



**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: 04/11/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 04/10/2018

CERTIFICATE # 2009-16336

ACCOUNT # 514120190011

ALTERNATE KEY # 724539

TAX DEED APPLICATION # 40633

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:

Parcel "A" of FOUR PALM LAKES AT PEMBROKE PINES, according to the Plat thereof, recorded in Plat Book 119, Page 20, of the Public Records of Broward County, Florida, less therefrom that portion described as follows:

Beginning at the Northwest corner of said Parcel "A"; thence East along Northerly 611.18 feet, thence South 243.43 feet, thence West 56.84 feet, thence Westerly 34.01 feet, thence Northwest 47.51 feet to Point of Curvature, thence Northerly 24.88 feet, thence Northerly, thence Westerly, thence Southerly 271.93 feet, thence Southeasterly 24.86 feet, thence Southeast 45.21 feet, thence Southwest 48.44 feet, thence West 90.58 feet, thence Westerly 140.59 feet, thence Westerly 34.01 feet, thence Northwesterly 47.51 to Point of Curvature, thence Northerly 24.86 feet, thence Northerly, thence Westerly, thence Southerly 271.93 feet, thence Southeasterly 24.86 feet, thence Southeast 45.21 feet, thence Southwesterly 48.44 feet, thence West 11.01 feet, thence West 159.63 feet, thence North 36.84 feet, thence North 254.32 feet to the POINT OF BEGINNING, Less Lots 1 through 14.

Also known as PHASE 1 TANGLEWOOD LAKES SOUTH

***Legal description on vesting deed differs from Property Appraiser. Deed is into the developer and is the parent parcel that was developed into this unrecorded subdivision. Due to numerous out sales of lots unable to locate a deed of record with the new legal description for this property.

PROPERTY ADDRESS: SW 14 STREET, PEMBROKE PINES FL 33025

OWNER OF RECORD ON CURRENT TAX ROLL:

PEMBROKE DEV CORP

1135 HATERRAS LN

HOLLYWOOD, FL 33019 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

PEMBROKE DEVELOPMENT CORPORATION

OR: 13814, Page: 141

606 BANYAN TRAIL

BOCA RATON, FL 33431 (Per Deed into the Developer. Best image available.)

KENNETH A WELT, REGISTERED AGENT

O/B/O PEMBROKE DEVELOPMENT CORPORATION

3005 GREENE ST

HOLLYWOOD, FL 33020 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

REI HOLDINGS, LLC
2912 EXECUTIVE PARKWAY STE. 120
LEHI, UT 84043 (Tax Deed Applicant)

URILLIA HUTCHINSON-HENRY
10051 SW 14 ST
PEMBROKE PINES, FL 33025-3631 (Contiguous property owner.)
(Notifying this owner due to this property being attached to her back yard.)

TANGLEWOOD LAKES SOUTH HOMEOWNERS ASSOCIATION, INC.
C/O LANDMARK MANAGEMENT SERVICES, INC.
1941 N.W. 150TH AVE.
PEMBROKE PINES, FL 33028 (Per Sunbiz. Declaration recorded in 14769-715.)

STRALEY & OTTO, P.A., REGISTERED AGENT
O/B/O TANGLEWOOD LAKES SOUTH HOMEOWNERS ASSOCIATION, INC.
2699 STIRLING ROAD C-207
FORT LAUDERDALE, FL 33312 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5141 20 19 0011

CURRENT ASSESSED VALUE: \$580

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:

None found.

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

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

Wendy Carter

Title Examiner



Site Address	SW 14 STREET, PEMBROKE PINES FL 33025	ID #	5141 20 19 0011
Property Owner	PEMBROKE DEV CORP	Millage	2613
Mailing Address	1135 HATERRAS LN HOLLYWOOD FL 33019	Use	00
Abbr Legal Description	FOUR PALM LAKES AT PEMBROKE PINES 119-20 B POR DESC BEGIN AT NW COR PAR A,E ALG N/L 611.18,S 243.43,W 56.84, WLY 34.01,NW 47.51 TO P/C,NLY 24.88,NLY,WLY,SLY 271.93,SELY 24.86,SE 45.21,SW 48.44,W 90.58, WLY 140.59,WLY 34.01,NWLY 47.51 TO P/C,NLY 24.86,NLY,WLY,SLY 271.93,SELY 24.86,SE 45.21,SWLY 48.44,W 11.01,W 159.63,N 36.84,N 254.32 TO POB LESS LOTS 1-14 AKA: PHASE 1 TANGLEWOOD LAKES SOUTH		

