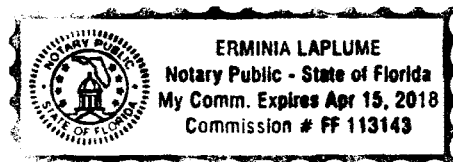
BY: \_\_\_\_\_

DAVID L. BROUGH, ESQ., AGENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME the undersigned authority, personally appeared David L. Brough, Esq. well known to be Agent for Embassy Lakes Master Owners Association, Inc. on this date executed the foregoing Claim of Lien under authority vested in him by said Corporation.

IN WITNESS THEREOF, I have hereunto set my hand and seal at Weston, in the County and State aforesaid, this 7 day of April, 2016.



Erminia Laplume  
NOTARY PUBLIC, STATE OF FLORIDA  
AT LARGE

My Commission Expires:

①

Case Number: COWE-16-011657 Division: 82  
Filing # 45563510 E-Filed 08/23/2016 12:56:07 PM

IN THE COUNTY COURT IN AND  
FOR BROWARD COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.:

EMBASSY LAKES MASTER  
OWNERS ASSOCIATION, INC.,  
A Florida not-for-profit corporation,

Plaintiff,  
vs.

CGNR LLC  
UNKNOWN TENANT ONE  
and UNKNOWN TENANT TWO,

Defendants,  
\_\_\_\_\_ /

**NOTICE OF LIS PENDENS**

To the above Defendants, if they be living; and, if they be dead, the unknown Defendants who may be spouses, heirs, devisees successors or assigns of such Defendants, and additional unknown Defendants as successors in interest, grantees, assignees, lienors, creditors, trustees and all parties claiming interest by, through, under or against the Defendants who are not natural persons, who are not known to be dead or alive and all parties having or claiming to have any right, title or interest in the property described in the lien being foreclosed herein.

YOU ARE NOTIFIED of the institution of this above-styled action by the named Plaintiffs against you seeking to foreclose a Lien which was recorded on April 14, 2016 in Official Instrument #113631716 in the Public Records of Broward County, Florida.:

**The South 6.00 Feet of Lot 71, together with the North 44.50 feet of Lot 72 of Embassy Lakes Parcel O, a subdivision according to the Plat thereof, as recorded in Plat Book 135, Page 40 in the Public Records of Broward County, Florida.  
a/k/a: 2716 Bogota Avenue, Cooper City, FL 33026**

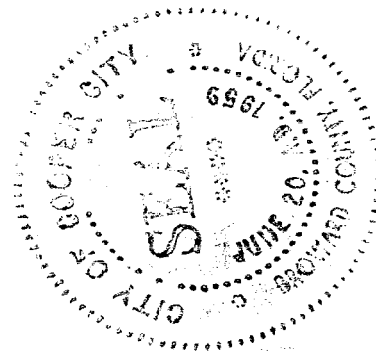
THE NATURE OF THE ACTION IS A COMPLAINT TO FORECLOSE A CLAIM OF LIEN FOR ASSESSMENTS.

Dated this August 23, 2016.

BROUGH, CHADROW & LEVINE, P.A.  
Attorneys for Plaintiff  
2149 North Commerce Parkway  
Weston, Florida 33326  
Tel: (954) 384-0732-Fax: (954) 384-0846

BY: BY: /s/ Michael S. Chadrow  
Scott J. Levine, Florida Bar No. 512605  
E-mail: [slevine@bclpa-law.com](mailto:slevine@bclpa-law.com)  
Michael S. Chadrow, Florida Bar No. 143782  
E-mail: [mchadrow@bclpa-law.com](mailto:mchadrow@bclpa-law.com)

645.0066



RETURN TO:

OFFICE OF THE SPECIAL MAGISTRATE CLERK  
CITY OF COOPER CITY  
9090 SW 50<sup>TH</sup> PLACE  
COOPER CITY, FL 33328

BEFORE THE CODE ENFORCEMENT  
SPECIAL MAGISTRATE OF THE CITY  
OF COOPER CITY, FLORIDA

**NOTICE OF VIOLATION NO. 04312**

CITY OF COOPER CITY,

Petitioner,

vs.

