



**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 04/08/2018

CERTIFICATE # 2014-7432

ACCOUNT # 494125BA0040

ALTERNATE KEY # 245322

TAX DEED APPLICATION # 40647

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:

APT 104-B, LAUDERDALE OAKS CONDOMINIUM 6, ACCORDING TO THE DECLARATION THEREOF AS RECORDED IN O.R. BOOK 4229, PAGE 818, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

** The reference to the Declaration of Condominium is incorrectly reported as O.R. Book 4429-818 on the Quit Claim Deed in 22955-562 and Order of Summary Administration in 114880656. The correct O.R. Book is: 4229-818.

PROPERTY ADDRESS: 2881 NW 47 TERRACE #104, LAUDERDALE LAKES FL 33313-1715

OWNER OF RECORD ON CURRENT TAX ROLL:

THERESE ULLAH, EST

7471 NW 35 CT

LAUDERHILL, FL 33319-4919 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

KAREN LEGALL

Instrument: 114880656

8935 RAMBLEWOOD DR. #2416

CORAL SPRINGS, FL 33071 (Per Petition for Summary Administration and Order of Summary Administration)

ANN MARIE LEGALL

116-34 MARSDEN ST.

JAMAICA QUEENS, NY 11434 (Per Petition for Summary Administration and Order of Summary Administration)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CAZENOVIA CREEK FUNDING I LLC

PO BOX 54897

NEW ORLEANS, LA 70154 (Tax Deed Applicant)

CORAL SPRINGS COUNTRY CLUB
FOR SENIORS, INC.,
PETRINEA MATTIS AND GARY MATTIS
2903 NW 115TH TERRACE
CORAL SPRINGS, FL 33065 (Per Judgment)

OR: 45430, Page: 1132

BROWARD COUNTY
CLERK OF THE CIRCUIT COURT
(Per Order. No address found on document. Image not included per county's request.)

OR: 48937, Page: 439

JM AUTO, INC., D/B/A JM LEXUS
5350 WEST SAMPLE ROAD
MARGATE, FL 33073 (Per Judgment)

Instrument: 113713316

LAUDERDALE OAKS CONDOMINIUM 6, INC.
2881 NW 47 TERRACE
CONDO #6
LAUDERDALE LAKES, F 33313 (Per Sunbiz. Declaration recorded in 4229-818.)

PETER GENNETTE, REGISTERED AGENT
O/B/O LAUDERDALE OAKS CONDOMINIUM 6, INC.
2881 NW 47TH TERR
APT. 401
LAUDERDALE LAKES, FL 33313 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 25 BA 0040

CURRENT ASSESSED VALUE: \$37,010

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:

Quit Claim Deed

OR: 22955, Page: 562

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.

Kim Pickett

Title Examiner



Site Address	2881 NW 47 TERRACE #104, LAUDERDALE LAKES FL 33313-1715	ID #	4941 25 BA 0040
Property Owner	ULLAH,THERESE EST	Millage	2012
Mailing Address	7471 NW 35 CT LAUDERHILL FL 33319-4919	Use	04
Abbr Legal Description	LAUDERDALE OAKS NO 6 CONDO UNIT 104(AKA BLDG 8)		

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	\$3,750	\$33,710	\$37,460	\$37,460	
2017	\$3,700	\$33,310	\$37,010	\$37,010	\$1,204.87
2016	\$3,460	\$31,100	\$34,560	\$34,560	\$1,138.71

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$37,460	\$37,460	\$37,460	\$37,460
Portability	0	0	0	0
Assessed/SOH	\$37,460	\$37,460	\$37,460	\$37,460
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	\$37,460	\$37,460	\$37,460	\$37,460

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/14/1994	QCD	\$100	22955 / 562			
12/1/1992	WD	\$21,000	20211 / 762			
12/1/1992	WD	\$21,000				
12/1/1992	WD	\$21,000				
4/1/1992	QCD	\$100				
				Adj. Bldg. S.F.		768
				Units/Beds/Baths		1/1/1
				Eff./Act. Year Built: 1971/1970		

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 #40647

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:

CITY OF LAUDERDALE LAKES 4300 NW 36 ST LAUDERDALE LAKES, FL 33319	ULLAH,THERESE EST 2881 NW 47 TER #104 LAUDERDALE LAKES, FL 33313-1715	ULLAH,THERESE EST 7471 NW 35 CT LAUDERHILL, FL 33319-4919	KAREN LEGALL 8935 RAMBLEWOOD DR. #2416 CORAL SPRINGS, FL 33071
ANN MARIE LEGALL 116-34 MARSDEN ST. JAMAICA QUEENS, NY 11434	KAREN MAY A/K/A KAREN LEGALL 7521 NW 23 STREET SUNRISE, FL 33311	LAUDERDALE OAKS CONDOMINIUM 6, INC. 2881 NW 47 TERRACE CONDO #6 LAUDERDALE LAKES, FL 33313	PETER GENNETTE, REGISTERED AGENT O/B/O LAUDERDALE OAKS CONDOMINIUM 6, INC. 2881 NW 47TH TERR APT. 401 LAUDERDALE LAKES, FL 33313
LAUDERDALE OAKS CONDOMINIUM 6, INC. 2881 NW 47 TERRACE MEETING ROOM LAUDERDALE LAKES, FL 33313	CORAL SPRINGS COUNTRY CLUB FOR SENIORS, INC. 2903 NW 115TH TERRACE CORAL SPRINGS, FL 33065	CORAL SPRINGS COUNTRY CLUB FOR SENIORS, INC., PETRINEA MATTIS AND GARY MATTIS C/O SILVERBERG & ASSOCIATES, PA 2665 EXECUTIVE PARK DRIVE SUITE 2 WESTON, FL 33331	GARY MATTIS 2903 NW 115TH TERRACE CORAL SPRINGS, FL 33065
PETRINEA MATTIS 2903 NW 115TH TERRACE CORAL SPRINGS, FL 33065	JM AUTO, INC., D/B/A JM LEXUS 5350 WEST SAMPLE ROAD MARGATE, FL 33073	JM AUTO, INC., D/B/A JM LEXUS C/O DREW BEINHAKER, ESQ 3475 SHERIDAN STREET SUITE 305 HOLLYWOOD, FL 33021	ALTERRAON PHILLIPS, ESQ RESIDENT AGENT APLAW, LLC PO BOX 210866 ROYAL PALM BEACH, FL 33421
BROWARD COUNTY CLERK OF THE CIRCUIT COURT 201 SE 6TH STREET FORT LAUDERDALE, FL 33301	*CAZENOVIA CREEK FUNDING I LLC PO BOX 54897 NEW ORLEANS, LA 70154		