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	\$580		\$580	\$580	
2017	\$580		\$580	\$580	\$38.34
2016	\$580		\$580	\$580	\$35.50

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$580	\$580	\$580	\$580
Portability	0	0	0	0
Assessed/SOH	\$580	\$580	\$580	\$580
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	\$580	\$580	\$580	\$580

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
				\$0.25	2,312	SF
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
26			2V					
L			2V					
1			.05					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #40633

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:

PEMBROKE DEVELOPMENT CORPORATION 606 BANYAN TRAIL BOCA RATON, FL 33431	REI HOLDINGS, LLC 2912 EXECUTIVE PARKWAY STE. 120 LEHI, UT 84043	KENNETH A WELT, REGISTERED AGENT O/B/O PEMBROKE DEVELOPMENT CORPORATION 3005 GREENE ST HOLLYWOOD, FL 33020	STRALEY & OTTO, P.A., REGISTERED AGENT O/B/O TANGLEWOOD LAKES SOUTH HOMEOWNERS ASSOCIATION, INC. 2699 STIRLING ROAD C-207 FORT LAUDERDALE, FL 33312
TANGLEWOOD LAKES SOUTH HOMEOWNERS ASSOCIATION, INC. C/O LANDMARK MANAGEMENT SERVICES, INC. 1941 N.W. 150TH AVE. PEMBROKE PINES, FL 33028	URILLIA HUTCHINSON-HENRY 10051 SW 14 ST PEMBROKE PINES , FL 33025-3631	CITY OF PEMBROKE PINES FINANCE DEPARTMENT ATTN MELINDA 601 CITY CENTER WAY PEMBROKE PINES, FL 33025	PEMBROKE DEV CORP 1135 HATERRAS LN HOLLYWOOD, FL 33019
PEMBROKE DEVELOPMENT CORPORATION 3005 GREENE ST HOLLYWOOD, FL 33020	TANGLEWOOD LAKES SOUTH HOMEOWNERS ASSN INC %LANDMARK 1941 NW 150 AVE PEMBROKE PINES, FL 33028		

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 40633

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: 514120-19-0011
Certificate Number: 16336
Date of Issuance: 06/01/2010
Certificate Holder: REI HOLDINGS, LLC
Description of Property: FOUR PALM LAKES AT PEMBROKE
PINES 119-20 B
POR DESC BEGIN AT NW COR PAR A,E
See Additional Legal on Tax Roll

Name in which assessed: PEMBROKE DEV CORP
Legal Titleholders: PEMBROKE DEV CORP
1135 HATERRAS LN
HOLLYWOOD, FL 33019

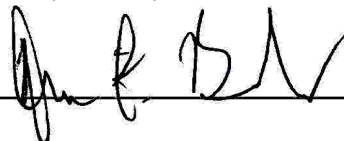
All of said property being in the County of Broward, State of Florida.

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: 1616.61

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

40633
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 16336

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

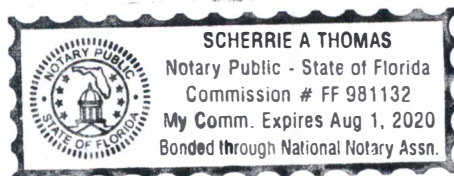
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and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

Scherrie A Thomas

(SEAL)

GUERLINE WILLIAMS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 40633

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: 514120-19-0011

Certificate Number: 16336

Date of Issuance: 06/01/2010

Certificate Holder:

REI HOLDINGS, LLC

Description of Property:

FOUR PALM LAKES AT

PEMBROKE

PINES 119-20 B

POR DESC BEGIN AT NW COR

PAR A,E

See Additional Legal on Tax Roll

Name in which assessed:

PEMBROKE DEV CORP

Legal Titleholders:

PEMBROKE DEV CORP

1135 HATERRAS LN

HOLLYWOOD, FL 33019

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

County Administrator

RECORDS, TAXES, AND

TREASURY DIVISION

(Seal)

By: Dana F. Buker

Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 1616.61

401-314

8/16-23-30 9/6 18-17/0000332537B

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

RETURN OF SERVICE

Assignment: 10861 Please Route To Supervisor Service Sheet # 18-035344
BROWARD COUNTY, FL vs. PEMBROKE DEV CORP TD 40633
PLAINTIFF VS. DEFENDANT CASE
TAX SALE NOTICE COUNTY/BROWARD 9/19/2018
TYPE OF WRIT COURT HEARING DATE
PEMBROKE DEV CORP SW 14 STREET (EMPTY LOT)
SERVE PEMBROKE PINES, FL 33024
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.
Attorney
9884

☒ Served

☐ Not Served - see comments

8/09/18 Date at 0942 Time

On PEMBROKE DEV CORP, 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: 8/09/18 0942 POSTED ON PALM TREE AT CORNER OF PALM AVE/SW 14TH
(10861)

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: [Signature] D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514120-19-0011 (TD #40633)

RECEIVED-SHERIFF
2016 AUG -7 AM 8:50
BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by August 31, 2018\$1,560.26

Or

* Amount due if paid by September 18, 2018\$1,574.82

*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/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

PEMBROKE DEV CORP
SW 14 STREET
PEMBROKE PINES FL 33025
(EMPTY LOT)

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: 17336 Please Route To Supervisor Service Sheet # 18 035346

BROWARD COUNTY, FL vs. PEMBROKE DEV CORP
PLAINTIFF VS. DEFENDANT TD 40633 CASE
TAX SALE NOTICE COUNTY/BROWARD COURT 9/19/2018 HEARING DATE
TYPE OF WRIT
PEMBROKE DEV CORP SERVE 1135 HATERRAS LANE
HOLLYWOOD, FL 33019
SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY Received this process on 8/9/18 Date 8/7/2018
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 Date at 1140 Time

On PEMBROKE DEV CORP, 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: _____

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: [Signature] D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514120-19-0011 (TD # 40633)

RECEIVED SHERIFF
2018 AUG -7 AM 8:51
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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

PEMBROKE DEV CORP
1135 HATERRAS LN
HOLLYWOOD, FL 33019

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



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

Detail by Entity Name

Florida Not For Profit Corporation

TANGLEWOOD LAKES SOUTH HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number	N22335
FEI/EIN Number	65-0005969
Date Filed	09/02/1987
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/13/1993

Principal Address

C/O LANDMARK MANAGEMENT SERVICES, INC.
1941 N.W. 150TH AVE.
PEMBROKE PINES, FL 33028

Changed: 03/11/2015

Mailing Address

C/O LANDMARK MANAGEMENT SERVICES, INC.
1941 N.W. 150TH AVE.
PEMBROKE PINES, FL 33028

Changed: 03/11/2015

Registered Agent Name & Address

STRALEY & OTTO, P.A.
2699 STIRLING ROAD
C-207
FORT LAUDERDALE, FL 33312

Name Changed: 04/03/2009

Address Changed: 04/03/2009

Officer/Director Detail

Name & Address

Title President

ALI-BOCAS, BERTRAND

C/O LANDMARK MANAGEMENT SERVICES, INC.

