



**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: 04/09/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 04/05/2018

CERTIFICATE # 2014-11430

ACCOUNT # 494230BA1530

ALTERNATE KEY # 348960

TAX DEED APPLICATION # 40585

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 314, Building 3, OF THE SUNSET HILLS 1 CONDOMINIUM, A Condominium, according the Declaration of Condominium thereof as recorded in Official Records Book 8181, Page 35 of the Public Records of Broward County, Florida and any amendments thereto.

PROPERTY ADDRESS: 3600 NW 21 STREET #314, LAUDERDALE LAKES FL 33311-9209

OWNER OF RECORD ON CURRENT TAX ROLL:

SIGS LLC

8551 SUNRISE BLVD #208

PLANTATION, FL 33322

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

SIGS, LLC

Instrument: 113140840

8551 SUNRISE BLVD., SUITE 208

PLANTATION, FL 33322 (Per Deed, Property Appraiser and Sunbiz)

NOWACK & OLSON, PLLC, REGISTERED AGENT

O/B/O SIGS, LLC

8551 SUNRISE BLVD, SUITE 208

PLANTATION, FL 33322 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CAPITAL ONE CLTRL ASSIGNEE OF FIG 2241, LLC

PO BOX 54862

NEW ORLEANS, LA 70154-4862 (Tax Deed Applicant)

ROYAL POINT CONDOMINIUM ASSOCIATION, INC.

F/K/A SUNSET HILLS CONDOMINIUM ASSOCIATION, INC.

6635 W COMMERCIAL BLVD #200

TAMARAC, FL 33319 (Per Sunbiz. Declaration recorded in 8181-35.)

MILBERG KLEIN PL, REGISTERED AGENT
O/B/O ROYAL POINT CONDOMINIUM ASSOCIATION, INC.
F/K/A SUNSET HILLS CONDOMINIUM ASSOCIATION, INC.
5550 GLADES RD, SUITE 500
BOCA RATON, FL 33431 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 30 BA 1530

CURRENT ASSESSED VALUE: \$34,590

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: 19759, Page: 375
Warranty Deed	OR: 26401, Page: 627
Warranty Deed	OR: 36927, Page: 1579
Re-Recorded Warranty Deed (Corrects Deed in 36927-1579.)	OR: 37162, Page: 1721
Warranty Deed	OR: 42518, Page: 583
Quit Claim Deed	OR: 43379, Page: 571
Quit Claim Deed	OR: 45245, Page: 503
Certificate of Title	OR: 45819, Page: 410
Quit Claim Deed	OR: 50588, Page: 1063
Corrective Quit Claim Deed (Corrects Deed in 50588-1063.)	OR: 50736, Page: 850
Quit Claim Deed	Instrument: 112865853
Quit Claim Deed	Instrument: 113120694
Order Quieting Title	Instrument: 114022378

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



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3600 NW 21 STREET #314, LAUDERDALE LAKES FL 33311-9209	ID #	4942 30 BA 1530
Property Owner	SIGS LLC	Millage	2012
Mailing Address	8551 SUNRISE BLVD #208 PLANTATION FL 33322	Use	04
Abbr Legal Description	SUNSET HILLS #1 CONDO UNIT 314 BLDG 3		

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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$4,660	\$41,980	\$46,640	\$38,040	
2017	\$3,460	\$31,130	\$34,590	\$34,590	\$1,147.10
2016	\$3,640	\$32,760	\$36,400	\$36,400	\$1,183.76

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$46,640	\$46,640	\$46,640	\$46,640
Portability	0	0	0	0
Assessed/SOH	\$38,040	\$46,640	\$38,040	\$38,040
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	\$38,040	\$46,640	\$38,040	\$38,040

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/14/2015	QC*-D	\$10,500	113120694			
3/5/2015	QC*-D	\$48,000	112865853			
4/29/2014	DR*-T	\$100	112254012			
3/3/2014	QC*-T	\$51,000	112134318			
10/21/2008	CET-T	\$100	45819 / 410			
				Adj. Bldg. S.F.		1100
				Units/Beds/Baths		1/2/2
				Eff./Act. Year Built: 1980/1979		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
20								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #40585

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 August 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:

SIGS, LLC 8551 SUNRISE BLVD., SUITE 208 PLANTATION, FL 33322	CAPITAL ONE CLTRL ASSIGNEE OF FIG 2241, LLC PO BOX 54862 NEW ORLEANS, LA 70154-4862	MILBERG KLEIN PL, REGISTERED AGENT O/B/O ROYAL POINT CONDOMINIUM ASSOCIATION, INC. F/K/A SUNSET HILLS CONDOMINIUM ASSOCIATION, INC. 5550 GLADES RD, SUITE 500 BOCA RATON, FL 33431 CITY OF LAUDERDALE LAKES 4300 NW 36 ST LAUDERDALE LAKES, FL 33319	NOWACK & OLSON, PLLC, REGISTERED AGENT O/B/O SIGS, LLC 8551 SUNRISE BLVD, SUITE 208 PLANTATION, FL 33322
ROYAL POINT CONDOMINIUM ASSOCIATION, INC. F/K/A SUNSET HILLS CONDOMINIUM ASSOCIATION, INC. 6635 W COMMERCIAL BLVD #200 TAMARAC, FL 33319	BANK OF AMERICA ELIZABETH TORRES TSC SALE RECOVERY 177 HOLSTON DR MAIL CODE CAO-911-01-03 LANCHESTER, CA 98586		INTERNAL REVENUE SERVICE ADVISORY UNIT - STOP 5780 7850 S.W. 6TH COURT PLANTATION, FL 33324
ROYAL POINT CONDOMINIUM ASSOCIATION, INC. F/K/A SUNSET HILLS CONDOMINIUM ASSOCIATION, INC. 3710 NW 21ST STREET SUITE 101 LAUDERDALE LAKES, FL 33311	SIGS LLC 3600 NW 21 ST #314 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 August 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 40585

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-BA-1530
Certificate Number: 11430
Date of Issuance: 06/01/2015
Certificate Holder: CAPITAL ONE CLTRL ASSIGNEE OF FIG 2241, LLC
Description of Property: SUNSET HILLS #1 CONDO UNIT 314 BLDG 3
A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8181, PAGE 35, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD COUNTY, FL.

Name in which assessed: SIGS LLC
Legal Titleholders: SIGS LLC
8551 SUNRISE BLVD #208
PLANTATION, FL 33322

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of September, 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 16th day of August, 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: 08/16/2018, 08/23/2018, 08/30/2018 & 09/06/2018
Minimum Bid: 6519.74

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

40585

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 11430

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

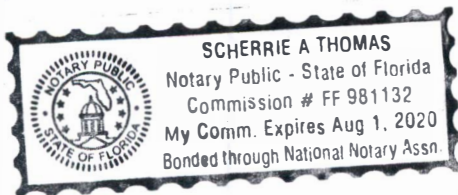
08/16/2018 08/23/2018 08/30/2018 09/06/2018

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
6 day of SEPTEMBER, 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 40585

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-BA-1530
Certificate Number: 11430

Date of Issuance: 06/01/2015

Certificate Holder:

CAPITAL ONE CLTRL ASSIGNEE
OF FIG 2241, LLC

Description of Property:

SUNSET HILLS #1 CONDO
UNIT 314 BLDG 3

A CONDOMINIUM, ACCORDING
TO THE DECLARATION OF
CONDIMINIUM THEREOF, AS
RECORDED IN OFFICIAL RECORDS
BOOK 8181, PAGE 35, AND ALL
EXHIBITS AND AMENDMENTS
THEREOF, PUBLIC RECORDS
OF BROWARD COUNTY, FL.

Name in which assessed:

SIGS LLC

Legal Titleholders:

SIGS LLC

8551 SUNRISE BLVD #208
PLANTATION, FL 33322

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

Unless such certificate shall be
redeemed according to law the property
described in such certificate will be
sold to the highest bidder on the 19th
day of September, 2018. Pre-bidding
shall open at 9:00 AM EDT, sale shall
commence at 10:00 AM EDT and
shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

*Pre-registration is required to bid.