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 40647

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: 494125-BA-0040
Certificate Number: 7432
Date of Issuance: 06/01/2015
Certificate Holder: CAZENOVIA CREEK FUNDING I LLC
Description of Property: LAUDERDALE OAKS NO 6 CONDO
UNIT 104(AKA BLDG 8)

A condominium, according to the declaration of condominium recorded on O R Book 4429, Page 818, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed: ULLAH,THERESE EST
Legal Titleholders: ULLAH,THERESE EST
7471 NW 35 CT
LAUDERHILL, FL 33319-4919

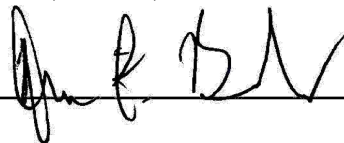
All of said property being in the County of Broward, State of Florida.

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: 6897.71

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

40647

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 7432

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

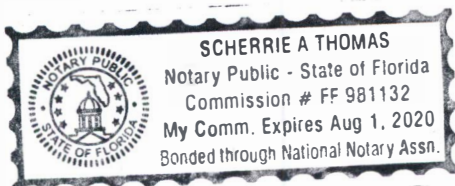
08/16/2018 08/23/2018 08/30/2018 09/06/2018

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 40647

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: 494125-BA-0040

Certificate Number: 7432

Date of Issuance: 06/01/2015

Certificate Holder:

CAZENOVIA CREEK FUNDING I LLC

Description of Property:

LAUDERDALE OAKS NO 6 CONDO
UNIT 104(AKA BLDG 8)

A condominium, according to the declaration of condominium recorded on O R Book 4429, Page 818, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed:

ULLAH, THERESE EST

Legal Titleholders:

ULLAH, THERESE EST

7471 NW 35 CT

LAUDERHILL, FL 33319-4919

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

(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: 6897.71

401-314

8/16-23-30 9/6 18-23/0000332604B

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

RETURN OF SERVICE

Assignment: 9199 Service Sheet # 18-035354
'SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY'
BROWARD COUNTY, FL vs. ULLAH, THERESE EST TD 40647
PLAINTIFF VS. DEFENDANT CASE
TAX SALE NOTICE COUNTY/BROWARD 9/19/2018
TYPE OF WRIT COURT HEARING DATE
ULLAH, THERESE EST 2001 NW 47 TERRACE, #104
SERVE LAUDERDALE LAKES, FL 33313

Received this process on

Date

14279

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

JULIE AIKMAN, SUPV.
Attorney

9884

☒ Served

☐ Not Served - see comments

8-9-18

Date

at

12:42pm

Time

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

☐ **INDIVIDUAL SERVICE**

SUBSTITUTE SERVICE:

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

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

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

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

CORPORATE SERVICE:

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

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

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

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

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

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:

15591 8-9-18 12:42pm Posted

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 Toxash
15591

D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494125-BA-0040 (TD #40647)

RECEIVED SHERIFF

2016 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

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\$5,601.61

Or

* Amount due if paid by September 18, 2018\$5,670.97

*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

**ULLAH,THERESE EST
2881 NW 47 TER #104
LAUDERDALE LAKES, FL 33313-1715**

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: 16670 Service Sheet # 18-035356
'SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY'
BROWARD COUNTY, FL vs. ULLAH, THERESE EST
PLAINTIFF VS. DEFENDANT TD 40647 CASE
TAX SALE NOTICE COUNTY/BROWARD 9/19/2018 HEARING DATE
TYPE OF WRIT COURT
ULLAH, THERESE EST SERVE 7471 NW 35 COURT
LAUDERHILL, FL 33319

14279

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

JULIE AIKMAN, SUPV.

9884

Attorney

Received this process on

Date

8-9-18 0700
16670

☒ Served

☐ Not Served - see comments

8-9-18

Date

at

1137

Time

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

☐ **INDIVIDUAL SERVICE**

SUBSTITUTE SERVICE:

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

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

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

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

CORPORATE SERVICE:

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

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

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

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

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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 8-9-18 1137

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
Loper

D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494125-BA-0040 (TD # 40647)

RECEIVED SHERIFF
2016 AUG -7 AM 8:52
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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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

**ULLAH,THERESE EST
7471 NW 35 CT
LAUDERHILL, FL 33319-4919**

**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
LAUDERDALE OAKS CONDOMINIUM 6, INC.

Filing Information

Document Number 718261
FEI/EIN Number 59-1357422
Date Filed 03/24/1970
State FL
Status ACTIVE