RGR, LLC,

Respondent(s).

**SPECIAL MAGISTRATE ORDER  
CERTIFYING FINE**

**THIS MATTER** came before the CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE CITY OF COOPER CITY, FLORIDA on the 18<sup>th</sup> day of December, 2013, and upon the presentation of testimony and other evidence in this case, the Special Magistrate finds:

1. The Respondent(s) own certain real property located at: 2716 Bogota Avenue, Cooper City, FL 33026, more particularly described as: EMBASSY LAKES PARCEL O 135-40 B AKA: LOT 72 A, According to the Plat thereof, as recorded in Plat Book 135, Page 40, of the Public Records of Broward County which is the subject of this Code Enforcement proceeding.

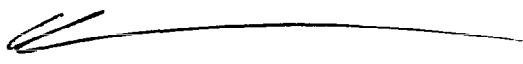
**CITY OF COOPER CITY**  
P.O. BOX 290910  
COOPER CITY, FL 33329-0910

2. The Final Order required the Respondent(s) to take corrective action with a specific Compliance Date of **11/15/2013**.

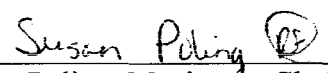
3. Under oath, the Code Enforcement Officer testified to the Special Magistrate on December 18, 2013 that the required corrective action was not taken as ordered, and that the violation(s) in question still exists.

4. Accordingly, it having been brought to the Special Magistrate's attention that the Respondent(s) did not comply with the above Order, the Special Magistrate has considered the gravity of the violation, any actions by the Respondent to remedy the violation, and any previous violations of the Respondent, and a fine is hereby certified, in the amount of **\$250.00** per day beginning on **9/23/13 thru 11/20/13**, which was the date previously set by the Special Magistrate for compliance, or a Final Judgment is entered by a court of competent jurisdiction. In addition, administrative costs of **\$80.00** are certified herein. This Order, which may be amended, can be recorded and shall, upon recordation, constitute a lien against all property owned by the Respondent pursuant to Chapter 162 of the Florida Statutes.

**ORDERED** this 23 day of December, 2013, at the City of Cooper City, Broward County, Florida.

  
M. Scott Kleiman, Esq.  
Special Magistrate, City of Cooper City

Attest:

  
Susan Poling, Magistrate Clerk

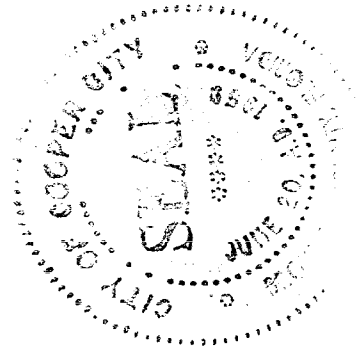
cc: RGR, LLC

THIS DOCUMENT PREPARED BY:

SUSAN POLING, SPECIAL MAGISTRATE CLERK  
CITY OF COOPER CITY  
9090 SW 50<sup>TH</sup> PLACE  
COOPER CITY, FL 33328

AFTER RECORDING RETURN TO:

OFFICE OF THE SPECIAL MAGISTRATE CLERK  
CITY OF COOPER CITY  
9090 SW 50<sup>TH</sup> PLACE  
COOPER CITY, FL 33328



SPECIAL MAGISTRATE

FINAL ORDER OR STIPULATED FINAL ORDER

VIOLATION OF SECTION 6-40(A)(1) OF THE CITY OF COOPER CITY CODE OF ORDINANCES

CASE NO. 04312

NAME:

RGR, LLC  
6187 NW 167 STREET STE. #H23  
HIALEAH, FL 33015-4352

PROPERTY ADDRESS:

2716 BOGOTA AVENUE  
COOPER CITY, FL 33026

LEGAL DESCRIPTION:

EMBASSY LAKES PARCEL O 135-40 B AKA: LOT 72 A

THIS CAUSE came before the Special Magistrate on the 16<sup>th</sup> day of October, 2013. The evidence or stipulated agreement between the parties result in the following findings of fact:

That RGR, LLC own the property located at 2716 Bogota Avenue, Cooper City, and did violate Section 6-40(a)(1) of the Code of Ordinances of Cooper City, Florida, entitled "Maintenance Standards-Exterior Building Condition," for failure to maintain walls and surfaces in good condition to prevent deterioration. (mold/mildew)

The Special Magistrate hereby makes a finding of fact and conclusion of law, based upon the evidence and testimony presented, that a violation of Section 6-40(a)(1) of the Code of Ordinances of Cooper City, Florida exists; therefore

CITY OF COOPER CITY  
P.O. BOX 290910  
COOPER CITY, FL 33329-0910

**It is hereby ordered as follows:**

RGR, LLC is hereby ordered to **correct the violation and pay a fine of \$250.00 per day from September 23, 2013 until compliance.** Also, an administrative cost in the amount of **\$80.00 must be paid on or before November 15, 2013.** Please remit this amount by Check or Money Order to the City of Cooper City, Attn: Special Magistrate Clerk, P.O. Box 290910, Cooper City, FL 33329-0910 or by Cash at Cooper City Hall at 9090 SW 50<sup>th</sup> Place, Cooper City, FL 33328.

IT IS YOUR RESPONSIBILITY TO CONTACT THE CODE DEPARTMENT WHEN YOU ARE IN COMPLIANCE. (954-432-9000 ext 240).

Pursuant to Section 162.09, (Florida Statutes), if the violation is not corrected **on or before November 15, 2013**, this matter will be heard before the Special Magistrate on **December 18, 2013**, to consider imposing and certifying a fine. If the fine is certified at that time, a certified copy of the order certifying a fine shall be recorded in the Public Records of Broward County, and once recorded, shall constitute a lien against the property upon which the violation exists and upon any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes. Section 162.09 Florida Statutes, provides that repeat violations may result in the assessment of a fine up to \$500.00 per day.

This order is appealable solely to the Circuit Court of Broward County, Florida, within 30 days of the date of this order.

Dated this 21 day of October, 2013.

SPECIAL MAGISTRATE  
CITY OF COOPER CITY

By: [Signature]  
M. Scott Kleiman, Esq.  
Special Magistrate, City of Cooper City

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21 day of October, 2013 by M. Scott Kleiman.

[Signature]

Notary Public, State of Florida

Personally known ☒ or produced identification ☐  
Type of identification produced: \_\_\_\_\_





**DATE: December 3rd, 2018**

**PROPERTY ID # 514106-06-0720 (TD # 40346)**

# WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2716 BOGOTA AVENUE, COOPER CITY, FL 33026-4511 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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PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

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

\* Estimated Amount due if paid by December 31, 2018 .....\$24,977.99

Or

\* Estimated Amount due if paid by January 15, 2019 .....\$25,262.27

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 16, 2019 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)

**DATE: December 3rd, 2018**

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\*LUNN, KIM M  
2720 BOGOTA AVE  
COOPER CITY, FL 33026-4511

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

**DATE: December 3rd, 2018**

**PROPERTY ID # 514106-06-0720 (TD # 40346)**

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CGNR LLC  
6187 NW 167 ST H23  
MIAMI, FL 33015

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**DATE: December 3rd, 2018**

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CGNR, LLC  
11121 MINNEAPOLIS DRIVE  
COOPER CITY, FL 33026

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

**DATE: December 3rd, 2018**

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GREGORY G ROY, SR, REGISTERED AGENT  
O/B/O CGNR, LLC  
11121 MINNEAPOLIS DR  
COOPER CITY, FL 33026