Dated this 16th day of August, 2018.

Bertha Henry

SEE ATTACHED

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 suc-
cessful bidder is responsible to pay
any outstanding taxes.

Minimum Bid: 6519.74
401-314

8/16-23-30 9/6 18-03/0000332580B

Assignment: 9199 Please Route To Supervisor Service Sheet # 18-035321

BROWARD COUNTY, FL vs. SIGS LLC VS. COUNTY/BROWARD TD 40585
PLAINTIFF DEFENDANT CASE
TAX SALE NOTICE COURT 9/19/2018
TYPE OF WRIT HEARING DATE

SIGS LLC SERVE 3600 NW 21 STREET, #314
LAUDERDALE LAKES, FL 33311
SERVE A.S.A.P. - RETURN BY FAX NOTICE TRAY Received this process on 8/9/18
Date 8/7/2018 DUTY

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

JULIE AIKMAN, SUPV.
9884 Attorney

☒ Served
☐ Not Served - see comments
8/9/18 at 11:44 am
Date Time

On SIGS LLC, in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

☐ INDIVIDUAL SERVICE

SUBSTITUTE SERVICE:

☐ At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit:

_____, in accordance with F.S. 48.031(1)(a)

☐ To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)

☐ To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

CORPORATE SERVICE:

☐ To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081

☐ To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)

☐ To _____, as resident agent of said corporation in accordance with F.S. 48.091

☐ PARTNERSHIP SERVICE: To _____, partner, or to _____, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

☐ POSTED RESIDENTIAL: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

1st attempt date/time: _____

2nd attempt date/time: _____

☐ POSTED COMMERCIAL: By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

1st attempt date/time: _____

2nd attempt date/time: _____

☒ OTHER RETURNS: See comments

COMMENTS: Posted on door 8/9/18 @ 11:44am

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: Holly W. Tugish D.S.
H. Tugish 15591

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494230-BA-1530 (TD #40585)

RECEIVED SHERIFF

2016 AUG -7 AM 8:48

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE BROWARD COUNTY, FLORIDA

BROWARD COUNTY SHERIFF'S DEPT
ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES 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 August 31, 2018\$5,122.95

Or

* Amount due if paid by September 18, 2018\$5,180.44

*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 September 19, 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/recordtaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

SIGS LLC
3600 NW 21 STREET #314
LAUDERDALE LAKES, FL 33311

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: ZO13 Please Route To Supervisor 18 035322 Service Sheet #
BROWARD COUNTY, FL vs. SIGS LLC VS. COUNTY/BROWARD DEFENDANT TD 40585 CASE
PLAINTIFF TYPE OF WRIT TAX SALE NOTICE COURT HEARING DATE 9/19/2018
SIGS LLC SERVE 8551 SUNRISE BLVD, #208
PLANTATION, FL 33322
SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY

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

JULIE AIKMAN, SUPV.
9884 Attorney

☒ Served

☐ Not Served - see comments

8-10-18 Date at 1429 Time

On SIGS LLC, 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 8-10-18 1429

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] 16670 D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494230-BA-1530 (TD # 40585)

RECEIVED SHERIFF

2016 AUG -7 AM 8:48

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

**ORIGINAL
DOCUMENT**

NOTE

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Or

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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/recordtaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

SIGS LLC
8551 SUNRISE BLVD #208
PLANTATION, FL 33322

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

Return to: (enclose self-addressed stamp) **WC/CHS THE COURIER/JAB**

Name Ashley L. Diener, Esq.

Address 2020 N.E. 163rd Street, Suite 300
North Miami Beach, FL 33162

This Instrument Prepared by: Ashley L. Diener, Esq.

Address 2020 N.E. 163rd Street, Suite 300
North Miami Beach, FL 33162

Property Appraiser's Parcel Identification (Folio) Number(s):

Grantee(s) S.S. #s: [REDACTED]

WARRANTY DEED
INDIVID. TO INDIVID.

97-237495 T#001
05-09-97 03:07PM

\$ 168.00
DOCU. STAMPS--DEED

REC'D. BROWARD CNTY
B. JACK OSTERHOLT

COUNTY ADMIN.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this 5th day of May, 1997, BETWEEN

FREDERIC E. CONDE AND MARGARET CONDE, his wife

whose post office address is: 16178 S.W. 154th Court, Miami, Florida 33187

of the County of Dade, State of Florida, grantor, and

CAROLANNE B. GARLICK

whose post office address is: 3600 N.W. 21st Street, Sunset Hills, Lauderdale Lakes, FL 33311
Unit 314, Building 3

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

WITNESSETH: That said grantor, for and in consideration of the sum of

TEN (\$10.00 and 00/100) Dollars, and

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

Unit 314, Building 3, SUNSET HILLS I, a Condominium
according to the Declaration of Condominium thereof,
recorded in O.R. Book 8181, Page 35, of the Public
Records of Broward County, Florida.

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

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

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

Signed, Sealed and Delivered in Our Presence:

Fred E. Conde
FREDERIC E. CONDE

James A. Bauman (Seal)
WITNESS, JAMES A. BAUMAN

Margaret Conde
MARGARET CONDE

David M. Bauman (Seal)
WITNESS, DAVID M. BAUMAN

STATE OF _____ (Seal)
COUNTY OF _____

The foregoing instrument was acknowledged before me this 5th day of May, 1997, by FREDERIC E. CONDE joined by Margaret Conde his wife

who is/are personally known to me or who has/have produced Driver's license

as identification and who did take an oath.

My Commission expires:

(Seal)



JEROME A. BAUMAN
COMMISSION # CC 458291
EXPIRES MAY 2, 1999
BONDED THRU
ATLANTIC FIDELITY CO., INC.

Notary Public
Serial Number:

ITEM 7381 (9/1/92)

Great Lakes Business Forms, Inc. To Order Call: 1-800-530-9393 FAX: 616-791-1131

BK26401PG0627



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

Detail by Entity Name

Florida Not For Profit Corporation

ROYAL POINT CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	745736
FEI/EIN Number	59-2005567
Date Filed	01/26/1979
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	01/16/2018
Event Effective Date	NONE

Principal Address

3710 NW 21ST STREET
SUITE 101
LAUDERDALE LAKES, FL 33311

Changed: 04/15/2009

Mailing Address

6635 W Commercial Blvd #200
200
Tamarac, FL 33319

Changed: 03/06/2018

Registered Agent Name & Address

Milberg Klein PL
5550 Glades Rd, Suite 500
Boca Raton, FL 33431

Name Changed: 08/12/2016

Address Changed: 08/12/2016

Officer/Director Detail

Name & Address

Title President

Ismail, Yousef

6635 W Commercial Blvd #200
200
Tamarac, FL 33319

Title VP

Ashram, Abdullah, Treasurer
6635 W Commercial Blvd #200
200
Tamarac, FL 33319

Title VP

Ismail, Monther, Vice President
6635 W Commercial Blvd #200
200
Tamarac, FL 33319

Title Director

GOPIE , LON
6635 W Commercial Blvd #200
200
Tamarac, FL 33319

Title Director

LOPEZ, HECTOR
6635 W Commercial Blvd #200
200
Tamarac, FL 33319

Annual Reports

Report Year	Filed Date
2016	04/26/2016
2017	02/17/2017
2018	03/06/2018

Document Images

03/06/2018 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- Name Change	View image in PDF format
02/17/2017 -- ANNUAL REPORT	View image in PDF format
08/12/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
09/03/2015 -- Amendment	View image in PDF format
03/18/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
06/17/2013 -- ANNUAL REPORT	View image in PDF format
11/15/2012 -- ANNUAL REPORT	View image in PDF format
02/02/2012 -- ANNUAL REPORT	View image in PDF format
04/01/2011 -- ANNUAL REPORT	View image in PDF format