Principal Address

2881 NW 47 TERRACE
MEETING ROOM
LAUDERDALE LAKES, FL 33313

Changed: 01/27/2010

Mailing Address

2881 NW 47 TERRACE
CONDO #6
LAUDERDALE LAKES, FL 33313

Changed: 03/02/2012

Registered Agent Name & Address

GENNETTE, PETER
2881 NW 47TH TERR
APT. 401
LAUDERDALE LAKES, FL 33313

Name Changed: 03/02/2012

Address Changed: 02/03/2011

Officer/Director Detail

Name & Address

Title Secretary

Guy, Johanne
2881 NW 47 TERRACE
CONDO #6
Apt. 205

LAUDERDALE LAKES, FL 33313

Title officer

ROY, YVONNE

2881 NW 47 TERRACE

CONDO #6

Apt.110

LAUDERDALE LAKES, FL 33313

Title VPD

BRACCIA, GIUSEPPE

2881 NW 47 TERRACE

CONDO #6

Apt. 201

LAUDERDALE LAKES, FL 33313

Title officer

Chiodo, Tina

2881 NW 47TH TERR

Apt. 410

LAUDERDALE LAKES, FL 33313

Title COO

GENNETTE, Daniel P.

2881 NW 47TH TERRACE

Apt. 401

LAUDERDALE LAKES, FL 33313

Title Treasurer

Boire, Ginette

2881 N.W.47th Terrace

Apt. 106

Lauderdale Lakes, FL 33313

Title Officer

Gintoli, Michael

2881 NW 47 TERRACE

CONDO #6

Apt. 103

LAUDERDALE LAKES, FL 33313

Title officer

DiLeo, Johnny

2881 NW 47 TERRACE

CONDO #6

Apt. 203

LAUDERDALE LAKES, FL 33313

Annual Reports

Report Year	Filed Date
2016	02/20/2016
2017	02/10/2017
2018	04/09/2018

Document Images

04/09/2018 -- ANNUAL REPORT	View image in PDF format
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02/20/2016 -- ANNUAL REPORT	View image in PDF format
02/24/2015 -- ANNUAL REPORT	View image in PDF format
01/11/2014 -- ANNUAL REPORT	View image in PDF format
03/21/2013 -- ANNUAL REPORT	View image in PDF format
03/02/2012 -- ANNUAL REPORT	View image in PDF format
02/03/2011 -- ANNUAL REPORT	View image in PDF format
01/27/2010 -- ANNUAL REPORT	View image in PDF format
01/28/2009 -- ANNUAL REPORT	View image in PDF format
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02/27/1995 -- ANNUAL REPORT	View image in PDF format

JANET GORE

7 11
IN THE CIRCUIT COURT OF THE SEVENTEETH
JUDICIAL CIRCUIT IN AND FOR BROWARD
COUNTY, FLORIDA

CASE NO. 05-003994 CACE 09

CORAL SPRINGS COUNTRY CLUB
FOR SENIORS, INC., PETRINEA MATTIS
and GARY MATTIS,

Plaintiffs,

v.

KAREN MAY, a/k/a KAREN LEGALL,

Defendant.

INSTR # 107556236
OR BK 44889 Pages 1090 - 1091
RECORDED 12/11/07 08:40:48
BROWARD COUNTY COMMISSION
DEPUTY CLERK 3105
#7, 2 Pages

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FILED
CLERK OF COURT
BROWARD COUNTY, FLORIDA

STIPULATED FINAL JUDGMENT

THIS MATTER having come before the Court upon stipulation of the parties pursuant to that certain previously filed Mediation Settlement Agreement dated March 9, 2007 and the Plaintiffs having performed due diligence pursuant said Mediation Settlement Agreement and having elected to obtain judgment pursuant thereto and the terms set forth therein and the Court having reviewed the file and being otherwise fully advised in the premises, finds that the Plaintiffs are entitled to this judgment and the entry of a Final Judgment. Accordingly, it is;

ORDERED and ADJUDGED that:

1. Plaintiffs, *jointly and severally*, Coral Springs Country Club for Seniors, Inc., whose address is 2903 NW 115th Terrace, Coral Springs, Florida 33065, Petrinea Mattis, whose address is 2903 NW 115th Terrace, Coral Springs, Florida 33065, and Gary Mattis, whose address is 2903 NW 115th Terrace, Coral Springs, Florida 33065 shall have and recover from Defendant, Karen May a/k/a Karen Legall, whose address is 7521 NW 23rd Street, Sunrise, FL 33311, the **TOTAL AMOUNT OF \$135,000.00 FOR WHICH EXECUTION SHALL ISSUE FORTHWITH.**

2

2. The Total Amount set forth in Paragraph 1 herein shall hereafter accrue interest at the rate established pursuant to Florida Statute of 11% per annum.

3. It is further ordered and adjudged that that Defendant, Karen May, shall complete under oath Florida Rule of Civil of Procedure Form 1.977 (fact information sheet), including all required attachments, and serve it on the judgment creditor's attorney within forty-five days from the date of this Judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

4. The Court expressly retains jurisdiction to issue further judgments, orders, decrees and writs as are necessary and proper.

DONE AND ORDERED in Chambers, at Broward County, Florida on May 30, 2008.


CIRCUIT COURT JUDGE

Copy to:

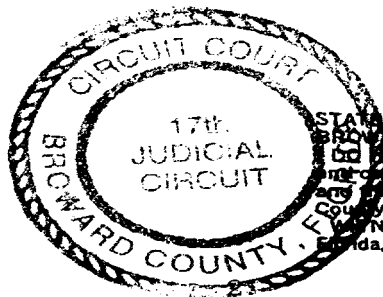
Silverberg & Associates, PA, (Atty. for Pls.), 2665 Executive Park Drive, Suite 2, Weston, FL 33331

Karen May, (Defendant), 7521 NW 23rd Street, Sunrise, FL 33311.