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**DATE: December 3rd, 2018**

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CITY OF COOPER CITY  
9090 SW 50 PL  
COOPER CITY, FL 33328

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

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CITY OF COOPER CITY  
P.O. BOX 290910  
COOPER CITY, FL 33329-0910

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OFFICE OF THE SPECIAL MAGISTRATE CLERK  
9090 SW 50TH PLACE  
COOPER CITY, FL 33328

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BROUGH, CHADROW & LEVINE, P.A., REGISTERED AGENT  
O/B/O EMBASSY LAKES MASTER OWNERS' ASSOCIATION, INC.

2149 N COMMERCE PKWY  
WESTON, FL 33326

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EMBASSY LAKES MASTER OWNERS ASSOCIATION, INC.

3522 EMBASSY DRIVE  
COOPER CITY, FL 33026

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MONEY ORDER PAYABLE TO:** BROWARD COUNTY TAX COLLECTOR

\* Estimated Amount due if paid by December 31, 2018 .....\$24,977.99  
Or  
\* Estimated Amount due if paid by January 15, 2019 .....\$25,262.27

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 16, 2019 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: December 3rd, 2018**

**PROPERTY ID # 514106-06-0720 (TD # 40346)**

# WARNING

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

EMBASSY LAKES MASTER OWNERS ASSOCIATION, INC.  
DAVID L. BROUGH, ESQ.  
BROUGH, CHADROW & LEVINE, P.A.  
1900 N. COMMERCE PARKWAY  
WESTON, FL 33326

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2716 BOGOTA AVENUE, COOPER CITY, FL 33026-4511 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.*

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[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

**DATE: December 3rd, 2018**

**PROPERTY ID # 514106-06-0720 (TD # 40346)**

# WARNING

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

EMBASSY LAKES MASTER OWNERS ASSOCIATION, INC.  
SCOTT J. LEVINE, ESQ.  
BROUGH, CHADROW & LEVINE, P.A.  
2149 NORTH COMMERCE PARKWAY  
WESTON, FL 33326

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2716 BOGOTA AVENUE, COOPER CITY, FL 33026-4511 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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- Or
- \* Estimated Amount due if paid by January 15, 2019 .....\$25,262.27

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

**DATE: December 3rd, 2018**

**PROPERTY ID # 514106-06-0720 (TD # 40346)**

# WARNING

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

\*LIPPNER, DAVID L & CAMILLE  
2710 BOGATA AVE  
HOLLYWOOD, FL 33021

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2716 BOGOTA AVENUE, COOPER CITY, FL 33026-4511 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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\* Estimated Amount due if paid by December 31, 2018 .....\$24,977.99

Or

\* Estimated Amount due if paid by January 15, 2019 .....\$25,262.27

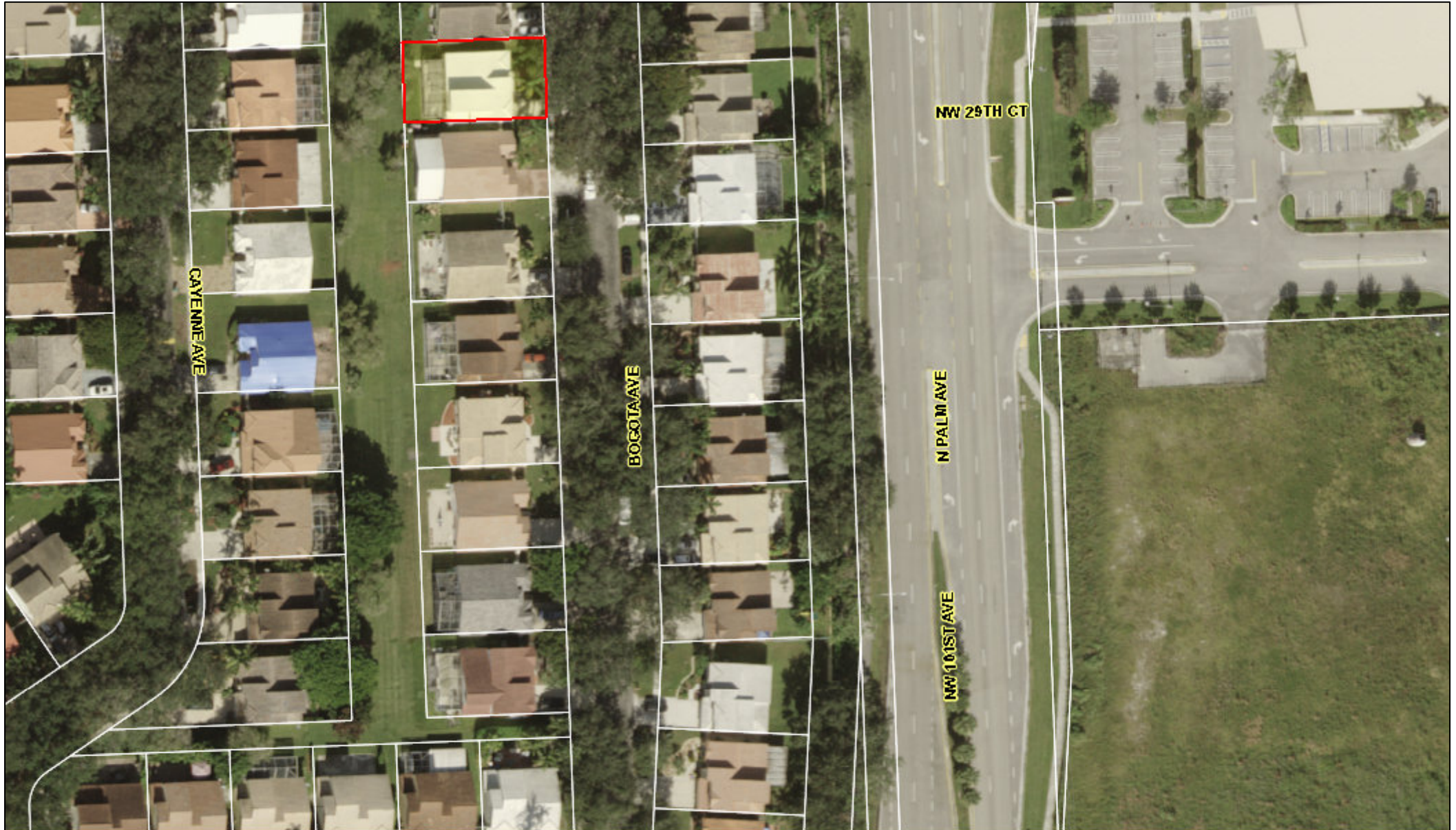
THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 16, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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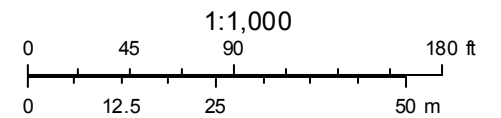
FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)





October 1, 2018





7018 1630 0000 4523 7889

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

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  
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**TD 40346 JANUARY 2019 WARNING**

\*LUNN, KIM M

2720 BOGOTA AVE

COOPER CITY, FL 33026-4511

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

See Reverse for Instructions

7016 1630 0000 4523 7872

U.S. Postal Service™  
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**OFFICIAL USE**

Certified Mail Fee

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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 | \$ |  |

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**TD 40346 JANUARY 2019 WARNING**

\*LIPPNER, DAVID L & CAMILLE  
2710 BOGATA AVE  
HOLLYWOOD, FL 33021

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

See Reverse for Instructions

7018 1830 0000 4523 7865

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 | \$ | _____ |

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**TD 40346 JANUARY 2019 WARNING**

EMBASSY LAKES MASTER OWNERS ASSOCIATION, INC.