01/15/2010 -- ANNUAL REPORT	View image in PDF format
05/14/2009 -- Reg. Agent Change	View image in PDF format
04/15/2009 -- ANNUAL REPORT	View image in PDF format
01/06/2009 -- ANNUAL REPORT	View image in PDF format
10/23/2008 -- ANNUAL REPORT	View image in PDF format
04/08/2008 -- ANNUAL REPORT	View image in PDF format
07/18/2007 -- ANNUAL REPORT	View image in PDF format
04/19/2006 -- ANNUAL REPORT	View image in PDF format
01/17/2006 -- ANNUAL REPORT	View image in PDF format
03/21/2005 -- ANNUAL REPORT	View image in PDF format
02/18/2004 -- ANNUAL REPORT	View image in PDF format
02/13/2003 -- ANNUAL REPORT	View image in PDF format
01/17/2002 -- ANNUAL REPORT	View image in PDF format
02/14/2001 -- ANNUAL REPORT	View image in PDF format
11/08/2000 -- Reg. Agent Change	View image in PDF format
03/01/2000 -- ANNUAL REPORT	View image in PDF format
10/05/1999 -- ANNUAL REPORT	View image in PDF format
02/24/1998 -- ANNUAL REPORT	View image in PDF format
03/03/1997 -- ANNUAL REPORT	View image in PDF format
12/16/1996 -- REINSTATEMENT	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Return to Detail Screen](#) /

[Return to Detail Screen](#)

Events

ROYAL POINT CONDOMINIUM ASSOCIATION, INC.

Document Number 745736
Date Filed 01/26/1979
Effective Date None
Status Active

Event Type	Filed Date	Effective Date	Description
NAME CHANGE AMENDMENT	01/16/2018		OLD NAME WAS : SUNSET HILLS CONDOMINIUM ASSOCIATION, INC.

[Return to Detail Screen](#)

Detail by Entity Name

Florida Limited Liability Company
SIGS, LLC

Filing Information

Document Number	L15000073667
FEI/EIN Number	47-4292732
Date Filed	04/27/2015
Effective Date	04/27/2015
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/03/2017

Principal Address

8551 SUNRISE BLVD.
SUITE 208
PLANTATION, FL 33322

Mailing Address

8551 SUNRISE BLVD.
SUITE 208
PLANTATION, FL 33322

Registered Agent Name & Address

NOWACK & OLSON, PLLC
8551 SUNRISE BLVD
SUITE 208
PLANTATION, FL 33322

Name Changed: 01/03/2017

Authorized Person(s) Detail

Name & Address

Title MGR

SMOKE, STEVEN
3101 S. OCEAN DRIVE, UNIT 2005
HOLLYWOOD, FL 33019

Annual Reports

Report Year	Filed Date
2016	01/03/2017
2017	01/03/2017

Document Images

[01/03/2017 -- REINSTATEMENT](#)

[View image in PDF format](#)

[04/27/2015 -- Florida Limited Liability](#)

[View image in PDF format](#)

Prepared by:
KEITH D. DIAMOND, ESQ.
3440 Hollywood Blvd, Suite 415
Hollywood, Florida 33021

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made the 3rd day of March, A.D., 2014 by SUNSET HILLS CONDOMINIUM ASSOCIATION, INC., a Florida Corporation, whose post office address is 3710 NW 21st Street, Suite 101, Lauderdale Lakes, Florida 33311, hereinafter called the Grantor to HILTON LEASING, LLC, a Florida limited liability Company, whose post office address is 3161 S.W. 117th Avenue, Davie, FL, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is hereby acknowledged, hereby quit claims all of her interest unto the Grantee, all that certain land situate in Broward County, Florida, viz:

BUILDING 2, UNITS 102, 209, 314, 403, 212 OF THE SUNSET HILLS ONE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 8181, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL AND ANY AMENDMENTS THERETO.

Property Addresses: 3710 NW 21st Street, Lauderdale Lakes, Florida (Units 102, 209, 314, 403 and 212.

BUILDING 4, UNITS 304, 205, 114, 213, 311 OF THE SUNSET HILLS ONE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 8181, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL AND ANY AMENDMENTS THERETO.

Property Addresses: 3610 NW 21st Street, Lauderdale Lakes, Florida (Units 304, 205, 114, 213, 311.

BUILDING 3, UNITS 405, 314, 205, 412 OF THE SUNSET HILLS ONE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 8181, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL AND ANY AMENDMENTS THERETO.

Property Addresses: 3600 NW 21st Street, Lauderdale Lakes, Florida (Units 405, 314, 205, and 412.


BUILDING 1, UNITS 305, 307 OF THE SUNSET HILLS ONE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 8181, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL AND ANY AMENDMENTS THERETO.

Property Address: 3700 NW 21st Street, Lauderdale Lakes, Florida 33351, units 305 and 307.

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 us:

Witnesses:


Print Name: Keith Diamond


Print Name David Cowheard

STATE OF FLORIDA)
 : ss.
COUNTY OF BROWARD)

SUNSET HILLS CONDOMINIUM
ASSOCIATION, INC.


Kern Martinez, President

The foregoing instrument was acknowledged before me this 3 day of March, 2014 by Kern Martinez, as President of Sunset Hills Condominium Association, Inc., who is personally known to me or who has produced DL as identification.

My commission expires:


NOTARY PUBLIC AT LARGE
STATE OF FLORIDA



SUNSET HILLS CONDOMINIUM
ASSOCIATION, INC.,

Plaintiff,

vs.

NICODHIA PAUL, RONALD THEODORE,
ANY AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, UNDER, AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANTS WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS, DEVISEES,
GRANTEES OR OTHER CLAIMANTS; and
JOHN DOE and JANE DOE, fictitious names
representing unknown tenants in possession,

Defendants.

IN THE COUNTY COURT IN AND
FOR BROWARD COUNTY, FLORIDA

CASE NO. COCE 07-20358 (55)

COUNTY CIVIL CONTROL
2008 OCT 21 PM 5:18
FILED FOR RECORD
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLORIDA

CERTIFICATE OF TITLE

The undersigned, Howard C. Forman, Clerk of Court, certifies that he executed and filed a Certificate of Sale in this action on 10 day of October 2008, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections:

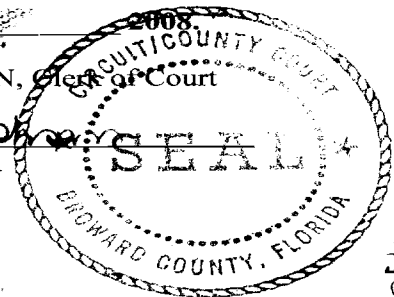
**UNIT 314, BUILDING 3, SUNSET HILLS I, A CONDOMINIUM,
ACCORDING TO THE DECLARATION OF CONDOMINIUM
THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8181,
PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.**

Was Sold To: Sunset Hills Condominium Association Inc.

WITNESS my hand and the Seal of the Court on October 21, 2008

HOWARD C. FORMAN, Clerk of Court

By: Lonna Forman
As Deputy Clerk



Prepared By and Return To:
Nicodhia Paul and Ronald Theodore
3600 NW 21st Street, Unit # 314
Lauderdale Lakes, FL 33311

Property Appraisers ID #: 4942 30 BA 1530

QUIT CLAIM DEED

Executed this **27th day of February 2008** by **Nicodhia Paul, a single woman and Ronald Theodore, a single man**, whose post office address is 3600 NW 21st Street, Unit # 314, Lauderdale Lakes, Florida 33311 hereinafter called the grantor, to **Nicodhia Paul, a single woman and Ronald Theodore, a single man**, and **Avena Fleurizard Jean and Clermilien Jean, wife and husband**, whose post office address is: 3600 NW 21st Street, Unit # 314, Lauderdale Lakes, Florida 33311, hereinafter called the grantees.