Coral Springs Country Club for Seniors, Inc., 2903 NW 115th Terrace, Coral Springs, Florida 33065.

Petrinea Mattis, 2903 NW 115th Terrace, Coral Springs, Florida 33065.

Gary Mattis, 2903 NW 115th Terrace, Coral Springs, Florida 33065.



STATE OF FLORIDA
BROWARD COUNTY

I HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and is in the office of the Circuit Court Clerk of Broward County, Florida.

WITNESS my hand and Official Seal at Fort Lauderdale Florida, this the 30 day of MAY, 2008.


Deputy Clerk

INSTR # 113619913 Page 1 of 1, Recorded 04/08/2016 at 03:19 PM
Broward County Commission, Deputy Clerk ERECORD

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 4/6/2016 4:25:22 PM.****

IN THE COUNTY COURT IN AND FOR
BROWARD COUNTY, FLORIDA
CASE NO. COSO-16-001061

JM AUTO, INC., d/b/a JM LEXUS, a Florida corporation,

Plaintiff,

vs

KAREN LEGALL,
Defendant

DEFAULT FINAL JUDGMENT

THIS CAUSE, having come before this court upon the Pre-Trial Conference on MARCH 23, 2016, and the Defendant having failed to appear, and the Court being otherwise fully advised,

IT IS ORDERED AND ADJUDGED that Plaintiff, JM AUTO, INC , d/b/a JM LEXUS, a Florida corporation , 5350 WEST SAMPLE ROAD, MARGATE, FL 33073, shall recover from Defendant, KAREN LEGALL, 8935 RAMBLEWOOD DR. #2416, CORAL SPRINGS FL 33071-4335, (SSN ***-**-██████) the sum of \$2040 00 on principal, \$350 00 for attorney's fees with costs in the sum of \$ 246 00, and prejudgment interest in the sum of \$95 31, making a total of \$2731 31 that shall bear interest at the rate of 4 78% a year, for which let execution issue

IT IS FURTHER ORDERED AND ADJUDGED that the judgment debtor shall complete under oath Florida Rules of Civil Procedure Form 1 977 (Fact Information Sheet), including all required attachments, and serve it on the judgment creditor's attorney within 45 days from the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed

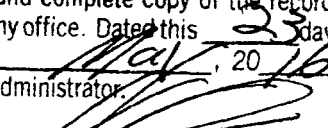
Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor to complete Form 1 977, including all attachments, and serve it on the judgment creditor's attorney

ORDERED at BROWARD County, Florida, on Apr 5, 2016


COUNTY COURT JUDGE

cc Drew Beinaker, Esq , Attorney for Plaintiff, 3475 Sheridan Street, Suite 305, Hollywood, FL 33021
KAREN LEGALL, 8935 RAMBLEWOOD DR #2416, CORAL SPRINGS FL 33071-4335



I hereby certify this document to be a true,
correct and complete copy of the record
filed in my office. Dated this 23 day
of May, 2016
By 
Deputy Clerk

①

Case Number: PR-C-18-0000678 Division: 60J
Filing # 67668834 E-Filed 02/07/2018 07:18:46 PM

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

IN RE: ESTATE OF

PROBATE DIVISION

THERESE ULLAH

CASE NO.: CASE NO.:

Deceased.

PETITION FOR SUMMARY ADMINISTRATION (TESTATE)

Petitioner, KAREN LEGALL, alleges:

1. Petitioner has an interest in the above estate as the beneficiary of the Estate of Simone L. Kennedy who was the sole heir to the Real Property in the Estate of Therese Ullah. Petitioner's address is 8935 Ramblewood Dr #2416 – Coral Springs, FL 33071.

2. Decedent, THERESE ULLAH, whose last known address was 2881 NW 47 Terrace (Unit 104) bldg #, Lauderdale Lake, FL 33313, in Broward County, FL, and, whose age was 89 years old and whose social security number is [REDACTED] died on [REDACTED] at Life Care Center at Inverrary and on the date of death decedent was domiciled in Broward County, FL.

3. The Gross Value of the THERESE ULLAH'S real and personal estate subject to administration in this State, excluding her homestead property, does not exceed \$75,000.00 and is itemized in paragraph 8 below.

4. There are no known unpaid claims against the estate; this includes medical bills.

5. So far as is known, the names of the beneficiaries of this estate (whom will share equally in the estate asset) their addresses and relationship to decedent, and the dates of birth of any who are minors, are:

Name	Address	Relationship
Karen LeGall	8935 Ramblewood Dr. # 2416 Coral Springs, FL 33071	Daughter of Simone Kennedy (deceased Beneficiary)
Ann Marie LeGall	116-34 Marsden St. Jamaica Queens, NY 11434	Daughter of Simone Kennedy (deceased Beneficiary)

6. All lawful beneficiaries have consented to distribution of the estate on summary administration.

7. Venue of this proceeding is in this county because at the time of her death, THERESE ULLAH, had a fixed place of residence at 2881 NW 47 Terrace (Unit 104) blding #, Lauderdale Lake, FL 33313. No domiciliary proceedings are pending in another state or country.

8. The nature of the assets in this estate are the Decedent's homestead condominium property identified as ID# 494125BA0040 with an address of 2881 NW 47 Terrace (Unit 104) blding #, Lauderdale Lake, FL 33313, in Broward County, FL, also identified by its legal description: Apt 104-B, LAUDERDALE OAKS CONDOMINIUM 6, ACCORDING TO THE DECLARATION THEREOF AS RECORDED IN O.R. BOOK 4429, PAGE 818, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; with a total approximate value of \$37,010.00.