SCOTT J. LEVINE, ESQ.

BROUGH, CHADROW & LEVINE, P.A.

2149 NORTH COMMERCE PARKWAY

WESTON, FL 33326

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

See Reverse for Instructions

7018 1830 0000 4523 7858

U.S. Postal Service<sup>TM</sup>  
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**OFFICIAL USE**

Certified Mail Fee

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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 | \$ | _____ |

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**TD 40346 JANUARY 2019 WARNING**

EMBASSY LAKES MASTER OWNERS ASSOCIATION, INC.

DAVID L. BROUGH, ESQ.

BROUGH, CHADROW & LEVINE, P.A.

1900 N. COMMERCE PARKWAY

WESTON, FL 33326

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

See Reverse for Instructions

7018 1830 0000 4523 7841

U.S. Postal Service<sup>TM</sup>  
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**OFFICIAL USE**

Certified Mail Fee

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

- ☐ Return Receipt (hardcopy) \$ \_\_\_\_\_  
☐ Return Receipt (electronic) \$ \_\_\_\_\_  
☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_  
☐ Adult Signature Required \$ \_\_\_\_\_  
☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

**TD 40346 JANUARY 2019 WARNING**  
EMBASSY LAKES MASTER OWNERS' ASSOCIATION, INC.  
3522 EMBASSY DRIVE  
COOPER CITY, FL 33026

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

See Reverse for Instructions

7018 1830 0000 4523 7834

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*Domestic Mail Only*

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  
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Postage

**TD 40346 JANUARY 2019 WARNING**  
EMBASSY LAKES MASTER OWNERS ASSOCIATION, INC.  
3522 EMBASSY DRIVE  
COOPER CITY, FL 33026

7018 1830 0000 4523 7827

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

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 | \$ |  |

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**TD 40346 JANUARY 2019 WARNING**

BROUGH, CHADROW & LEVINE, P.A., REGISTERED AGENT  
O/B/O EMBASSY LAKES MASTER OWNERS' ASSOCIATION, INC.  
2149 N COMMERCE PKWY  
WESTON, FL 33326

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

See Reverse for Instructions

7018 1830 0000 4523 7810

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)

**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 | \$ |  |

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**TD 40346 JANUARY 2019 WARNING**  
CITY OF COOPER CITY  
OFFICE OF THE SPECIAL MAGISTRATE CLERK  
9090 SW 50TH PLACE  
COOPER CITY, FL 33328

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

See Reverse for Instructions



7010 1830 0000 0091 9102

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

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  
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**TD 40346 JANUARY 2019 WARNING**

CITY OF COOPER CITY

P.O. BOX 290910

COOPER CITY, FL 33329-0910

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

See Reverse for Instructions

7018 1830 0000 4523 7797

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

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 | \$ | _____ |

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**TD 40346 JANUARY 2019 WARNING**

CITY OF COOPER CITY  
9090 SW 50 PL  
COOPER CITY, FL 33328

7018 1830 0000 4523 7780

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

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  
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**TD 40346 JANUARY 2019 WARNING**  
GREGORY G ROY, SR, REGISTERED AGENT  
O/B/O CGNR, LLC  
11121 MINNEAPOLIS DR  
COOPER CITY, FL 33026

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

See Reverse for Instructions

7018 1830 0000 4523 7773

U.S. Postal Service<sup>TM</sup>  
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*Domestic Mail Only*

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 | \$ _____ |

Postage

Postmark  
Here

**TD 40346 JANUARY 2019 WARNING**

CGNR, LLC  
11121 MINNEAPOLIS DRIVE  
COOPER CITY, FL 33026

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

See Reverse for Instructions

7018 1830 0000 4523 7766

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*Domestic Mail Only*

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  
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**TD 40346 JANUARY 2019 WARNING**