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the grantor, for and in consideration of the sum of \$10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, hereby remises, releases and quit claims unto the grantee, all the right, title, interest, claim and demand which the said grantor has in and to the following described land, situate in County of Palm Beach, State of Florida, to-wit:

Unit 314, Building 3, SUNSET HILLS 1 A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in official records Book 8181, Page 35 of the Public Records of BROWARD County, Florida.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, to the only proper use, benefit and behalf of grantee forever.

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

Signed, sealed and delivered in presence of:

(Two witness signatures required)

Blondine Laguerre
(Signature of first witness)

BLONDINE LAGUERRE
(Printed name of first witness)

[Signature]
(Signature of second witness)

GUERIER LAMARRE
(Printed name of second witness)

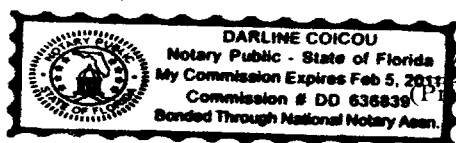
[Signature]
Nicodhia Paul
[Signature]
Ronald Theodore

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, a Notary Public, this 27th day of February, 2008, by **Nicodhia Paul, a single woman and Ronald Theodore, a single man**, who was personally known to me, or who produced Driver License as identification.

My Commission Expires: Feb 5, 2011
My Commission Number:

[Signature]
(Signature of Notary)



DARLINE COICOU
(Printed Name of Notary)

①

Prepared By and Return To:
Nicodhia Paul
3600 NW 21st Street Unit 314
Lauderdale Lakes, FL 33311
Property Appraisers ID #: 4942 30 BA 1530

QUIT CLAIM DEED

Executed this 21TH day of December, 2006, by Nicodhia Paul, a single woman, whose post office address is 3600 NW 21 Street #314, Lauderdale Lakes, Florida 33311, hereinafter called the grantor, to Nicodhia Paul, a single woman and Ronald Theodore, a single man, herein called the grantees, whose post office address is: 3600 NW 21st Street #314, Lauderdale Lakes, Florida 33311:

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the grantor, for and in consideration of the sum of \$10.00, in hand paid by the said grantee, the receipt whereof are hereby acknowledged, hereby remise, release and quit claims unto the grantee, all the right, title, interest, claim and demand which the said grantors have in and to the following described land, situate in County of Broward, State of Florida, to-wit:

UNIT 314, BUILDING 3, SUNSET HILLS I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8181, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, to the only proper use, benefit and behold of grantee forever.

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

Signed, sealed and delivered in presence of:
(Two witness signatures required)

(Signature of first witness)

(Printed name of first witness)

(Signature of second witness)

(Printed name of second witness)

(Signature of Grantor)

(Printed Name of Grantor)

(Signature of Grantor)

(Printed Name of Grantor)

Address of Grantor: _____

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me, a Notary Public, this 21st day of Dec. 2006 by Nicodhia Paul, who was personally known to me, or who produced the following identification: Florida Driver License

My Commission Expires:

(Signature of Notary)

NOTARY PUBLIC-STATE OF FLORIDA
 **Lunique Jerome**
Commission # **DD464920**
Expires: **AUG. 23, 2009**
Bonded Thru Atlantic Bonding Co., Inc.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Innocent O. Chinweze, Esq.

Rockland Title Company

300 South Pine Island Road Suite 248

Plantation, Florida 33324

Property Appraisers Parcel Identification (Folio) Numbers: **4942 30 BA 1530**

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the **29th** day of **June, 2006** by **Detlef Mandke, a married man**, whose post office address is **3600 NW 21st Street # 314, Lauderdale Lakes, FL 33311** herein called the grantor, to **Nicodhia Paul, a single woman**, whose post office address is **3600 NW 21st Street Unit # 314, Lauderdale Lakes, FL 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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars 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, State of Florida**, viz.:

Unit 314, Building 3, SUNSET HILLS I, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8181, Page 35 and any amendments thereto, of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2006 and thereafter.

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, and 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, 2003.

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:

Witness #1 Signature *JEANNE BURGESS*
Legal Assistant
202 - 2365 Gordon Drive
Kelowna, B.C.

Witness #1 Printed Name **VTW 3C2**

Witness #2 Signature *CHRISTINE DANKKE*

Witness #2 Printed Name **CHRISTINE DANKKE**

Detlef Mandke
Detlef Mandke

~~STATE OF~~ PROVINCE OF BRITISH
~~COUNTY OF~~ COLUMBIA
~~COUNTRY~~ CANADA

The foregoing instrument was acknowledged before me this 6 day of JULY, 2006 by Detlef Mandke, a married man who is personally known to me or has produced his BRITISH DRIVER LICENSE as identification.

SEAL

Paul S. Henry
Notary Public

My Commission Expires:


PAUL S. HENRY
Printed Notary Name
202-2365 Gordon Drive
Kelowna, BC V1W 3C2
Barrister & Solicitor

3. 314

Certificate of Approval

We, the Board of Directors of Sunset Hills Condominium Association, Inc.,
at the request of the present **Owner of Unit 314 - 3600 NW 21st Street,**
Lauderdale Lakes, FL 33313, the undersigned officer / agent of the Association
operating the above described Association, hereby certifies as follows:
that **Nicodhia Paul** as Purchaser and any Financial Institution
which may finance said unit, have been duly approved by the Association
pursuant to the provisions of The Declaration of the Association.

Board Member / Agent:

_____

Print Name: Blair R. Becker

Position: Association Manager

Dated this 5th day of June, 2006.

L & R 40
This Document Prepared By and Return to:
Tamar Duffner Shendell, Esq.
Compleat Title, Inc.
3650 North Federal Highway, Suite 202
Lighthouse Point, FL 33064
W. Chris Corrie

INSTR # 103739850
OR BK 36927 Pages 1579 - 1579
RECORDED 02/12/04 10:24:40
BROWARD COUNTY COMMISSION
DOC STMP-D: \$280.00
DEPUTY CLERK 1913
#1:1 Pages

Parcel ID Number: 19230-BA-15300

Warranty Deed

This Indenture, Made this **10th** day of **February**, 2004 A.D., Between
John H. Garlick and Carolanne B. Garlick, husband and wife

of the County of **York**, State of **South Carolina**, grantors, and
Detlef Mandke, a married man

whose address is: **4513 West Tradewinds Avenue, Fort Lauderdale, FL 33308**

of the Cou **Broward**, State of **Florida**, grantee.

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 GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situatc,
lying and being in the County of **Broward** State of **Florida** to wit:

**UNIT 314, BUILDING 3, SUNSET HILLS I, A CONDOMINIUM, ACCORDING TO THE
DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 8181,
PAGE 35, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.**

This Warranty Deed is being re-recorded to include the
Certificate of Approval that is attached hereto and to also
correct the above legal description to show that the
subject property is located in Broward County and not in
Duval County.

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:

Maria Bridges
Printed Name: MARIA Bridges
Witness

Tomika Pembert
Printed Name: Tomika Pembert
Witness

John H. Garlick (Seal)
John H. Garlick

P.O. Address: 6730 Campbell Road, York, SC 29745

Carolanne B. Garlick (Seal)
Carolanne B. Garlick

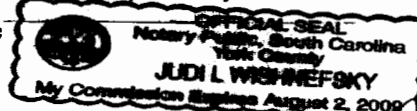
P.O. Address: 6730 Campbell Road, York, SC 29745

**STATE OF South Carolina
COUNTY OF York**

The foregoing instrument was acknowledged before me this **10th** day of **February**, 2004 by
John H. Garlick and Carolanne B. Garlick, husband and wife

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

Judith Wisniewsky
Printed Name:
Notary Public
My Commission Expires:



FROM :

FAX NO. :9549388542

Mar. 25 2004 12:46PM P1

FROM : BECKER MGMT

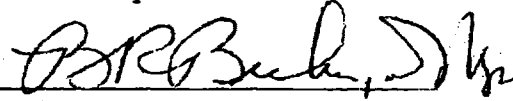
FAX NO. :9544928797

Mar. 24 2003 04:07PM P2

CERTIFICATE OF APPROVAL

We, the Board of Directors of Sunset Hills Condominium Association, Inc.,
at the request of the present Owner of Unit 314 – 3600 NW 21st Street,
Lauderdale Lakes, FL, 33313, the undersigned officer / agent of the Association
operating the above described Association, hereby certifies as follows,
that Petlef Mandke as Purchaser and any Financial
Institution which may finance said unit, have been duly approved
by the Association pursuant to the provisions of the Declaration of the Association.