9. This estate will not be required to file a federal estate tax return.

10. A Death Certificate shall be deposited with the Clerk of the Court in conjunction with this Petition to the Court.

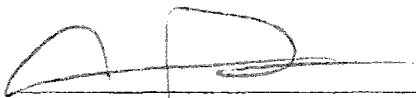
11. Petitioner is unaware of any unrevoked Will or codicil of the Decedent.

WHEREFORE, Petitioner request that this honorable Court enter an Order in favor of Petitioners' request for Summary Administration.

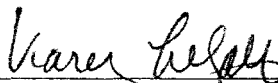
And, if Petitioner has prayed for wrong and improper relief, then she prays for such other, further and general relief as she may be entitled to in the premises, and as in duty bound, she will ever pray.

Under penalties of perjury, I declare that I have read the foregoing, and the facts alleged are true, to the best of my knowledge and belief.

Signed on this 15 day of October, 2017



Alterraon Phillips, Esq., Resident Agent
APLaw, LLC
PO Box 210866
Royal Palm Beach, FL 33421
P: 561-729-0123
F: 561-729-0128



Karen LeGall, Petitioner

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

IN RE: ESTATE OF

THERESE ULLAH

Deceased.

CASE NO.:
PROBATE DIVISION

**ORDER OF SUMMARY ADMINISTRATION
(INTESTATE)**

On the petition of Karen LeGall for summary administration of the estate of Therese Ullah, deceased, the court finding that the decedent died on [REDACTED] that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof; that the material allegations of the petition are true; and that the decedent's estate qualified for Summary Administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

1. There shall be immediate recording and transfer of ownership of the homestead condominium property identified as ID# 494125BA0040 with an address of 2881 NW 47 Terrace (Unit 104) blding #, Lauderdale Lake, FL 33313, in Broward County, FL, also identified by its legal description: Apt 104-B, LAUDERDALE OAKS CONDOMINIUM 6, ACCORDING TO THE DECLARATION THEREOF AS RECORDED IN O.R. BOOK 4429, PAGE 818, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, in equal shares as joint tenants in common with rights of survivorship, to the following beneficiaries:

Case No:

Name	Address
Karen LeGall	8935 Ramblewood Dr. # 2416 Coral Springs, FL 33071
Ann Marie LeGall	116-34 Marsden St. Jamaica Queens, NY 11434

2. Those to whom specified parts of the decedent's estate are assigned by this order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.

3. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to comply with this order by paying, delivering, or transferring to those specified above the parts of the decedent's estate assigned to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

ORDERED in Broward County Courthouse, in Broward County, FL on the ____ day of _____, 20__.

Circuit Court Judge

Copies furnished to:

Alterraon Phillips, Esq. – APLaw, LLC – PO Box 210866 – Royal Palm Beach, FL 33421

Prepared by
Therese Ullah

2881 N.W. 47 Terr #104
Lauderdale Lakes
Fl 33313

94-607390 T#001
12-20-94 01:35PM

\$.70
DOCU. STAMPS-DEED
RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

Form A298

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 14 day of December, 1994
first party, to REAL PRUD'HOMME (GRANTOR)

whose post office address is 1819 WEST DEMAISONNEUVE APT 1005
MONTREAL, QUE, H3H 1K1, CANADA
to second party: THERESE ULLAH (GRANTEE)

whose post office address is 2881 N.W. 47th TERRACE, APT 104
LAUDERDALE LAKES, FL 33313

WITNESSETH, That the said first party, for good consideration and for the sum of TEN 00 (only) Dollars (\$10⁰⁰ only) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of BROWARD, State of FLORIDA
to wit: 2881 N.W. 47 TERRACE, APT 104-B

APT 104-B, LAUDERDALE OAKS CONDOMINIUM 6, ACCORDING TO THE
DECLARATION THEREOF AS RECORDED IN O.R. BOOK 4429, PAGE 818,
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TO HAVE AND TO HOLD, THE SAME IN FEE SIMPLE FOREVER BY GRANTEE.

FOR PROCESSING REFER TO: (DATA)

PROPERTY APPRAISERS PARCEL IDENTIFICATION (Folio) NUMBERS:

9125-BA-004

GRANTEE S.S. [REDACTED]

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. APPEARED BEFORE ME REAL PRUD'HOMME
GISELAINE BLAIS
Signed, sealed and delivered in presence of: MONIQUE PAQUETTE

X Monique Paquette X Therese Ullah
MONIQUE PAQUETTE THERESE ULLAH
X Gislaïne Blais X Real Prud'homme
GISELAINE BLAIS REAL PRUD'HOMME

State of
County of

On _____ before me,

appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature _____

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

Affiant _____ Known _____ Produced ID
Type of ID _____ (Seal)



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Run-ATHP

(Revised 3/93)

DIANE L. SERRANO, NO. 11025
COMMISSAIRE A L'ASSESSMENT
POUR LES DISTRICTS JUDICIAIRES
DE LONGUEUIL ET MONTREAL
Sire & Montreal, Canada
14-12-1994
D. Serrano

BK22955PG0562

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

DATE: August 1st, 2018
PROPERTY ID # 494125-BA-0040 (TD # 40647)

WARNING

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

ULLAH, THERESE EST
7471 NW 35 CT
LAUDERHILL, FL 33319-4919

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2881 NW 47 TERRACE #104, LAUDERDALE LAKES, FL 33313-1715 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\$5,576.59
Or

* Estimated Amount due if paid by September 18, 2018\$5,639.69

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 # 494125-BA-0040 (TD # 40647)

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2881 NW 47 TER #104
LAUDERDALE LAKES, FL 33313-1715