C/O LANDMARK MANAGEMENT SERVICES, INC.
 1941 N.W. 150TH AVE.
 PEMBROKE PINES, FL 33028

Title Treasurer

RUBINO, BARBARA
 C/O LANDMARK MANAGEMENT SERVICES, INC.
 1941 N.W. 150TH AVE.
 PEMBROKE PINES, FL 33028

Title Director

WILLIAMS, BARBARA
 C/O LANDMARK MANAGEMENT SERVICES, INC.
 1941 N.W. 150TH AVE.
 PEMBROKE PINES, FL 33028

Title Secretary

HAXTON, BOBBIE
 C/O LANDMARK MANAGEMENT SERVICES, INC.
 1941 N.W. 150TH AVE.
 PEMBROKE PINES, FL 33028

Title VP

Costa, Mario
 C/O LANDMARK MANAGEMENT SERVICES, INC.
 1941 N.W. 150TH AVE.
 PEMBROKE PINES, FL 33028

Annual Reports

Report Year	Filed Date
2015	03/11/2015
2016	04/07/2016
2017	03/02/2017

Document Images

03/02/2017 -- ANNUAL REPORT	View image in PDF format
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03/11/2015 -- ANNUAL REPORT	View image in PDF format
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01/13/2012 -- ANNUAL REPORT	View image in PDF format
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04/24/2006 -- ANNUAL REPORT	View image in PDF format
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02/22/1999 -- ANNUAL REPORT	View image in PDF format
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05/01/1995 -- ANNUAL REPORT	View image in PDF format



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Detail by Entity Name

Florida Profit Corporation

PEMBROKE DEVELOPMENT CORPORATION

Filing Information

Document Number 681116
FEI/EIN Number 59-2026329
Date Filed 08/06/1980
State FL
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Last Event ADMIN
DISSOLUTION FOR ANNUAL REPORT
Event Date Filed 08/26/1994
Event Effective Date NONE

Principal Address

3005 GREENE ST
HOLLYWOOD, FL 33020

Changed: 02/11/1993

Mailing Address

3005 GREENE ST
HOLLYWOOD, FL 33020

Changed: 02/11/1993

Registered Agent Name & Address

WELT, KENNETH A
3005 GREENE ST
HOLLYWOOD, FL 33020

Name Changed: 02/11/1993

Address Changed: 02/11/1993

Officer/Director Detail

Name & Address

Title CPD

MILLER, ALBERT J.
2001 W. SAMPLE RD., #301

POMPANO BEACH, FL

Title S

MILLER, JEFFREY S.
2001 W. SAMPLE RD., #301
POMPANO BEACH, FL

Title VDT

MILLER, ROBERT
2001 W. SAMPLE RD., #301
POMPANO BEACH, FL

Annual Reports

Report Year	Filed Date
1991	09/10/1991
1993	02/11/1993

Document Images

No images are available for this filing.

86-389280

Warranty Deed

RETURN TO
SCOTT J. REIT
FLEMING, O'BRYAN & FLEMING
1415 E. SUNRISE BOULEVARD
FT. LAUDERDALE, FLORIDA 33304

(STATUTORY FORM—SECTION 689.02 F.S.)

This instrument was prepared by:
F. ANDREWS TAINTOR, ESQUIRE
of the Law Office of
SAUNDERS, CURTIS, GINESTRA & GORE, P.A.
1750 East Sunrise Boulevard
P.O. Drawer 4078
FORT LAUDERDALE, FLORIDA 33538
RA152-86277

This Indenture, Made this 10th day of October 19 86, Between
RAINBOW PINES CORP., a Florida corporation,

of the County of Broward, State of Florida, grantor*, and
PEMBROKE DEVELOPMENT CORPORATION, a Florida corporation,

whose post office address is 606 Banyan Trail, Boca Raton, Florida 33431

of the County of Palm Beach, State of Florida, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of TEN AND NO/100-----

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

SEE EXHIBIT A ATTACHED HERETO.

SUBJECT TO zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions, easements and other matters appearing on the plat and/or common to the subdivision and taxes for the year 1986 and all subsequent years.

\$3,600.00 has been Paid
in Broward County for Documentary
Stamp Tax as required by law.
James R. Gyle Deputy

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

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

In Witness Whereof,

Signed, sealed and delivered in our presence:

[Signature]
[Signature]

RAINBOW PINES CORP., a Florida Corporation

By: Jay Allen Siegel, President

Attest: Leonard R. Turner, Secretary

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JAY ALLEN SIEGEL and LEONARD R. TURNER, President and Secretary, respectively, of Rainbow Pines Corp., to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of October 19 86.

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR 24, 1990
BONDED THRU GENERAL INS. UND.

Notary Public

OFF 13814PG 141

900

EXHIBIT "A"

RETURN TO
SCOTT J. REIT
FLEMING, O'BRYAN & FLEMING
1415 E. SUNRISE BOULEVARD
DADE COUNTY, FLORIDA 33304

DESCRIPTION OF CHASE ONE INHERITANCE

A portion of Parcel "A" of FOUR PALM LAKES AT PENDBROKE PINES, according to the Plat thereof, recorded in Plat Book 119, Page 20, of the Public Records of Broward County, Florida, more particularly described as follows:

Beginning at the Northwest corner of said Parcel "A"; thence on a Plat bearing of North 87°45'00" East along the Northerly boundary of said Parcel "A" a distance of 811.10 feet; thence South 02°13'01" East a distance of 241.43 feet to a point on the arc of a 120.00 foot radius curve, concave to the South, whose center bears South 01°09'44" West from said point; thence Westerly along said curve through a central angle of 10°14'44" an arc distance of 30.84 feet to a point of reverse curvature of a 25.00 foot radius curve, concave to the North; thence Westerly along said curve through a central angle of 22°50'41" an arc distance of 34.01 feet to a point of tangency; thence North 89°08'10" West a distance of 47.51 feet to a point of curvature of a 25.00 foot radius curve, concave to the East; thence Northerly along said curve through a central angle of 56°59'03" an arc distance of 24.80 feet to a point of reverse curvature of a 53.00 foot radius curve, concave to the Southeast; thence Northerly, Westerly and Southerly along said curve through a central angle of 201°50'00" an arc distance of 271.93 feet to a point of reverse curvature of a 25.00 foot radius curve, concave to the Southwest; thence Southwesterly along said curve through a central angle of 56°59'03" an arc distance of 24.80 feet to a point of tangency; thence South 29°20'10" East a distance of 45.21 feet to a point of curvature of a 25.00 foot radius curve, concave to the Northwest; thence Southwesterly along said curve through a central angle of 111°01'02" an arc distance of 48.44 feet to a point of compound curvature of a 141.50 foot radius curve, concave to the North; thence Westerly along said curve through a central angle of 36°08'05" an arc distance of 30.58 feet to a point of reverse curvature of a 120.00 foot radius curve, concave to the South; thence Westerly along said curve through a central angle of 45°02'41" an arc distance of 118.22 feet to a point of reverse curvature of a 25.00 foot radius curve, concave to the North; thence Westerly along said curve through a central angle of 22°50'41" an arc distance of 34.01 feet to a point of tangency; thence North 29°08'10" West a distance of 47.51 feet to a point of curvature of a 25.00 foot radius curve, concave to the East; thence Northerly along said curve through a central angle of 56°59'03" an arc distance of 24.80 feet to a point of reverse curvature of a 53.00 foot radius curve, concave to the Southeast; thence Northerly, Westerly and Southerly along said curve through a central angle of 201°50'00" an arc distance of 271.93 feet to a point of reverse curvature of a 25.00 foot radius curve, concave to the Southwest; thence Southwesterly along said curve through a central angle of 56°59'03" an arc distance of 24.80 feet to a point of tangency; thence South 29°20'10" East a distance of 45.21 feet to a point of curvature of a 25.00 foot radius curve, concave to the Northwest; thence Southwesterly along said curve through a central angle of 111°01'02" an arc distance of 48.44 feet to a point of compound curvature of a 141.50 foot radius curve, concave to the North; thence Westerly along said curve through a central angle of 36°08'05" an arc distance of 30.58 feet to a point of tangency; thence South 89°08'10" West a distance of 159.53 feet to an intersection with the Westerly boundary of said Parcel "A"; thence North 01°41'01" West along said Westerly boundary a distance of 36.84 feet to an angle point in said boundary; thence North 02°13'01" West along said Westerly boundary a distance of 241.43 feet to the Point of Beginning

MEMO: Legibility of writing.
Typing or printing unsatisfactory in
this document when microfilmed

REC 13814 Pg 142

RETURN TO THE OFFICE OF THE CLERK OF
DADE COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

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

DATE: August 1st, 2018

PROPERTY ID # 514120-19-0011 (TD # 40633)

WARNING

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

PEMBROKE DEVELOPMENT CORPORATION
606 BANYAN TRAIL
BOCA RATON, FL 33431

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SW 14 STREET, PEMBROKE PINES, FL 33025 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\$1,560.26

Or

* Estimated Amount due if paid by September 18, 2018\$1,574.82

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 # 514120-19-0011 (TD # 40633)

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REI HOLDINGS, LLC
2912 EXECUTIVE PARKWAY STE. 120
LEHI, UT 84043

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: August 1st, 2018

PROPERTY ID # 514120-19-0011 (TD # 40633)

WARNING

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KENNETH A WELT, REGISTERED AGENT
O/B/O PEMBROKE DEVELOPMENT CORPORATION
3005 GREENE ST
HOLLYWOOD, FL 33020

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

DATE: August 1st, 2018

PROPERTY ID # 514120-19-0011 (TD # 40633)

WARNING

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STRALEY & OTTO, P.A., REGISTERED AGENT
O/B/O TANGLEWOOD LAKES SOUTH HOMEOWNERS ASSOCIATION, INC.
2699 STIRLING ROAD C-207
FORT LAUDERDALE, FL 33312

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SW 14 STREET, PEMBROKE PINES, FL 33025 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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: August 1st, 2018

PROPERTY ID # 514120-19-0011 (TD # 40633)

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TANGLEWOOD LAKES SOUTH HOMEOWNERS ASSOCIATION, INC.
C/O LANDMARK MANAGEMENT SERVICES, INC.
1941 N.W. 150TH AVE
PEMBROKE PINES, FL 33028

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DATE: August 1st, 2018

PROPERTY ID # 514120-19-0011 (TD # 40633)

WARNING

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URILLIA HUTCHINSON-HENRY
10051 SW 14 ST
PEMBROKE PINES, FL 33025-3631

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

DATE: August 1st, 2018
PROPERTY ID # 514120-19-0011 (TD # 40633)

WARNING

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CITY OF PEMBROKE PINES
FINANCE DEPARTMENT
ATTN MELINDA
601 CITY CENTER WAY
PEMBROKE PINES, FL 33025

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

DATE: August 1st, 2018

PROPERTY ID # 514120-19-0011 (TD # 40633)

WARNING

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PEMBROKE DEV CORP
1135 HATERRAS LN
HOLLYWOOD, FL 33019

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SW 14 STREET, PEMBROKE PINES, FL 33025 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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\$1,560.26

Or

* Estimated Amount due if paid by September 18, 2018\$1,574.82

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 # 514120-19-0011 (TD # 40633)

WARNING

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

PEMBROKE DEVELOPMENT CORPORATION
3005 GREENE ST
HOLLYWOOD, FL 33020

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SW 14 STREET, PEMBROKE PINES, FL 33025 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

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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 # 514120-19-0011 (TD # 40633)

WARNING

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

TANGLEWOOD LAKES SOUTH
HOMEOWNERS ASSN INC %LANDMARK
1941 NW 150 AVE
PEMBROKE PINES, FL 33028

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SW 14 STREET, PEMBROKE PINES, FL 33025 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\$1,560.26

Or

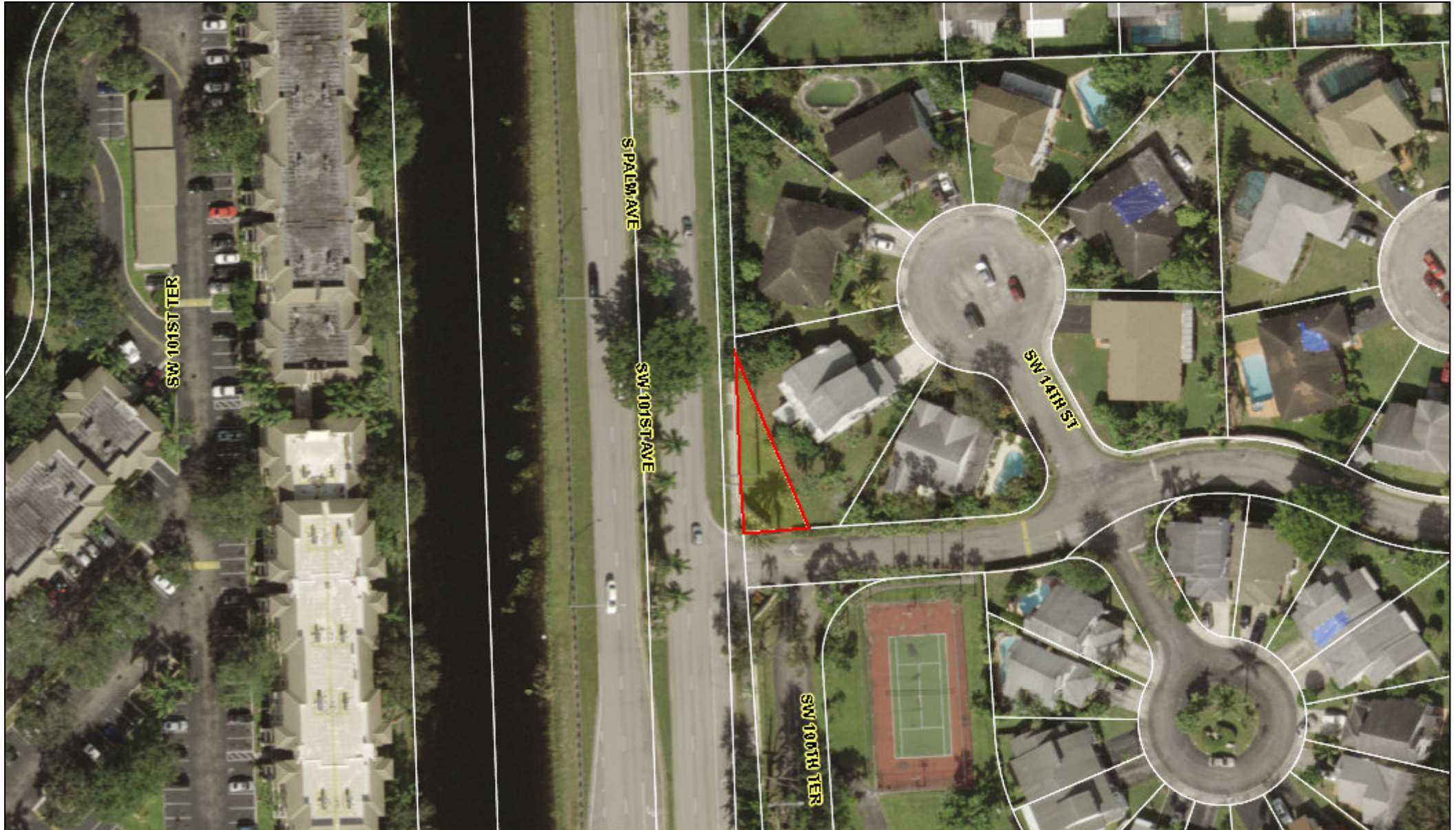
* Estimated Amount due if paid by September 18, 2018\$1,574.82

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.

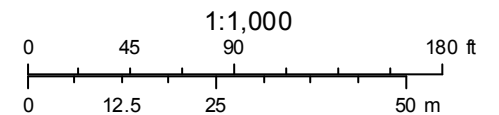
TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury



June 19, 2018



7018 0040 0000 6297 8978

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

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

Postmark
Here

Postage

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Total Postage

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Street and Ap

City, State, Zi

TD 40633 SEPTEMBER 2018 WARNING

TANGLEWOOD LAKES SOUTH
HOMEOWNERS ASSN INC %LANDMARK
1941 NW 150 AVE
PEMBROKE PINES, FL 33028

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

See Reverse for Instructions

U.S. Postal Service
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- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

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Postage

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Street and Ap

City, State, Z

TD 40633 SEPTEMBER 2018 WARNING

PEMBROKE DEVELOPMENT CORPORATION

3005 GREENE ST

HOLLYWOOD, FL 33020

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

See Reverse for Instructions

701A 0040 0000 6297 8961

7018 0040 0000 6297 8954

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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, .

TD 40633 SEPTEMBER 2018 WARNING

PEMBROKE DEV CORP
1135 HATERRAS LN
HOLLYWOOD, FL 33019

7038 0040 0000 6297 8947

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Postage

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Total Postage

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Sent To

Street and A

City, State, &

TD 40633 SEPTEMBER 2018 WARNING

CITY OF PEMBROKE PINES
FINANCE DEPARTMENT
ATTN MELINDA
601 CITY CENTER WAY
PEMBROKE PINES, FL 33025

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

See Reverse for Instructions

7018 0040 0000 6297 8930

U.S. Postal Service[™]
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Extra Services & Fees (check box, add fee as appropriate)

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

Postmark
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Total Postage:

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Sent To

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City, State, Zi

TD 40633 SEPTEMBER 2018 WARNING

URILLIA HUTCHINSON-HENRY

10051 SW 14 ST

PEMBROKE PINES, FL 33025-3631

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

See Reverse for Instructions

7018 0040 0000 6297 8923

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

Postage

\$

Total Postage

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Sent To

Street and Apt.

City, State, ZIP

TD 40633 SEPTEMBER 2018 WARNING

TANGLEWOOD LAKES SOUTH HOMEOWNERS ASSOCIATION, INC.

C/O LANDMARK MANAGEMENT SERVICES, INC.

1941 N.W. 150TH AVE.

PEMBROKE PINES, FL 33028

Postmark
Here

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

See Reverse for Instructions

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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

City, State

TD 40633 SEPTEMBER 2018 WARNING
STRALEY & OTTO, P.A., REGISTERED AGENT O/B/O
TANGLEWOOD LAKES SOUTH HOMEOWNERS
ASSOCIATION, INC.
2699 STIRLING ROAD C-207
FORT LAUDERDALE, FL 33312

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

See Reverse for Instructions

7018 0040 0000 6297 8909

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

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

Postmark
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Postage

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Total Postage

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Sent To

Street and Apt.

City, State, ZIP

TD 40633 SEPTEMBER 2018 WARNING

KENNETH A WELT, REGISTERED AGENT O/B/O
PEMBROKE DEVELOPMENT CORPORATION
3005 GREENE ST
HOLLYWOOD, FL 33020

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

See Reverse for Instructions

7018 0040 0000 6297 8893

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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

\$

Total Postage

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Sent To

Street and Apt.

City, State, ZIP

TD 40633 SEPTEMBER 2018 WARNING

REI HOLDINGS, LLC
2912 EXECUTIVE PARKWAY STE. 120
LEHI, UT 84043

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

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7018 0040 0000 6297 8886

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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

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Sent To

Street and Address

City, State, ZIP+4[®]

TD 40633 SEPTEMBER 2018 WARNING

PEMBROKE DEVELOPMENT CORPORATION

606 BANYAN TRAIL

BOCA RATON, FL 33431

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

See Reverse for Instructions

COMPLETE THIS SECTION ON DELIVERY

- A. Signature

☒ 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

STRALEY & OTTO, P.A., REGISTERED AGENT O/B/O
TANGLEWOOD LAKES SOUTH HOMEOWNERS
ASSOCIATION, INC.

2699 STIRLING ROAD C-207

FORT LAUDERDALE, FL 33312



9590 9402 4167 8092 9788 87

3. Service Type

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

2. Article Number (Transfer from service label)

7018 0040 0000 6297 8916

ail

ail Restricted Delivery

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><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</div></div>	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery
<div>TD 40633 SEPTEMBER 2018 WARNING</div> <div>CITY OF PEMBROKE PINES</div> <div>FINANCE DEPARTMENT</div> <div>ATTN MELINDA</div> <div>601 CITY CENTER WAY</div> <div>PEMBROKE PINES, FL 33025</div>		<div>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</div> <div>If YES, enter delivery address below: <input type="checkbox"/> No</div>	
2. Article Number (Transfer from service label)		3. Service Type	
7018 0040 0000 6297 8947		<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

- 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 40633 SEPTEMBER 2018 WARNING
URILLIA HUTCHINSON-HENRY
10051 SW 14 ST
PEMBROKE PINES , FL 33025-3631



9590 9402 4167 8092 9787 40

2. Article Number (Transfer from service label)

7018 0040 0000 6297 8930

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X  ☐ Agent
☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
8/20

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

3. Service Type

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

Domestic Return Receipt