Board Member / Agent:



Print Name: Blair R. Becker

Position: Association Manager

Dated this 24th day of March, 2004..

L & R to:

This Document Prepared By and Return to:
Tamar Duffner Shendell, Esq.
Compleat Title, Inc.
3650 North Federal Highway, Suite 202
Lighthouse Point, FL 33064

W. Chris Courier

Parcel ID Number: 19230-BA-15300

Warranty Deed

This Indenture, Made this 10th day of February, 2004 A.D., Between
John H. Garlick and Carolanne B. Garlick, husband and wife

of the County of York, State of South Carolina, grantors, and
Detlef Mandke, a married man

whose address is: 4513 West Tradewinds Avenue, Fort Lauderdale, FL 33308

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

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 GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Broward State of Florida to wit:
UNIT 314, BUILDING 3, SUNSET HILLS I, A CONDOMINIUM, ACCORDING TO THE
DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 8181,
PAGE 35, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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:

Maria Bridges
Printed Name: MARIA Bridges
Witness

Tomiko Rember
Printed Name: Tomiko Rember
Witness

John H. Garlick (Seal)
John H. Garlick
P.O. Address: 6730 Campbell Road, York, SC 29745

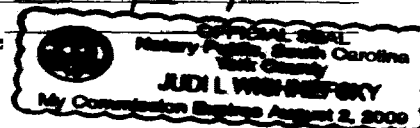
Carolanne B. Garlick (Seal)
Carolanne B. Garlick
P.O. Address: 6730 Campbell Road, York, SC 29745

STATE OF South Carolina
COUNTY OF York

The foregoing instrument was acknowledged before me this 10th day of February, 2004 by
John H. Garlick and Carolanne B. Garlick, husband and wife

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

Judith Wisniewsky
Printed Name: _____
Notary Public
My Commission Expires: _____



Q. 50
1.50
AE

EXHIBIT "A"

Unit 314, Building 3, Sunset Hills I, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8181 at Page 35, as Amended, filed on April 30, 1979, in the Public Records of Broward County, Florida...subject to the covenants and restriction set forth in the Land Use Restriction Agreement executed by Grantor and Grantee concurrently with this Deed.

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

OK 759PG0376

Prepared by and return to:

Nowack & Olson, PLLC

8551 Sunrise Blvd.

Suite 208

Plantation, FL 33322

(954)349-2265

File Number: 3600/205, 314, and 412

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 23rd day of June, 2015 between **Sunset Hills Condominium Association, Inc.**, a Florida Corporation, grantor(s) and **SIGS, LLC**, a Florida Limited Liability Company, grantee(s) whose post office address is 8551 Sunrise Blvd., Suite 208, Plantation, FL 33322:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Units 205, 314 and 412, Building 3, OF THE SUNSET HILLS 1 CONDOMINIUM, A Condominium, according the Declaration of Condominium thereof as recorded in Official Records Book 8181, Page 35 of the Public Records of Broward County, Florida and any amendments thereto.

Folios: 4942 30 BA 1300 (Unit 205)

4942 30 BA 1530 (Unit 314)

4942 30 BA 1650 (Unit 412)

***No title searches were performed prior to the signing of the deed and no warranties as to title are made in accordance with this conveyance.**

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Sig ed, sealed and delivered in our presence:

[Signature]
Witness Name: Mitchell Nowack

[Signature]
Witness Name: EVAN GUSKY

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 14th day of July, 2015 by Monther Ismail, who [] is personally known or [] has produced a driver's license as identification.

[Notary Seal]



[Signature] (Seal)
Sunset Hills Condominium Association, Inc.
3710 NW 21st Street, Unit 101
Lauderdale Lakes, FL 33311

By: Monther Ismail VP
Name Title

[Signature]
Notary Public
Printed Name: Mitchell Nowack

My Commission
Expires: _____

Prepared by and return to:

Nowack & Olson, PLLC

8551 Sunrise Blvd.

Suite 208

Plantation, FL 33322

(954)349-2265

File Number: 3600/205, 314, and 412

[Space Above This Line For Recording Data]

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(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Units 205, 314 and 412, Building 3, OF THE SUNSET HILLS 1 CONDOMINIUM, A Condominium, according the Declaration of Condominium thereof as recorded in Official Records Book 8181, Page 35 of the Public Records of Broward County, Florida and any amendments thereto.

Folios: 4942 30 BA 1300 (Unit 205)

4942 30 BA 1530 (Unit 314)

4942 30 BA 1650 (Unit 412)

***No title searches were performed prior to the signing of the deed and no warranties as to title are made in accordance with this conveyance.**

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Mitchell Nowack

[Signature]
Witness Name: EVAN GUSEV

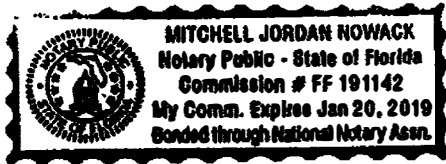
[Signature] (Seal)
Sunset Hills Condominium Association, Inc.
3710 NW 21st Street, Unit 101
Lauderdale Lakes, FL 33311

By: Monther Ismail VP
Name Title

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 14th day of July, 2015 by Monther Ismail, who [] is personally known or [] has produced a driver's licenses as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Mitchell Nowack

My Commission
Expires: _____

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 11/1/2016 2:09:59 PM.****

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

SIGS LLC,

Plaintiff,

CASE NO. CACE 15-018156 (21)

vs.

BANK OF AMERICA, N.A., AND INTERNAL
REVENUE SERVICE
Defendant(s).

**ORDER GRANTING PLAINTIFF'S MOTION FOR
SUMMARY FINAL JUDGMENT QUIETING TITLE**

THIS CAUSE having come before the Court on Plaintiff's Motion for Summary Final Judgement Quieting Title. HEARING was held on Monday, October 31, 2016 and the COURT having considered the grounds for the Motion, heard argument and considered the applicable law, it is FOUND,

ORDERED AND ADJUDGED as follows:

1. Plaintiff's Motion is **GRANTED**.
2. Final Judgment is entered by this Court quieting title in favor of Plaintiff and against Defendant on the following property:

Building 3, Unit 314, of The Sunset Hills One Condominium, a condominium according to the Declaration of Condominium thereof as recorded in Official Records Book 8181, Page 35 of the Public Records of Broward County, Florida and any amendments thereto.

AKA: 3600 NW 21 Street Unit 314, Lauderdale Lakes, FL 33311

3. Plaintiff owns the Property in fee simple, free and clear of liens and encumbrances by the Defendant(s) as of the date of this Judgment.
4. Plaintiff is entitled to the exclusive quiet and peaceful possession of the Property.
5. Defendant(s), and all persons claiming under or through them, have no estate, right, title, lien, or interest in or to the Property or any part of the Property.
6. Defendant, and all persons claiming under or through them, are enjoined from asserting any adverse claim to Plaintiff's title to the Property.
7. _____

DONE AND ORDERED in Court, at Broward County, Florida this 31 day of ~~October~~ 2016.