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

DATE: August 1st, 2018
PROPERTY ID # 494125-BA-0040 (TD # 40647)

WARNING

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

ANN MARIE LEGALL
116-34 MARSDEN ST.
JAMAICA QUEENS, NY 11434

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

DATE: August 1st, 2018
PROPERTY ID # 494125-BA-0040 (TD # 40647)

WARNING

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

KAREN LEGALL
8935 RAMBLEWOOD DR. #2416
CORAL SPRINGS, FL 33071

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

DATE: August 1st, 2018
PROPERTY ID # 494125-BA-0040 (TD # 40647)

WARNING

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

BROWARD COUNTY CLERK OF THE CIRCUIT COURT
201 SE 6TH STREET
FORT LAUDERDALE, FL 33301

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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\$5,576.59

Or

* Estimated Amount due if paid by September 18, 2018\$5,639.69

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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 # 494125-BA-0040 (TD # 40647)

WARNING

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

CAZENOVIA CREEK FUNDING I LLC
PO BOX 54897
NEW ORLEANS, LA 70154

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DATE: August 1st, 2018
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CORAL SPRINGS COUNTRY CLUB FOR SENIORS, INC.
2903 NW 115TH TERRACE
CORAL SPRINGS, FL 33065

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

DATE: August 1st, 2018
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JM AUTO, INC., D/B/A JM LEXUS
5350 WEST SAMPLE ROAD
MARGATE, FL 33073

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DATE: August 1st, 2018
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LAUDERDALE OAKS CONDOMINIUM 6, INC.
2881 NW 47 TERRACE CONDO #6
LAUDERDALE LAKES, FL 33313

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DATE: August 1st, 2018
PROPERTY ID # 494125-BA-0040 (TD # 40647)

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PETER GENNETTE, REGISTERED AGENT O/B/O LAUDERDALE OAKS CONDOMINIUM 6,
INC.
2881 NW 47TH TERR APT. 401
LAUDERDALE LAKES, FL 33313

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FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374**

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: August 1st, 2018
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ALTERRAON PHILLIPS, ESQ RESIDENT AGENT APLAW, LLC
PO BOX 210866
ROYAL PALM BEACH, FL 33421

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

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CORAL SPRINGS COUNTRY CLUB FOR SENIORS, INC., PETRINEA MATTIS AND GARY
MATTIS C/O SILVERBERG & ASSOCIATES, PA
2665 EXECUTIVE PARK DRIVE SUITE 2
WESTON, FL 33331

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GARY MATTIS
2903 NW 115TH TERRACE
CORAL SPRINGS, FL 33065

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JM AUTO, INC., D/B/A JM LEXUS
C/O DREW BEINHAKER, ESQ
3475 SHERIDAN STREET SUITE 305
HOLLYWOOD, FL 33021

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KAREN MAY A/K/A KAREN LEGALL
7521 NW 23 STREET
SUNRISE, FL 33311

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2881 NW 47 TERRACE
MEETING ROOM
LAUDERDALE LAKES, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2881 NW 47 TERRACE #104, LAUDERDALE LAKES, FL 33313-1715 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\$5,576.59
- Or
- * Estimated Amount due if paid by September 18, 2018\$5,639.69

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 # 494125-BA-0040 (TD # 40647)

WARNING

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

PETRINEA MATTIS
2903 NW 115TH TERRACE CORAL
SPRINGS, FL 33065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2881 NW 47 TERRACE #104, LAUDERDALE LAKES, FL 33313-1715 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\$5,576.59

Or

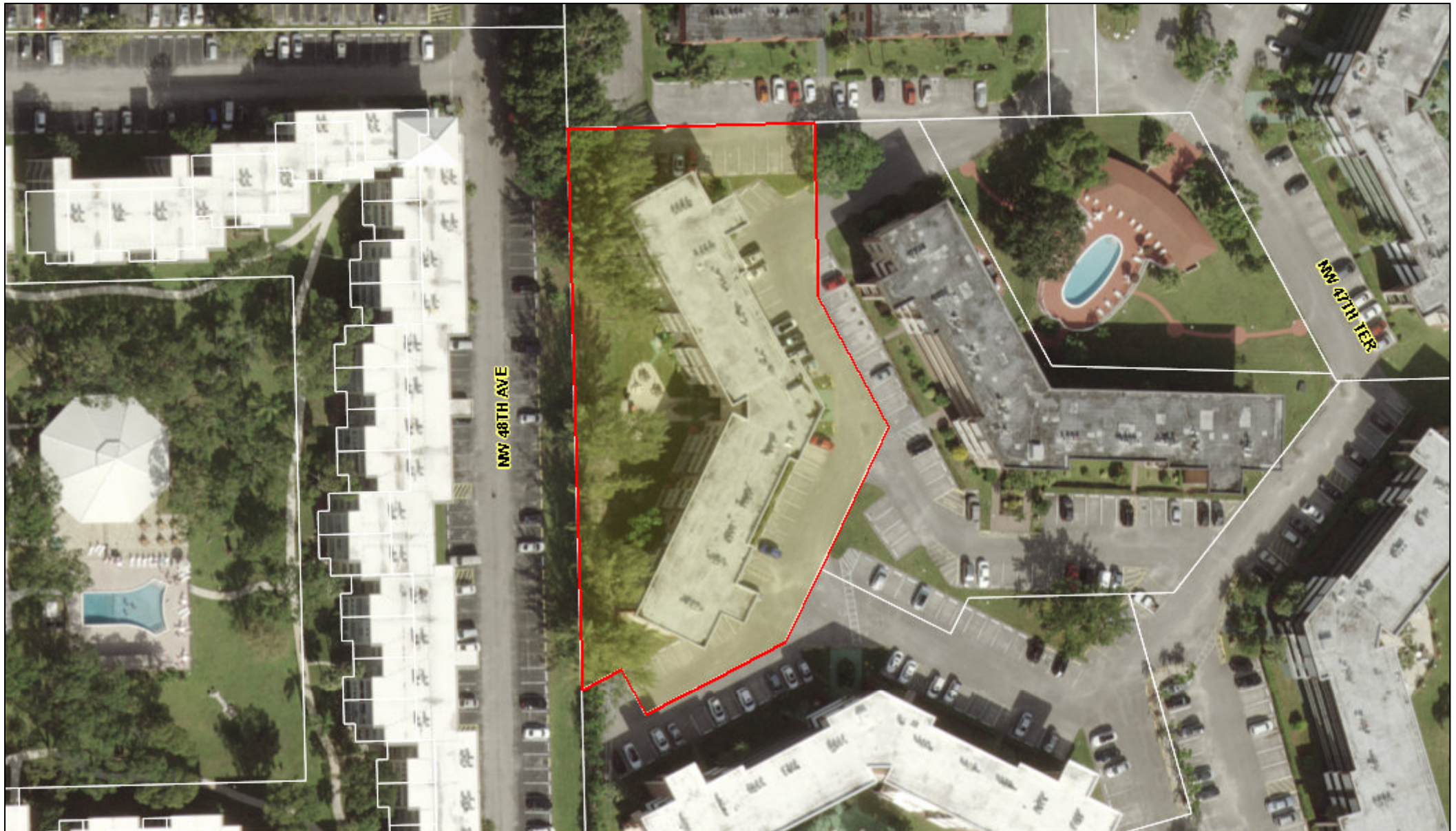
* Estimated Amount due if paid by September 18, 2018\$5,639.69