CGNR LLC

2716 BOGOTA AVENUE

COOPER CITY, FL 33026-4511

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

See Reverse for Instructions

7018 1830 0000 4523 7759

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*Domestic Mail Only*

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 | \$ | _____ |

Postage

Postmark  
Here

**TD 40346 JANUARY 2019 WARNING**

CGNR LLC  
6187 NW 167 ST H23  
MIAMI, FL 33015

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

See Reverse for Instructions

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 40346 JANUARY 2019 WARNING**

BROUGH, CHADROW & LEVINE, P.A., REGISTERED AGENT  
O/B/O EMBASSY LAKES MASTER OWNERS' ASSOCIATION, INC.  
2149 N COMMERCE PKWY  
WESTON, FL 33326



9590 9402 3901 8060 4888 36

7018 1830 0000 4523 7827

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

Erica Candell

12/11/18

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.

TD 403461 JANUARY 2019 WARNING  
EMBASSY LAKES MASTER OWNERS ASSOCIATION, INC.  
SCOTT J. LEVINE, ESQ.  
BROUGH, CHADROW & LEVINE, P.A.  
2149 NORTH COMMERCE PARKWAY  
WESTON, FL 33326



9590 9402 3901 8060 4881 19

(Transfer from service label)

7018 1830 0000 4523 7865

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Received by (Printed Name)

Erica Candellero

C. Date of Delivery

12/7

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

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

Mail  
Restricted Delivery  
(30)

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 40346 JANUARY 2019 WARNING

\*LIPPNER, DAVID L & CAMILLE  
2710 BOGATA AVE  
HOLLYWOOD, FL 33021



9590 9402 3901 8060 4887 82

2. Article Number (Transfer from service label)

7018 1830 0000 4523 7872

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

☐ Agent  
☐ Addressee  
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"/> 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 40346 JANUARY 2019 WARNING**  
EMBASSY LAKES MASTER OWNERS' ASSOCIATION, INC  
3522 EMBASSY DRIVE  
COOPER CITY, FL 33026



9590 9402 3901 8060 4888 50

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

7018 1830 0000 4523 7841

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)

ANDRES GOMEZ

## C. Date of Delivery

12/6/18

- 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

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

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 40346 JANUARY 2019 WARNING

CGNR LLC  
6187 NW 167 ST H23  
MIAMI, FL 33015

9590 9402 3901 8060 4889 28

7018 1830 0000 4523 7759

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

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Registered Mail Restricted Delivery
- ☐ Insured 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.

## 1. Article Addressed to:

**TD 40346 JANUARY 2019 WARNING**  
EMBASSY LAKES MASTER OWNERS ASSOCIATION, INC  
3522 EMBASSY DRIVE  
COOPER CITY, FL 33026



9590 9402 3901 8060 4888 43

2.

7018 1830 0000 4523 7834

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)

ANDRES GOMEZ

## C. Date of Delivery

12/6/18

## 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

Restricted Delivery

12/10/18 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 40346 JANUARY 2019 WARNING

CITY OF COOPER CITY

9090 SW 50 PL

COOPER CITY, FL 33328



9590 9402 3901 8060 4888 81

7018 1830 0000 4523 7797

## COMPLETE THIS SECTION ON

A. Signature

X

Wasserman

☐ Agent☐ Addressee

B. Received by (Printed Name)

Wasserman

C. Date of Delivery

12/6/18

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 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 7530-02-000-9063

Domestic Return

## 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 40346 JANUARY 2019 WARNING  
CITY OF COOPER CITY  
P.O. BOX 290910  
COOPER CITY, FL 33329-0910



9590 9402 3901 8060 4888 98

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

7018 1830 0000 4523 7803

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

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

Gerardo Gonzalez

- ☐ Agent  
☐ Addressee

## B. Received by (Printed Name)

Gerardo Gonzalez

## C. Date of Delivery

12/6

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  
☐ Insured Mail

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

all Restricted Delivery

Domestic Return Receipt