CIRCUIT COURT JUDGE

Prepared by:
KEITH D. DIAMOND, ESQ.
3440 Hollywood Blvd., Suite 415
Hollywood, Florida 33021

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made the 5th of March, A.D., 2015 by **HILTON LEASING, LLC**, a Florida limited liability Company and **HILTON REAL ESTATE DEVELOPMENT, LLC**, a Florida limited liability Company, whose post office address is 3161 S.W. 117th Avenue, Davie, FL, hereinafter called the Grantor to **SUNSET HILLS CONDOMINIUM ASSOCIATION, INC.**, a Florida Corporation, whose post office address is 3710 NW 21st Street, Suite 101, Lauderdale Lakes, Florida, herein called Grantee:

WITNESSETH, that Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, receipt, whereof is hereby acknowledged, hereby quit claims all of her interest unto the Grantee, all the certain land situate in Broward County, Florida, viz:

BUILDING 2, UNITS 102, 314, 403, 212 OF THE SUNSET HILLS ONE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 8181, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL AND ANY AMENDMENTS THERETO.

BUILDINGS 4, UNITS 114, 213, 311 OF THE SUNSETHILLS ONE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 8181, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL AND ANY AMENDMENTS THERETO.

BUILDING 3, UNITS 405, 314, 205, 412 OF THE SUNSET HILLS ONE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 8181, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL AND ANY AMENDMENTS THERETO.

BUILDING 1, 307 OF THE SUNSET HILLS ONE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 8181, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL AND ANY AMENDMENTS THERETO.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed and delivered in the presence of us:

Witnesses:

Michael S Larson
Michael S Larson
James
Jessica Agüero

HILTON LEASING, LLC.

David Cowheard
David Cowheard, Manager

Witnesses:

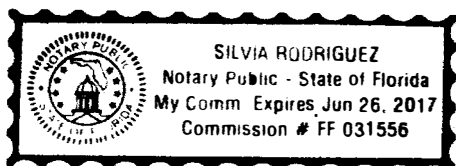
Michael S Larson
Michael S Larson
James
Jessica Agüero

HILTON REAL ESTATE DEVELOPMENT, LLC.

David Cowheard
David Cowheard, Manager

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 5 day of March, 2015, by David Cowheard, as Manager of Hilton Leasing, LLC. and as Manager of Hilton Real Estate Development, LLC., who is personally known to me or who produced driver license as identification.



My Commission Expires:

Silvia Rodriguez
NOTARY PUBLIC, STATE OF FLORIDA

Prepared by:
KEITH D. DIAMOND, ESQ.
3440 Hollywood Blvd., Suite 415
Hollywood, Florida 33021

CORRECTIVE QUIT CLAIM DEED*

THIS QUIT CLAIM DEED made the 29 of April, A.D., 2014 by **SUNSET HILLS CONDOMINIUM ASSOCIATION, INC.**, a Florida Corporation, whose post office address is 3710 NW 21st Street, Suite 101, Lauderdale Lakes, Florida 33311, hereinafter called the Grantor to **HILTON LEASING, LLC**, a Florida limited Company, whose post office address is 3161 S.W. 117th Avenue, Davie, FL, herein called Grantee:

WITNESSETH, that Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, receipt, whereof is hereby acknowledged, hereby quit claims all of her interest unto the Grantee, all the certain land situate in Broward County, Florida, viz:

BUILDING 2, UNITS 102, 109, 314, 403, 212 OF THE SUNSET HILLS ONE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 8181, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL AND ANY AMENDMENTS THERETO.

Property Addresses: 3710 NW 21st Street, Lauderdale Lakes, Florida (Units 102, 209, 314, 403 and 212.

BUILDINGS 4, UNITS 304, 205, 114, 213, 311 OF THE SUNSETHILLS ONE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 8181, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL AND ANY AMENDMENTS THERETO.

Property Addresses: 3610 NW 21st Street, Lauderdale Lakes, Florida (Units 304, 205, 114, 213 and 311.

BUILDING 3, UNITS 405, 314, 205, 412 OF THE SUNSET HILLS ONE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 8181, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL AND ANY AMENDMENTS THERETO.

BUILDING 1, UNITS 305, 307 OF THE SUNSET HILLS ONE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 8181, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL AND ANY AMENDMENTS THERETO.

Property Addresses: 3700 NW 21st Street, Lauderdale Lakes, Florida 33351, units 305 and 307.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

(2)

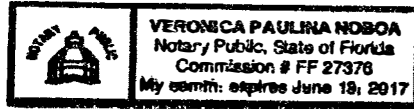
Signed and delivered in the presence of us:

Witnesses:

S NSET HILLS CONDOMINIUM
ASSOCIATION, INC.

Raquel Serrano
Print Name:
M. Castaneda
Print Name:

[Signature]
Kern Martinez, President



STATE OF FLORIDA)
)
COUNTY OF ~~DADE~~ Broward. SS

The foregoing instrument was acknowledged before me this 29 day of April, 2014, by Kern Martinez, as President of Sunset Hills Condominium Association, Inc., who is personally known to me or who produced driver license as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: 06/29/14 - 06/13/17

☐ This is correcting the Quit Claim Deed Recorded on 3/3/2014 in O.R. Book 50588 Page 1063 of the Public Records of Broward County, Florida.

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

DATE: August 1st, 2018
PROPERTY ID # 494230-BA-1530 (TD # 40585)

WARNING

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

SIGS, LLC
8551 SUNRISE BLVD., SUITE 208
PLANTATION, FL 33322

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3600 NW 21 STREET #314, LAUDERDALE LAKES, FL 33311 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 August 31, 2018\$5,150.33

Or

* Estimated Amount due if paid by September 18, 2018\$5,213.29

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 19, 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

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

DATE: August 1st, 2018
PROPERTY ID # 494230-BA-1530 (TD # 40585)

WARNING

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

CAPITAL ONE CLTRL ASSIGNEE OF FIG 2241, LLC
PO BOX 54862
NEW ORLEANS, LA 70154-4862

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3600 NW 21 STREET #314, LAUDERDALE LAKES, FL 33311 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.

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Or

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

DATE: August 1st, 2018
PROPERTY ID # 494230-BA-1530 (TD # 40585)

WARNING

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

MILBERG KLEIN PL, REGISTERED AGENT O/B/O ROYAL POINT CONDOMINIUM
ASSOCIATION, INC. F/K/A SUNSET HILLS CONDOMINIUM ASSOCIATION, INC.

5550 GLADES RD, SUITE 500
BOCA RATON, FL 33431

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3600 NW 21 STREET #314,
LAUDERDALE LAKES, FL 33311 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
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MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by August 31, 2018\$5,150.33

Or

* Estimated Amount due if paid by September 18, 2018\$5,213.29

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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

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

DATE: August 1st, 2018
PROPERTY ID # 494230-BA-1530 (TD # 40585)

WARNING

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

NOWACK & OLSON, PLLC, REGISTERED AGENT O/B/O SIGS, LLC

8551 SUNRISE BLVD, SUITE 208
PLANTATION, FL 33322

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3600 NW 21 STREET #314, LAUDERDALE LAKES, FL 33311 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 September 18, 2018\$5,213.29

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www.broward.org/recordstaxestreasury

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

DATE: August 1st, 2018
PROPERTY ID # 494230-BA-1530 (TD # 40585)

WARNING

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

ROYAL POINT CONDOMINIUM ASSOCIATION, INC. F/K/A SUNSET HILLS CONDOMINIUM
ASSOCIATION, INC.
6635 W COMMERCIAL BLVD #200
TAMARAC, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3600 NW 21 STREET #314,
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- Or
- * Estimated Amount due if paid by September 18, 2018\$5,213.29

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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

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

DATE: August 1st, 2018
PROPERTY ID # 494230-BA-1530 (TD # 40585)

WARNING

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

BANK OF AMERICA
ELIZABETH TORRES
TSC SALE RECOVERY
177 HOLSTON DR MAIL CODE CAO-911-01-03
LANCHESTER, CA 98586

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3600 NW 21 STREET #314, LAUDERDALE LAKES, FL 33311 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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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 August 31, 2018\$5,150.33