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.

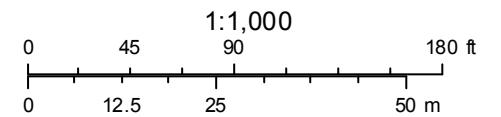
TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury



June 4, 2018



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

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Postage

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Total Postage and

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Sent To

Street and Apt. No.

City, State, ZIP+4[®]

TD 40647 SEPTEMBER 2018 WARNING

CITY OF LAUDERDALE LAKES

4300 NW 36 ST

LAUDERDALE LAKES, FL 33319

PS Form 3800, April 2013 PSN 7530-02-000-9047

See Reverse for Instructions

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| <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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City, State, ZIP+4

TD 40647 SEPTEMBER 2018 WARNING

ULLAH, THERESE EST

2881 NW 47 TER #104

LAUDERDALE LAKES, FL 33313-1715

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

See Reverse for Instructions

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☐ Adult Signature Restricted Delivery \$ _____

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TD 40647 SEPTEMBER 2018 WARNING

ULLAH, THERESE EST
7471 NW 35 CT
LAUDERHILL, FL 33319-4919

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

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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 | \$ | |

Postage

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Total Postage and Fees

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Street and Apt. No.

City, State, ZIP+4

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TD 40647 SEPTEMBER 2018 WARNING

KAREN LEGALL

8935 RAMBLEWOOD DR. #2416

CORAL SPRINGS, FL 33071

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

See Reverse for Instructions

7017 3380 0000 6615 3736

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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 | \$ | |

Postage

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Total Postage and Fees

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Street and Apt. No.

City, State, ZIP+4[®]

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TD 40647 SEPTEMBER 2018 WARNING

ANN MARIE LEGALL
116-34 MARSDEN ST.
JAMAICA QUEENS, NY 11434

PS Form 3800, April 2013 PSN 7530-02-000-9047

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

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Postage	
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Total Postage and Fees	
\$	
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Street and Apt. No.	
City, State, ZIP+4	

TD 40647 SEPTEMBER 2018 WARNING
KAREN MAY A/K/A KAREN LEGALL
7521 NW 23 STREET
SUNRISE, FL 33311

7017 3380 0000 6615 3750

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☐ Certified Mail Restricted Delivery \$ _____
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TD 40647 SEPTEMBER 2018 WARNING

LAUDERDALE OAKS CONDOMINIUM 6, INC.

2881 NW 47 TERRACE CONDO #6

LAUDERDALE LAKES, FL 33313

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

See Reverse for Instructions

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| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

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Total Postage and Fees

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City, State, ZIP+4

TD 40647 SEPTEMBER 2018 WARNING

PETER GENNETTE, REGISTERED AGENT O/B/O
LAUDERDALE OAKS CONDOMINIUM 6, INC.
2881 NW 47TH TERR APT. 401
LAUDERDALE LAKES, FL 33313

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

See Reverse for Instructions

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| <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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Sent To

Street and Apt. No.

City, State, ZIP+4

TD 40647 SEPTEMBER 2018 WARNING
LAUDERDALE OAKS CONDOMINIUM 6, INC.
2881 NW 47 TERRACE
MEETING ROOM
LAUDERDALE LAKES, FL 33313

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

See Reverse for Instructions

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| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

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City, State, ZIP+4

TD 40647 SEPTEMBER 2018 WARNING
CORAL SPRINGS COUNTRY CLUB FOR
SENIORS, INC.
2903 NW 115TH TERRACE
CORAL SPRINGS, FL 33065

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

See Reverse for Instructions

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| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postage

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Total Postage

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Sent To

Street and Apt.

City, State, ZIP

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TD 40647 SEPTEMBER 2018 WARNING

CORAL SPRINGS COUNTRY CLUB FOR
SENIORS, INC., PETRINEA MATTIS AND GARY
MATTIS C/O SILVERBERG & ASSOCIATES, PA
2665 EXECUTIVE PARK DRIVE SUITE 2
WESTON, FL 33331

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

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| <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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Street and Apt. No.

City, State, ZIP+4

TD 40647 SEPTEMBER 2018 WARNING

GARY MATTIS

2903 NW 115TH TERRACE
CORAL SPRINGS, FL 33065

7017 3380 0000 6615 3811

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

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Street and Apt. No	
City, State, ZIP+4 [®]	

TD 40647 SEPTEMBER 2018 WARNING
PETRINEA MATTIS
2903 NW 115TH TERRACE
CORAL SPRINGS, FL 33065

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| <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 Apt.

City, State, ZIP

TD 40647 SEPTEMBER 2018 WARNING

JM AUTO, INC., D/B/A JM LEXUS
5350 WEST SAMPLE ROAD
MARGATE, FL 33073

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
Here

Postage

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Total Postage and Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 40647 SEPTEMBER 2018 WARNING

JM AUTO, INC., D/B/A JM LEXUS
C/O DREW BEINHAKER, ESQ
3475 SHERIDAN STREET SUITE 305
HOLLYWOOD, FL 33021

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

See Reverse for Instructions

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

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

Postage

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Total Postage at

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Sent To

Street and Apt. #

City, State, ZIP+

PS Form 3800, www.usps.com PSN 7530-02-000-9047

See Reverse for Instructions

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TD 40647 SEPTEMBER 2018 WARNING
ALTERRAON PHILLIPS, ESQ RESIDENT
AGENT APLAW, LLC
PO BOX 210866
ROYAL PALM BEACH, FL 33421

7017 3380 0000 6615 3859

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

Postage

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Total Postage on

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Sent To

Street and Apt. N

City, State, ZIP+

Postmark
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TD 40647 SEPTEMBER 2018 WARNING

BROWARD COUNTY CLERK OF THE
CIRCUIT COURT
201 SE 6TH STREET
FORT LAUDERDALE, FL 33301

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

See Reverse for Instructions

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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
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. #

City, State, ZIP+

TD 40647 SEPTEMBER 2018 WARNING
CAZENOVIA CREEK FUNDING I LLC
PO BOX 54897
NEW ORLEANS, LA 70154

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 40647 SEPTEMBER 2018 WARNING
BROWARD COUNTY CLERK OF THE
CIRCUIT COURT
201 SE 6TH STREET
FORT LAUDERDALE, FL 33301



9590 9402 3578 7305 3395 33

7017 3380 0000 6615 3859

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

P. Rodriguez

- ☒ Agent
☐ Addressee

B. Received by (Printed Name)

P. Rodriguez

C. Date of Delivery

AUG 13 2018

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

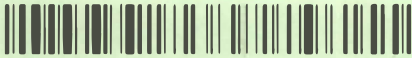
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 40647 SEPTEMBER 2018 WARNING
JM AUTO, INC., D/B/A JM LEXUS
5350 WEST SAMPLE ROAD
MARGATE, FL 33073



9590 9402 3578 7305 3395 64

2

7017 3380 0000 6615 3828

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *B Bricker*

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

B BRICKER

C. Date of Delivery

8-11-18

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

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 40647 SEPTEMBER 2018 WARNING

JM AUTO, INC., D/B/A JM LEXUS
C/O DREW BEINHAKER, ESQ
3475 SHERIDAN STREET SUITE 305
HOLLYWOOD, FL 33021



9590 9402 3578 7305 3395 57

2. Ar

7017 3380 0000 6615 3835

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

(over \$500)

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 40647 SEPTEMBER 2018 WARNINGCITY OF LAUDERDALE LAKES
4300 NW 36 ST
LAUDERDALE LAKES, FL 33319

9590 9402 3578 7305 3376 69

7017 3380 0000 6615 3699

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

Reece Thorne

C. Date of Delivery

8/13/18

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

3. Service Type

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

Mail Restricted Delivery
(over \$500)

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 40647 SEPTEMBER 2018 WARNING

GARY MATTIS
2903 NW 115TH TERRACE
CORAL SPRINGS, FL 33065



9590 9402 3578 7305 3375 53

2. 7017 3380 0000 6615 3804

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

☐ Insured Mail Restricted Delivery
(over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 40647 SEPTEMBER 2018 WARNING
CORAL SPRINGS COUNTRY CLUB FOR
SENIORS, INC.
2903 NW 115TH TERRACE
CORAL SPRINGS, FL 33065



9590 9402 3578 7305 3375 77

2. **7017 3380 0000 6615 3781**

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Delivery Restricted Delivery

Restricted Delivery

(over \$500)

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 40647 SEPTEMBER 2018 WARNING
PETRINEA MATTIS
2903 NW 115TH TERRACE
CORAL SPRINGS, FL 33065



9590 9402 3578 7305 3395 71

7017 3380 0000 6615 3811

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 40647 SEPTEMBER 2018 WARNING
CAZENOVIA CREEK FUNDING I LLC
PO BOX 54897
NEW ORLEANS, LA 70154



9590 9402 3578 7305 3395 26

7017 3380 0000 6615 3866

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

(over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 40647 SEPTEMBER 2018 WARNING

ALTERRAON PHILLIPS, ESQ RESIDENT
AGENT APLAW, LLC
PO BOX 210866
ROYAL PALM BEACH, FL 33421



9590 9402 3578 7305 3395 40

2.

7017 3380 0000 6615 3842

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

AL PHILLIPS

C. Date of Delivery

8-20-18

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☐ Signature Restricted Delivery☐ Signature Restricted Delivery

(over \$500)

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