Or

* Estimated Amount due if paid by September 18, 2018\$5,213.29

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 19, 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

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

DATE: August 1st, 2018
PROPERTY ID # 494230-BA-1530 (TD # 40585)

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 3600 NW 21 STREET #314, LAUDERDALE LAKES, FL 33311 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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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by August 31, 2018\$5,150.33

Or

* Estimated Amount due if paid by September 18, 2018\$5,213.29

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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: August 1st, 2018
PROPERTY ID # 494230-BA-1530 (TD # 40585)

WARNING

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

INTERNAL REVENUE SERVICE
ADVISORY UNIT - STOP 5780
7850 S.W. 6TH COURT
PLANTATION, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3600 NW 21 STREET #314, LAUDERDALE LAKES, FL 33311 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

- * Estimated Amount due if paid by August 31, 2018\$5,150.33
- Or
- * Estimated Amount due if paid by September 18, 2018\$5,213.29

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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

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

DATE: August 1st, 2018
PROPERTY ID # 494230-BA-1530 (TD # 40585)

WARNING

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

ROYAL POINT CONDOMINIUM ASSOCIATION, INC. F/K/A SUNSET HILLS CONDOMINIUM
ASSOCIATION, INC.
3710 NW 21ST STREET SUITE 101
LAUDERDALE LAKES, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3600 NW 21 STREET #314,
LAUDERDALE LAKES, FL 33311 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
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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 August 31, 2018\$5,150.33
- Or
- * Estimated Amount due if paid by September 18, 2018\$5,213.29

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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

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

DATE: August 1st, 2018
PROPERTY ID # 494230-BA-1530 (TD # 40585)

WARNING

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

SIGS LLC
3600 NW 21 ST #314
LAUDERDALE LAKES, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3600 NW 21 STREET #314, LAUDERDALE LAKES, FL 33311 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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MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by August 31, 2018\$5,150.33

Or

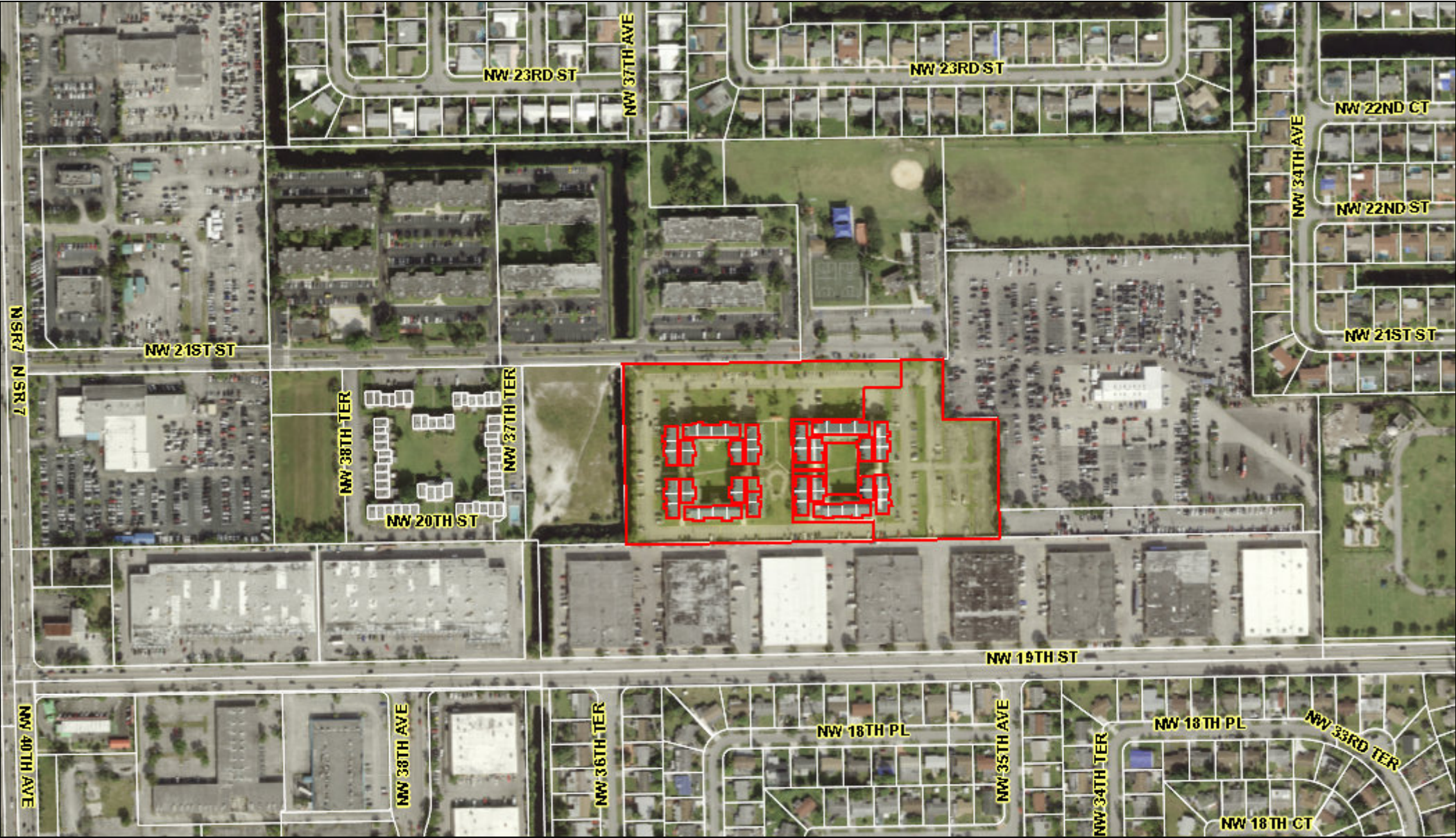
* Estimated Amount due if paid by September 18, 2018\$5,213.29

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 19, 2018 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

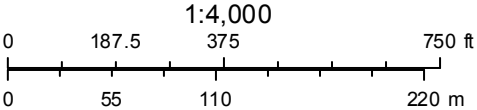
TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury



June 8, 2018



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)

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

Postage

\$

Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP

Postmark
Here

TD 40585 SEPTEMBER 2018 WARNING

SIGS LLC

3600 NW 21 ST #314

LAUDERDALE LAKES, FL 33311

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

See Reverse for Instructions

7018 0040 0000 6297 7964

7016 0360 0001 4962 9046

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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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)

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

Postage

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Total Postage

\$

Sent To

Street and

City, State,

Postmark
Here

TD 40585 SEPTEMBER 2018 WARNING

ROYAL POINT CONDOMINIUM ASSOCIATION, INC.
F/K/A SUNSET HILLS CONDOMINIUM ASSOCIATION, INC.
3710 NW 21ST STREET SUITE 101
LAUDERDALE LAKES, FL 33311

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

See Reverse for Instructions

7018 0360 0001 4962 9039

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
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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

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Total Postage

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Sent To

Street and

City, State,

TD 40585 SEPTEMBER 2018 WARNING

INTERNAL REVENUE SERVICE
ADVISORY UNIT - STOP 5780
7850 S.W. 6TH COURT
PLANTATION, FL 33324

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

See Reverse for Instructions

7018 0360 0001 4962 9022

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

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OFFICIAL USE

Certified Mail Fee

\$

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 | \$ | |

Postmark
Here

Postage

\$

Total Post

TD 40585 SEPTEMBER 2018 WARNING

Sent To

CITY OF LAUDERDALE LAKES

4300 NW 36 ST

Street and

LAUDERDALE LAKES, FL 33319

City, State

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

See Reverse for Instructions

5106 2964 1000 0900 701A 0360 0001 4964 9015

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: TD 40585 SEPTEMBER 2018 WARNING

Sent To

BANK OF AMERICA

Street and A

ELIZABETH TORRES

City, State, & ZIP+4[®]

TSC SALE RECOVERY

177 HOLSTON DR MAIL CODE CAO-911-01-03

LANCHESTER, CA 98586

9006 2964 1000 0960 9102

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)

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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 | \$ | |

Postmark
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Postage

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Total Postage

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Sent To

Street and A

City, State, Z

TD 40585 SEPTEMBER 2018 WARNING

ROYAL POINT CONDOMINIUM ASSOCIATION, INC.
F/K/A SUNSET HILLS CONDOMINIUM ASSOCIATION, INC.
6635 W COMMERCIAL BLVD #200
TAMARAC, FL 33319

7018 0360 0001 4962 8995

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 Postage

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Sent To

Street and A

City, State, Z.

TD 40585 SEPTEMBER 2018 WARNING

NOWACK & OLSON, PLLC, REGISTERED AGENT

O/B/O SIGS, LLC

8551 SUNRISE BLVD, SUITE 208

PLANTATION, FL 33322

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

See Reverse for Instructions

7018 0360 0001 4962 8988

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

\$

Sent To

Street and Apt.

City, State, ZIP

TD 40585 SEPTEMBER 2018 WARNING

MILBERG KLEIN PL, REGISTERED AGENT
O/B/O ROYAL POINT CONDOMINIUM ASSOCIATION, INC.
F/K/A SUNSET HILLS CONDOMINIUM ASSOCIATION, INC.
5550 GLADES RD, SUITE 500
BOCA RATON, FL 33431

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

See Reverse for Instructions

7018 0360 0001 4962 8971

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

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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Total Pos

\$
Sent To

Street an

City, Stai

TD 40585 SEPTEMBER 2018 WARNING

CAPITAL ONE CLTRL ASSIGNEE OF FIG 2241, LLC
PO BOX 54862
NEW ORLEANS, LA 70154-4862

7016 0360 0001 4962 8964

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

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Total Postage

\$

Sent To

Street and A

City, State, Z

TD 40585 SEPTEMBER 2018 WARNING

SIGS, LLC
8551 SUNRISE BLVD., SUITE 208
PLANTATION, FL 33322

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 40585 SEPTEMBER 2018 WARNING
MILBERG KLEIN PL, REGISTERED AGENT
O/B/O ROYAL POINT CONDOMINIUM ASSOCIATION, INC.
F/K/A SUNSET HILLS CONDOMINIUM ASSOCIATION, INC.
5550 GLADES RD, SUITE 500
BOCA RATON, FL 33431



2. Article Number (Transfer from service label)

7018 0360 0001 4962 8988

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *S. Ght* ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type

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

Mail
Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1 Article Addressed to:

TD 40585 SEPTEMBER 2018 WARNING
CAPITAL ONE CLTRL ASSIGNEE OF FIG 2241, LLC
PO BOX 54862
NEW ORLEANS, LA 70154-4862


9590 9402 3578 7305 4073 93

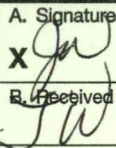
2 Article Number (Transfer from service label)

7018 0360 0001 4962 8971

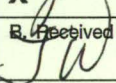
PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

X 

B. Received by (Printed Name) C. Date of Delivery

 8/13/18

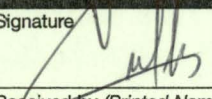

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

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 Restricted Delivery	

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div>■ Complete items 1, 2, and 3.</div> <div>■ Print your name and address on the reverse so that we can return the card to you.</div> <div>■ Attach this card to the back of the mailpiece, or on the front if space permits:</div>		<div>A. Signature<div><div>X</div><div></div><div><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</div></div></div> <div>B. Received by (Printed Name)<div>CYNTHIA BOZ</div></div> <div>C. Date of Delivery</div>	
<div>1. Article Addressed to:</div> <div><div>TD 40585 SEPTEMBER 2018 WARNING</div><div>ROYAL POINT CONDOMINIUM ASSOCIATION, INC. F/K/A SUNSET HILLS CONDOMINIUM ASSOCIATION, INC. 6635 W COMMERCIAL BLVD #200 TAMARAC, FL 33319</div></div>		<div>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</div>	
<div><div>9590 9402 4167 8092 9791 81</div></div>		<div>3. Service Type<div><div><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail</div><div><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</div></div></div>	
<div>2. Article Number (Transfer from service label)<div>7018 0360 0001 4962 9008</div></div>		<div><input type="checkbox"/> Mail Restricted Delivery</div>	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div>■ Complete items 1, 2, and 3.</div> <div>■ Print your name and address on the reverse so that we can return the card to you.</div> <div>■ Attach this card to the back of the mailpiece, or on the front if space permits.</div>		<div>A. Signature<div><div>X</div><div><div></div></div></div><div><input type="checkbox"/> Agent</div><div><input type="checkbox"/> Addressee</div></div>	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery
<div>TD 40585 SEPTEMBER 2018 WARNING</div> <div>INTERNAL REVENUE SERVICE</div> <div>ADVISORY UNIT - STOP 5780</div> <div>7850 S.W. 6TH COURT</div> <div>PLANTATION, FL 33324</div>		<div>8/13/16</div>	
2. Article Number (Transfer from service label)		D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
<div>9590 9402 4167 8092 9766 47</div>		3. Service Type	
		<div><input type="checkbox"/> Adult Signature</div> <div><input type="checkbox"/> Adult Signature Restricted Delivery</div> <div><input type="checkbox"/> Certified Mail®</div> <div><input type="checkbox"/> Certified Mail Restricted Delivery</div> <div><input type="checkbox"/> Collect on Delivery</div> <div><input type="checkbox"/> Collect on Delivery Restricted Delivery</div> <div><input type="checkbox"/> Insured Mail</div> <div><input type="checkbox"/> Priority Mail Express®</div> <div><input type="checkbox"/> Registered Mail™</div> <div><input type="checkbox"/> Registered Mail Restricted Delivery</div> <div><input type="checkbox"/> Return Receipt for Merchandise</div> <div><input type="checkbox"/> Signature Confirmation™</div> <div><input type="checkbox"/> Signature Confirmation Restricted Delivery</div>	

SENDER: COMPLETE THIS SECTION

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■ Attach this card to the back of the mailpiece, or on the front if space permits.


1. Article Addressed to:

TD 40585 SEPTEMBER 2018 WARNING

CITY OF LAUDERDALE LAKES

4300 NW 36 ST

LAUDERDALE LAKES, FL 33319



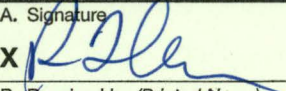
9590 9402 4167 8092 9766 85

2. Article Number (Transfer from service label)

7018 0360 0001 4962 9022

COMPLETE THIS SECTION ON DELIVERY

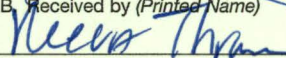
A. Signature

X 

☐ Agent

☒ Addressee

B. Received by (Printed Name)



C. Date of Delivery

8/13/18

D. Is delivery address different from item 1?

☐ Yes

☒ No

If YES, enter delivery address below:

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

ail 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 40585 SEPTEMBER 2018 WARNING

SIGS LLC

3600 NW 21 ST #314

LAUDERDALE LAKES, FL 33311



9590 9402 4167 8092 9767 39

2. Article Number (Transfer from service label)

7018 0040 0000 6297 7964

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

8/13/18

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

☐ 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

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 40585 SEPTEMBER 2018 WARNING
ROYAL POINT CONDOMINIUM ASSOCIATION, INC.
F/K/A SUNSET HILLS CONDOMINIUM ASSOCIATION, INC.
3710 NW 21ST STREET SUITE 101
LAUDERDALE LAKES, FL 33311



9590 9402 4167 8092 9789 86

2. Article Description:

PS Form 3849, October 2006

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Edna Andrade* ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
8/13/18

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

3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™
☐ Adult Signature ☐ Registered Mail Restricted Delivery
☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt