



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

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 11/29/2018

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 11/28/2018

CERTIFICATE # 2015-7022

ACCOUNT # 494125HJ0080

ALTERNATE KEY # 248729

TAX DEED APPLICATION # 41394

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Unit 108, Cypress Tree Condominium Building 4, a condominium according to the Declaration of Condominium recorded in Official Record Book 6533 at page 11, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 2401 NW 41 AVENUE #108, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

CYPRESS TREE CONDO ASSN INC

8211 W BROWARD BLVD PH1

PLANTATION, FL 33324 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

CYPRESS TREE CONDOMINIUM ASSOCIATION INC.

C/O MIRZA, BASULTO & ROBBINS LLP

14160 NW 77 COURT, SUITE 22

MIAMI LAKES, FL 33016 (Per Certificate of Title)

CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.

8211 W. BROWARD BLVD. PH1

PLANTATION, FL 33324 (Per Sunbiz. Declaration recorded in 6533-11.)

WASSERSTEIN, P.A., REGISTERED AGENT

O/B/O CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.

301 YAMATO ROAD SUITE 2199

BOCA RATON, FL 33431 (Per Sunbiz)

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

MORTGAGE HOLDER OF RECORD:

No new documents found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

JVP CONSTRUCTION GROUP, INC

Instrument: 115216444

540 LEE DRIVE

MIAMI SPRINGS, FL 33166 (Per Notice of Commencement)

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 25 HJ 0080

CURRENT ASSESSED VALUE: \$30,960

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:

No new documents found.

**Update search found 1 new Notice of Commencement and updated Sunbiz with new Registered Agent information. 2018 Property Appraiser record included.

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

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

Christina Young

Title Examiner



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2401 NW 41 AVENUE #108, LAUDERHILL FL 33313	ID #	4941 25 HJ 0080
Property Owner	CYPRESS TREE CONDO ASSN INC	Millage	1912
Mailing Address	8211 W BROWARD BLVD PH1 PLANTATION FL 33324	Use	04
Abbr Legal Description	CYPRESS TREE CONDO BLDG 4 UNIT 108		

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	\$3,100	\$27,860	\$30,960	\$21,850	
2017	\$2,630	\$23,640	\$26,270	\$19,870	\$975.23
2016	\$2,110	\$18,970	\$21,080	\$18,070	\$881.46

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$30,960	\$30,960	\$30,960	\$30,960
Portability	0	0	0	0
Assessed/SOH	\$21,850	\$30,960	\$21,850	\$21,850
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	\$21,850	\$30,960	\$21,850	\$21,850

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/13/2012	CET-D	\$300	48621 / 480			
12/4/1995	QCD	\$100	24214 / 622			
8/31/1995	WD	\$23,500	23938 / 429			
5/1/1977	WD	\$22,900	7069 / 807			
				Adj. Bldg. S.F.		755
				Units/Beds/Baths		1/1/1
				Eff./Act. Year Built: 1977/1976		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #41394

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of December 2018, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CYPRESS TREE CONDOMINIUM ASSOCIATION INC. C/O MIRZA, BASULTO & ROBBINS LLP 14160 NW 77 COURT, SUITE 22 MIAMI LAKES, FL 33016	CYPRESS TREE CONDOMINIUM ASSOCIATION, INC 2351 NW 41ST AVENUE CLUBHOUSE LAUDERHILL, FL 33324	CYPRESS TREE CONDOMINIUM ASSOCIATION, INC. 8211 W. BROWARD BLVD PH1 PLANTATION, FL 33324	CYPRESS TREE CONDOMINIUM ASSOCIATION, INC PO BOX 189013 FORT LAUDERDALE, FL 33318-9013
CITY OF LAUDERHILL, CODE ENFORCEMENT UNIT 5581 W. OAKLAND PARK BLVD. LAUDERHILL, FL 33313	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR, AMERIQUEST MORTGAGE SECURITIES INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R11, UNDER THE POOLING AND SERVICING AGREEMENT DATED DECEMBER 1, 2005 1761 EAST ST. ANDREW PLACE SANTA ANA, CA 92705-4934	DELTA MANAGEMENT SOLUTIONS, INC., REGISTERED AGENT O/B/O CYPRESS TREE CONDOMINIUM ASSOCIATION, INC. 7300 W. MCNAB ROAD #220 TAMARAC, FL 33321	JVP CONSTRUCTION GROUP, INC 540 LEE DRIVE MIAMI SPRINGS, FL 33166
WASSERSTEIN, P.A., REGISTERED AGENT O/B/O CYPRESS TREE CONDOMINIUM ASSOCIATION, INC. 301 YAMATO ROAD SUITE 2199 BOCA RATON, FL 33431	AMERICAN HOME MTG SERVICING C/O NTC 2100 ALT. 19 NORTH PALM HARBOR, FL 34683	AMERIQUEST MORTGAGE COMPANY P.O. BOX 11507 SANTA ANA, CA 92711	CITI RESIDENTIAL LENDING INC., AS ATTORNEY IN FACT FOR AMERIQUEST MORTGAGE COMPANY 10801 E 6TH ST RANCHO CUCAMONGA, CA 91730
CITY OF LAUDERHILL ATTN: ANA SANCHEZ 5581 W. OAKLAND PARK BLVD. LAUDERHILL, FL 33313	CYPRESS TREE CONDO ASSN INC 2401 NW 41 AVENUE #108 LAUDERHILL, FL 33313	CYPRESS TREE CONDOMINIUM ASSOCIATION, INC 14160 PALMETTO FRNTG RD STE 22 MIAMI LAKES, FL 33016-1506	CYPRESS TREE CONDOMINIUM ASSOCIATION, INC PO BOX 590577 FORT LAUDERDALE, FL 33359-0577
CYPRESS TREE CONDOMINIUM ASSOCIATION, INC 2201 NW 41ST AVE APT 210 LAUDERHILL, FL 33313-7017	CYPRESS TREE CONDOMINIUM ASSOCIATION, INC 4780 N. STATE ROAD 7 STE E250 LAUDERDALE LAKES, FL 33319-5860	CYPRESS TREE CONDOMINIUM ASSOCIATION, INC 9690 W. SAMPLE RD STE 103 CORAL SPRINGS, FL 33065-4031	FIRST AMERICAN LENDERS ADVANTAGE 1801 LAKEPOINT DRIVE, SUITE 11 LEWISVILLE, TX 75057

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT, PERMITTING LICENSING & PROTECTION DIVISION GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPEMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT GCW – 1 NORTH UNIVERSITY DR MAILBOX 302 PLANTATION, FL 33324	BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION; RIGHT OF WAY SECTION ONE N. UNIVERSITY DR., STE 300 B PLANTATION, FL 33324
BROWARD COUNTY WATER & WASTEWATER 2555 W. COPANS RD POMPANO BEACH, FL 33069	PUBLIC WORKS DEPT REAL PROPERTY GOVERNMENTAL CENTER, RM 326, 115 S. ANDREWS AVE FT. LAUDERDALE, FL 33301	BROWARD COUNTY SHERIFF’S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3rd day of December 2018 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy Juliette M. Aikman

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #41394

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of January 2019, 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:

CYPRESS TREE CONDOMINIUM ASSOCIATION INC. C/O MIRZA, BASULTO & ROBBINS LLP 14160 NW 77 COURT, SUITE 22 MIAMI LAKES, FL 33016	CYPRESS TREE CONDO ASSOC 2351 NW 41 AVE CLUBHOUSE LAUDERHILL, FL 33313	CYPRESS TREE CONDOMINIUM ASSOCIATION, INC. 8211 W. BROWARD BLVD PH1 PLANTATION, FL 33324	CYPRESS TREE CONDOMINIUM ASSOCIATION, INC PO BOX 189013 FORT LAUDERDALE, FL 33318-9013
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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 41394

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-HJ-0080

Certificate Number: 7022

Date of Issuance: 05/26/2016

Certificate Holder: CAPITAL ONE CLTRL ASSIGNEE OF FIG 2222, LLC

Description of Property: CYPRESS TREE CONDO BLDG 4
UNIT 108

UNIT 108, CYPRESS TREE CONDOMINIUM BUILDING 4, A
CONDOMINIUM ACCORDING TO THE DECLARATION OF
CONDOMINIUM RECORDED IN OFFICAL RECORD BOOK 6533
AT PAGE 11, OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.

Name in which assessed: CYPRESS TREE CONDO ASSN INC

Legal Titleholders: CYPRESS TREE CONDO ASSN INC
8211 W BROWARD BLVD PH1
PLANTATION, FL 33324

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of January , 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 13th day of December , 2018 .

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: _____

Dana F. Buker
Deputy

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

Publish: DAILY BUSINESS REVIEW

Issues: 12/13/2018, 12/20/2018, 12/27/2018 & 01/03/2019

Minimum Bid: 4665.60

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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UNIT 108

UNIT 108, CYPRESS TREE CONDOMINIUM BUILDING 4, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 6533 AT PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name in which assessed: CYPRESS TREE CONDO ASSN INC
Legal Titleholders: CYPRESS TREE CONDO ASSN INC
8211 W BROWARD BLVD PH1
PLANTATION, FL 33324

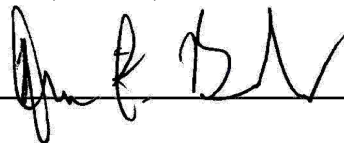
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of February, 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 17th day of January, 2019.

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: 01/17/2019, 01/24/2019, 01/31/2019 & 02/07/2019
Minimum Bid: 5228.31

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

STATE OF FLORIDA COUNTY OF BROWARD:

Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review (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

41394

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 7022

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

01/24/2019 01/31/2019 02/07/2019

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

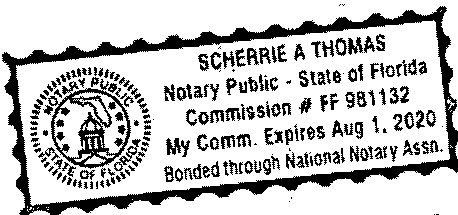


Sworn to and subscribed before me this
7 day of FEBRUARY, A.D. 2019.



(SEAL)

BARBARA JEAN COOPER personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 41394

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:

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Certificate Number: 7022

Date of Issuance: 05/26/2016

Certificate Holder:

CAPITAL ONE CLTRL ASSIGNEE
OF FIG 2222, LLC

Description of Property:

CYPRESS TREE CONDO BLDG 4
UNIT 108

UNIT 108, CYPRESS TREE CON-
DOMINIUM BUILDING 4, A
CONDOMINIUM ACCORDING
TO THE DECLARATION OF
CONDOMINIUM RECORDED
IN OFFICIAL RECORD BOOK 6533
AT PAGE 11, OF THE PUBLIC
RECORDS OF BROWARD COUNTY,
FLORIDA.

Name in which assessed:

CYPRESS TREE CONDO ASSN
INC

Legal Titleholders:

CYPRESS TREE CONDO ASSN
INC.

8211 W BROWARD BLVD PH1
PLANTATION, FL 33324

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

Unless such certificate shall be
redeemed according to law the property
described in such certificate will be
sold to the highest bidder on the 20th
day of February, 2019. Pre-bidding
shall open at 9:00 AM EDT, sale
shall commence at 10:00 AM EDT and
shall begin closing at 11:01 AM EDT at:
broward.deedauktion.net

*Pre-registration is required to
bid.

Dated this 17th day of January, 2019.

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: 5228.31

401-314

1/24-31 2/7 19-57/0000375193B

RUSH

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

RUSH

RETURN OF SERVICE

Assignment: **2013**

Please Route To Supervisor

Service Sheet #

19-003362

BROWARD COUNTY, FL vs. CYPRESS TREE CONDO ASSN INC

TD 41394

PLAINTIFF

VS.

COUNTY/BROWARD

DEFENDANT

CASE

TYPE OF WRIT

CYPRESS TREE CONDO ASSN INC

COURT

HEARING DATE

SERVE

5211 W. BROWARD BLVD PH 1

PLANTATION, FL 33324

ASIDE ASAD - RETURN TO TAX NOTICE TO PAY

Received this process on
1/23/2019

Date

14279

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

JULIE ANGMAN, SUPV.

BBB4

Attorney

☒ Served

☐ Not Served - see comments

1/29/19

Date

1157

Time

On **CYPRESS TREE CONDO ASSN INC**

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: **1/26/19 0855 PH1 is for Juda Eskew's ASSOC. office is not open at this time**
(13192) 1/29/19 1144 Crystal (receptionist at front) accepted
the document H/F, brown hair, 5'6, med build

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"

BROWARD COUNTY, FLORIDA

BY: 

D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494125-HJ-0080 (TD # 41394)

RECEIVED SHERIFF
2019 JAN 23 AM 9:00
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

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 January 31, 2019\$5,165.80

Or

* Amount due if paid by February 19, 2019\$5,228.31

*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 February 20, 2019 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

CYPRESS TREE CONDO ASSN INC
8211 W BROWARD BLVD PH1
PLANTATION, FL 33324

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

RUSH

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

RUSH

RETURN OF SERVICE

Assignment # 9199

Please Route To Supervisor

Service Sheet #

19-003363

BROWARD COUNTY, FL vs. CYPRESS TREE CONDO ASSN INC

TD 41394

~~COMPLAINT~~

VS.

COUNTY/BROWARD

DEFENDANT

2/28/2019

CASE

TYPE OF WRIT

CYPRESS TREE CONDO ASSN INC

COURT

HEARING DATE

SERVE

2401 NW 41 AVENUE #100

LAUDERHILL, FL 33313

~~REVENUE TAX SECTION TO TAX SERVICE DEPT~~

Received this process on

1/24/2019

Date

1-24-19 0700
DW 9/19

14270

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

JULIE AKMAN, SUPV.

9884

Attorney

☒ Served

☐ Not Served - see comments

1-30-19

Date

at

1025

Time

On CYPRESS TREE CONDO ASSN INC

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:

1-30-19 1025 posted 9199

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"

BROWARD COUNTY, FLORIDA

BY:

[Signature] 9199
DANNY J. [Signature]

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494125-HJ-0080 (TD #41394)

RECEIVED SHERIFF
2019 JAN 23 AM 9:00
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 January 31, 2019\$5,165.80

Or

* Amount due if paid by February 19, 2019\$5,228.31

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

CYPRESS TREE CONDO ASSN INC
2401 NW 41 AVE #108
LAUDERHILL, FL 33313

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



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

Detail by Entity Name

Florida Not For Profit Corporation
CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	726403
FEI/EIN Number	59-1542987
Date Filed	05/14/1973
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/15/2006

Principal Address

2351 NW 41ST AVENUE
CLUBHOUSE
LAUDERHILL, FL 33324

Changed: 10/22/2018

Mailing Address

8211 W. BROWARD BLVD.
PH1
PLANTATION, FL 33324

Changed: 03/30/2011

Registered Agent Name & Address

WASSERSTEIN, P.A.
301 YAMATO ROAD
SUITE 2199
BOCA RATON, FL 33431

Name Changed: 10/22/2018

Address Changed: 10/22/2018

Officer/Director Detail

Name & Address

Title PD

RAY, ANTHONY C

2204 NW 44 AVE

2301 NW 41 AVE
401
LAUDERHILL, FL 33313

Title Director

NERENBERG, RUTH
2201 NW 41 AVE.
210
LAUDERHILL, FL 33313

Title VP

MCFARLANE, PATRICIA
2451 NW 41 AVE. #305
LAUDERHILL, FL 33313

Title Director

Darrisan, Harvey
2401 NW 41st Ave
407
Lauderhill, FL 33133

Title Director

Wright, Shirley
2551 NW 41st Ave
206
Lauderhill, FL 33133

Title Secretary

Lee, Alicia
2201 NW 41st Ave
307
Lauderhill, FL 33133

Title Director

Lewis, Kysent
2251 NW 41st Ave
408
Lauderhill, FL 33133

Title Director

Palmer, George
2251 NW 41st Ave
208
Lauderhill, FL 33133

Title Director

Errol, Ritchie
2301 NW 41st Ave
111
Lauderdale, FL 33133

Title Director

Smith, Richard
2451 NW 41st Ave
409
Lauderhill, FL 33133

Title Director

Compere, Yvonia
2501 NW 41 Ave
108
Lauderhill, FL 33133

Title Director

Ortiz, Edgar
2501 NW 41 Ave
102
Lauderhill, FL 33133

Title Treasurer

Brissett, Karesha
2551 NW 41st Ave
108
Lauderhill, FL 33133

Annual Reports

Report Year	Filed Date
2017	04/20/2017
2017	08/07/2017
2018	08/02/2018

Document Images

10/22/2018 -- Reg. Agent Change	View image in PDF format
08/02/2018 -- ANNUAL REPORT	View image in PDF format
08/07/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
04/20/2017 -- ANNUAL REPORT	View image in PDF format
06/08/2016 -- ANNUAL REPORT	View image in PDF format
04/02/2015 -- ANNUAL REPORT	View image in PDF format
04/24/2014 -- ANNUAL REPORT	View image in PDF format
10/21/2013 -- Reg. Agent Change	View image in PDF format
04/11/2013 -- ANNUAL REPORT	View image in PDF format
04/06/2012 -- ANNUAL REPORT	View image in PDF format

03/30/2011 -- ANNUAL REPORT	View image in PDF format
01/08/2010 -- ANNUAL REPORT	View image in PDF format
04/17/2009 -- ANNUAL REPORT	View image in PDF format
05/12/2008 -- ANNUAL REPORT	View image in PDF format
06/27/2007 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
05/15/2006 -- REINSTATEMENT	View image in PDF format
04/23/2004 -- ANNUAL REPORT	View image in PDF format
04/03/2003 -- ANNUAL REPORT	View image in PDF format
04/09/2002 -- ANNUAL REPORT	View image in PDF format
04/10/2001 -- ANNUAL REPORT	View image in PDF format
05/16/2000 -- ANNUAL REPORT	View image in PDF format
03/17/1999 -- ANNUAL REPORT	View image in PDF format
04/01/1998 -- ANNUAL REPORT	View image in PDF format
04/08/1997 -- ANNUAL REPORT	View image in PDF format
04/02/1996 -- ANNUAL REPORT	View image in PDF format

AFTER RECORDING - RETURN TO: City of Lauderhill
Building Department
5581 W. Oakland Park Blvd.
Lauderhill, FL 33313

PERMIT NUMBER:

NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

1. **DESCRIPTION OF PROPERTY** (Legal description & street address, if available) **TAX FOLIO NO.:** 4941-25-29-001

SUBDIVISION	BLOCK	TRACT	LOT	BLDG	UNIT
2351 NW 41th Ave, Lauderhill, FL-33313					

2. **GENERAL DESCRIPTION OF IMPROVEMENT:**
Repair Fire Damage to existing north east Mansard Roof of Building No 7.

3. **OWNER INFORMATION:** a. Name Cypress Tree Condominium Association, Inc

b. Address 2351 NW 41th Ave, Building No 7, Lauderhill, FL-33313

c. Interest in property

d. Name and address of fee simple titleholder (if other than Owner) n/a

4. **CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:**

JVP Construction Group, Inc, 540 Lee Drive, Miami Springs, FL-33166, Ph(786) 478-6205

5. **SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:**
n/a

6. **LENDER'S NAME, ADDRESS AND PHONE NUMBER:**
n/a

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:

NAME, ADDRESS AND PHONE NUMBER:

Delta Management Solution, 7300 West Mac Nab Rd, Suite No 210, Tamarac, FL-33321, Ph(954) 977-0771

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:

NAME, ADDRESS AND PHONE NUMBER:

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): _____, 20____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Anthony C. Ray
Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager

Anthony C. Ray President
Print Name and Provide Signatory's Title/Office

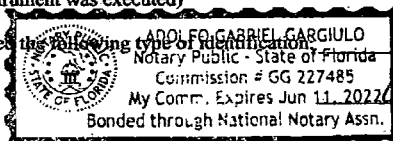
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 17 day of JULY, 2018

By ANTHONY C. RAY, as PRESIDENT
(name of person) (type of authority,....e.g. officer, trustee, attorney in fact)
For CYPRESS TREE CONDOMINIUM
(name of party on behalf of whom instrument was executed)

☒ Personally known or _____ produced the following type of identification:

Notary



Adolfo Gargiulo
(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above:
X By Anthony C. Ray Pres. By Carol R. Butcher

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

DATE: December 3rd, 2018
PROPERTY ID # 494125-HJ-0080 (TD # 41394)

WARNING

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

CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.
C/O MIRZA, BASULTO & ROBBINS LLP
14160 NW 77 COURT, SUITE 22
MIAMI LAKES, FL 33016

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2401 NW 41 AVE #108, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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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 December 31, 2018\$4,229.69
Or
* Estimated Amount due if paid by January 15, 2019\$4,665.60

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

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

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

DATE: December 3rd, 2018

PROPERTY ID # 494125-HJ-0080 (TD # 41394)

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CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.
2351 NW 41ST AVENUE
CLUBHOUSE
LAUDERHILL, FL 33324

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: December 3rd, 2018

PROPERTY ID # 494125-HJ-0080 (TD # 41394)

WARNING

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CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.
8211 W. BROWARD BLVD. PH1
PLANTATION, FL 33324

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

DATE: December 3rd, 2018

PROPERTY ID # 494125-HJ-0080 (TD # 41394)

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CITY OF LAUDERHILL, CODE ENFORCEMENT UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2401 NW 41 AVE #108, LAUDERHILL, FL 33313 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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PROPERTY ID # 494125-HJ-0080 (TD # 41394)

WARNING

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DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR
AMERIQUEST MORTGAGE SECURITIES INC. ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2005-R11, UNDER THE POOLING AND SERVICING AGREEMENT
DATED DECEMBER 1, 2005
1761 EAST ST. ANDREW PLACE
SANTA ANA, CA 92705-4934

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2401 NW 41 AVE #108,
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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: December 3rd, 2018

PROPERTY ID # 494125-HJ-0080 (TD # 41394)

WARNING

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

DELTA MANAGEMENT SOLUTIONS, INC., REGISTERED AGENT
O/B/O CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.
7300 W. MCNAB ROAD #220
TAMARAC, FL 33321

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2401 NW 41 AVE #108, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

* Estimated Amount due if paid by December 31, 2018\$4,229.69
Or
* Estimated Amount due if paid by January 15, 2019\$4,665.60

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

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: December 3rd, 2018

PROPERTY ID # 494125-HJ-0080 (TD # 41394)

WARNING

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

JVP CONSTRUCTION GROUP, INC
540 LEE DRIVE
MIAMI SPRINGS, FL 33166

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2401 NW 41 AVE #108, LAUDERHILL, FL 33313 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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DATE: December 3rd, 2018
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WASSERSTEIN, P.A., REGISTERED AGENT
O/B/O CYPRESS TREE CONDOMINIUM
ASSOCIATION, INC.
301 YAMATO ROAD, SUITE 2199
BOCA RATON, FL 33431

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AMERICAN HOME MTG SERVICING
C/O NTC
2100 ALT. 19 NORTH
PALM HARBOR, FL 34683

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DATE: December 3rd, 2018

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AMERIQUEST MORTGAGE COMPANY
P.O. BOX 11507
SANTA ANA, CA 92711

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CITI RESIDENTIAL LENDING INC., AS ATTORNEY IN FACT
FOR AMERIQUEST MORTGAGE COMPANY
10801 E 6TH ST
RANCHO CUCAMONGA, CA 91730

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CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

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CYPRESS TREE CONDO ASSN INC
2401 NW 41 AVENUE #108
LAUDERHILL, FL 33313

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CYPRESS TREE CONDOMINIUM ASSOCIATION, INC
PO BOX 189013
FORT LAUDERDALE, FL 33318-9013

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CYPRESS TREE CONDOMINIUM ASSOCIATION, INC
14160 PALMETTO FRNTG RD STE 22
MIAMI LAKES, FL 33016-1506

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CYPRESS TREE CONDOMINIUM ASSOCIATION, INC
PO BOX 590577
FORT LAUDERDALE, FL 33359-0577

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CYPRESS TREE CONDOMINIUM ASSOCIATION, INC
2201 NW 41ST AVE APT 210
LAUDERHILL, FL 33313-7017

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CYPRESS TREE CONDOMINIUM ASSOCIATION, INC
4780 N. STATE ROAD 7 STE E250
LAUDERDALE LAKES, FL 33319-5860

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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by December 31, 2018\$4,229.69
Or
* Estimated Amount due if paid by January 15, 2019\$4,665.60

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

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: December 3rd, 2018

PROPERTY ID # 494125-HJ-0080 (TD # 41394)

WARNING

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

CYPRESS TREE CONDOMINIUM ASSOCIATION, INC
9690 W. SAMPLE RD STE 103
CORAL SPRINGS, FL 33065-4031

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2401 NW 41 AVE #108, LAUDERHILL, FL 33313 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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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: December 3rd, 2018

PROPERTY ID # 494125-HJ-0080 (TD # 41394)

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FIRST AMERICAN LENDERS ADVANTAGE
1801 LAKEPOINT DRIVE, SUITE 11
LEWISVILLE, TX 75057

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CYPRESS TREE CONDOMINIUM ASSOCIATION, INC
C/O MIRZA, BASULTO & ROBBINS LLP
14160 NW 77 COURT, SUITE 22
MIAMI LAKES, FL 33016

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CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.
8211 W. BROWARD BLVD. PH1
PLANTATION, FL 33324

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

DATE: January 2nd, 2019

PROPERTY ID # 494125-HJ-0080 (TD # 41394)

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CITY OF LAUDERHILL, CODE ENFORCEMENT UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

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DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR, AMERIQUEST
MORTGAGE SECURITIES INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES
2005-R11, UNDER THE POOLING AND SERVICING AGREEMENT DATED DECEMBER 1,
2005
1761 EAST ST. ANDREW PLACE
SANTA ANA, CA 92705-4934

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

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

DATE: January 2nd, 2019

PROPERTY ID # 494125-HJ-0080 (TD # 41394)

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DELTA MANAGEMENT SOLUTIONS, INC., REGISTERED AGENT
O/B/O CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.
7300 W. MCNAB ROAD #220
TAMARAC, FL 33321

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2401 NW 41 AVE #108, LAUDERHILL, FL 33313 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: January 2nd, 2019

PROPERTY ID # 494125-HJ-0080 (TD # 41394)

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JVP CONSTRUCTION GROUP, INC
540 LEE DRIVE
MIAMI SPRINGS, FL 33166

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WASSERSTEIN, P.A., REGISTERED AGENT
O/B/O CYPRESS TREE CONDOMINIUM ASSOCIATION, INC
301 YAMATO ROAD, SUITE 2199
BOCA RATON, FL 33431

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AMERICAN HOME MTG SERVICING
C/O NTC 2100 ALT. 19 NORTH
PALM HARBOR, FL 34683

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AMERIQUEST MORTGAGE COMPANY
P.O. BOX 11507
SANTA ANA, CA 92711

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CITI RESIDENTIAL LENDING INC., AS ATTORNEY IN
FACT FOR AMERIQUEST MORTGAGE COMPANY
10801 E 6TH ST
RANCHO CUCAMONGA, CA 91730

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

* Estimated Amount due if paid by January 31, 2019\$5,165.80

Or

* Estimated Amount due if paid by February 19, 2019\$5,228.31

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 20, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: January 2nd, 2019

PROPERTY ID # 494125-HJ-0080 (TD # 41394)

WARNING

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

CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2401 NW 41 AVE #108, LAUDERHILL, FL 33313 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: January 2nd, 2019

PROPERTY ID # 494125-HJ-0080 (TD # 41394)

WARNING

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CYPRESS TREE CONDO ASSN INC
2401 NW 41 AVENUE #108
LAUDERHILL, FL 33313

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

DATE: January 2nd, 2019
PROPERTY ID # 494125-HJ-0080 (TD # 41394)

WARNING

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CYPRESS TREE CONDO ASSOC
2351 NW 41 AVE
CLUBHOUSE
LAUDERHILL, FL 33313

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

DATE: January 2nd, 2019

PROPERTY ID # 494125-HJ-0080 (TD # 41394)

WARNING

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CYPRESS TREE CONDOMINIUM ASSOCIATION, INC
PO BOX 189013
FORT LAUDERDALE, FL 33318-9013

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 2nd, 2019

PROPERTY ID # 494125-HJ-0080 (TD # 41394)

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CYPRESS TREE CONDOMINIUM ASSOCIATION, INC
14160 PALMETTO FRNTG RD STE 22
MIAMI LAKES, FL 33016-1506

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 2nd, 2019

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CYPRESS TREE CONDOMINIUM ASSOCIATION, INC
PO BOX 590577
FORT LAUDERDALE, FL 33359-0577

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CYPRESS TREE CONDOMINIUM ASSOCIATION, INC
2201 NW 41ST AVE APT 210
LAUDERHILL, FL 33313-7017

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CYPRESS TREE CONDOMINIUM ASSOCIATION, INC
4780 N. STATE ROAD 7 STE E250
LAUDERDALE LAKES, FL 33319-5860

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CYPRESS TREE CONDOMINIUM ASSOCIATION, INC
9690 W. SAMPLE RD STE 103
CORAL SPRINGS, FL 33065-4031

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FIRST AMERICAN LENDERS ADVANTAGE
1801 LAKEPOINT DRIVE, SUITE 11
LEWISVILLE, TX 75057

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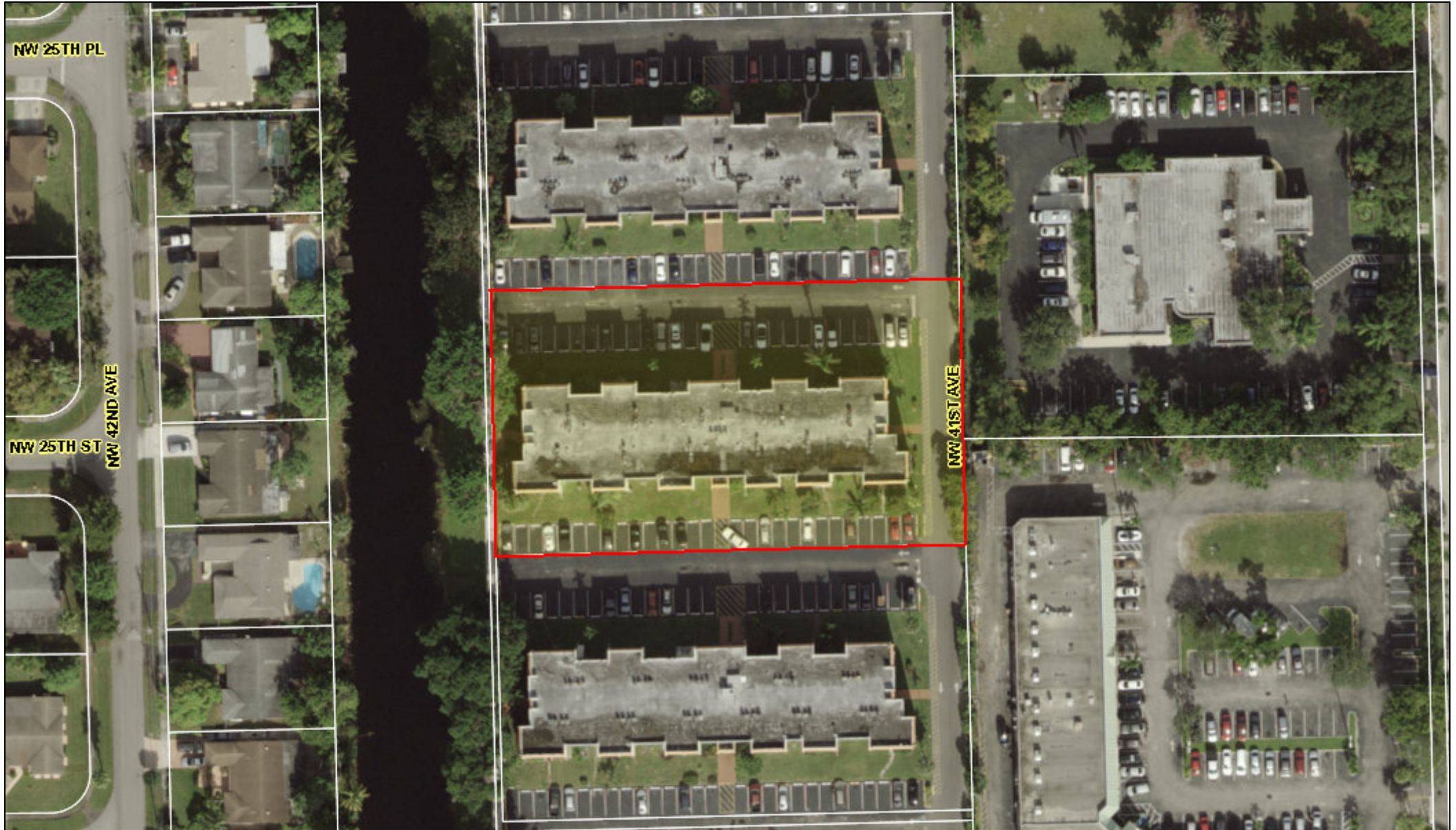
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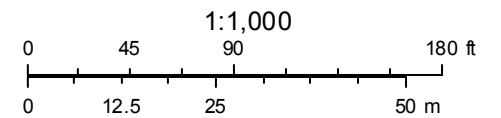
www.broward.org/recordstaxestreasury

Property Id: 494125HJ0080

**Please see map disclaimer



January 18, 2019



7018 0040 0000 6236 3668

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Certified Mail Fee

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and Apt.

City, State, Zip

TD 41394 JANUARY 2019 WARNING
CYPRESS TREE CONDOMINIUM ASSOCIATION
INC. C/O MIRZA, BASULTO & ROBBINS LLP
14160 NW 77 COURT, SUITE 22
MIAMI LAKES, FL 33016

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

See Reverse for Instructions

7018 0040 0000 6236 3675

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Certified Mail Fee

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

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

Postmark
Here

Postage

\$

Total Pos

\$

Sent To

Street and

City, State

TD 41394 JANUARY 2019 WARNING

CYPRESS TREE CONDOMINIUM

ASSOCIATION, INC

2351 NW 41ST AVENUE

CLUBHOUSE

LAUDERHILL, FL 33324

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

See Reverse for Instructions

2996 9229 0000 0400 9702

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Certified Mail Fee

\$

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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

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ASSOCIATION, INC.
8211 W. BROWARD BLVD PH1
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PO BOX 189013
FORT LAUDERDALE, FL 33318-9013

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CERTIFICATES, SERIES 2005-R11, UNDER THE POOLING AND
SERV. DATED 12/1/2005
1761 EAST ST. ANDREW PLACE
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7300 W. MCNAB ROAD #220
TAMARAC, FL 33321

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O/B/O CYPRESS TREE CONDOMINIUM ASSOC., INC.
7300 W. MCNAB ROAD #220
TAMARAC, FL 33321

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JVP CONSTRUCTION GROUP, INC
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MIAMI SPRINGS, FL 33166

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WASSERSTEIN, P.A., REGISTERED AGENT
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ASSOCIATION, INC.
301 YAMATO ROAD SUITE 2199
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Total Postage at

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Sent To

Street and Apt. #

City, State, ZIP+

TD 41394 FEBRUARY WARNING
AMERICAN HOME MTG SERVICING
C/O NTC
2100 ALT. 19 NORTH
PALM HARBOR, FL 34683

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

See Reverse for Instructions

7018 1830 0001 0961 2850

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Post:

\$

Sent To

Street and,

City, State, ZIP+4[®]

TD 41394 FEBRUARY WARNING
AMERIQUEST MORTGAGE COMPANY
P.O. BOX 11507
SANTA ANA, CA 92711

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

See Reverse for Instructions

7018 1830 0001 0961 2867

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

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

OFFICIAL USE

Certified Mail Fee		Postmark Here
\$ _____		
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____	
<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____	
<input type="checkbox"/> Adult Signature Required	\$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	
Postage		
\$ _____		
Total Postage		
\$ _____		
Sent To		
Street and Apt. _____		
City, State, ZIP _____		

TD 41394 FEBRUARY WARNING
CITI RESIDENTIAL LENDING INC., AS ATTORNEY IN
FACT FOR AMERIQUEST MORTGAGE COMPANY
10801 E 6TH ST
RANCHO CUCAMONGA, CA 91730

7018 1830 0001 0961 2874

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and Ap.

City, State, Zip

TD 41394 FEBRUARY WARNING
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

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

See Reverse for Instructions

7016 1830 0001 0961 2861

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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

Postmark
Here

Postage

\$

Total Po

\$

Sent To

Street or

City, Sta.

**TD 41394 FEBRUARY WARNING
CYPRESS TREE CONDO ASSN INC
2401 NW 41 AVENUE #108
LAUDERHILL, FL 33313**

7018 1830 0001 0961 2898

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

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

OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total Postage and	
\$	
Sent To	
Street and Apt. No	
City, State, ZIP+4 [®]	

TD 41394 FEBRUARY WARNING
CYPRESS TREE CONDOMINIUM
ASSOCIATION, INC
14160 PALMETTO FRNTG RD STE 22
MIAMI LAKES, FL 33016-1506

7018 1830 0001 0961 2904

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and

City, State, ZIP+4™

TD 41394 FEBRUARY WARNING
CYPRESS TREE CONDOMINIUM
ASSOCIATION, INC
PO BOX 590577
FORT LAUDERDALE, FL 33359-0577

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

See Reverse for Instructions

701A 1830 0001 0961 2911

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Pos

\$

Sent To

Street an

City, State, ZIP+4™

TD 41394 FEBRUARY WARNING
CYPRESS TREE CONDOMINIUM
ASSOCIATION, INC
2201 NW 41ST AVE APT 210
LAUDERHILL, FL 33313-7017

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

See Reverse for Instructions

701A 1830 0001 0961 292A

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and Apt.

City, State, Z

**TD 41394 FEBRUARY WARNING
CYPRESS TREE CONDOMINIUM
ASSOCIATION, INC
4780 N. STATE ROAD 7 STE E250
LAUDERDALE LAKES, FL 33319-5860**

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

See Reverse for Instructions

7018 1830 0001 0961 2935

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and A

City, State, ZIP+4[®]

TD 41394 FEBRUARY WARNING
CYPRESS TREE CONDOMINIUM
ASSOCIATION, INC
9690 W. SAMPLE RD STE 103
CORAL SPRINGS, FL 33065-4031

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

See Reverse for Instructions

7018 1630 0001 0961 2942

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

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

OFFICIAL USE

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and

City, State, ZIP+4[®]

TD 41394 FEBRUARY WARNING
FIRST AMERICAN LENDERS ADVANTAGE
1801 LAKEPOINT DRIVE, SUITE 11
LEWISVILLE, TX 75057

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 41394 JANUARY 2019 WARNING
CITY OF LAUDERHILL
CODE ENFORCEMENT UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313



9590 9402 3236 7196 0487 19

2. Article Number (Transfer from service label)

7018 0040 0000 6236 3705

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)

Bawli

C. Date of Delivery

12/11/18

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

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

Mail

Mail 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 41394 JANUARY 2019 WARNING
CYPRESS TREE CONDOMINIUM
ASSOCIATION, INC
4780 N. STATE ROAD 7 STE E250
LAUDERDALE LAKES, FL 33319-5860



9590 9402 3236 7196 0307 76

2. Article Number (Transfer from service label)

7018 0040 0000 6236 3835

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

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

3. Service Type

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

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

Mail
Mail Restricted Delivery
(over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

TD 41394 JANUARY 2019 WARNING
JVP CONSTRUCTION GROUP, INC
540 LEE DRIVE
MIAMI SPRINGS, FL 33166



9590 9402 3236 7196 0486 89

2. Article Number (Transfer from service label)

7018 0040 0000 6236 3736

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

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 41394 JANUARY 2019 WARNING
CYPRESS TREE CONDOMINIUM
ASSOCIATION, INC.
8211 W. BROWARD BLVD PH1
PLANTATION, FL 33324



9590 9402 3236 7196 0487 33

2. Article Number (Transfer from service label)

7018 0040 0000 6236 3682

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

12/10

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ (all 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 41394 JANUARY 2019 WARNING
DEUTSCHE BK NTL. TR CO., AS TTEE FOR, AMERIQUEST MTGE
SECURITIES INC. ASSET-BACKED PASS-THROUGH CERTIFICATES,
SERIES 2005-R11, UNDER THE POOLING AND SERV. DATED
12/1/2005

1761 EAST ST. ANDREW PLACE
SANTA ANA, CA 92705-4934



9590 9402 3236 7196 0487 02

2. Article Number (Transfer from service label)

7018 0040 0000 6236 3712

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Skip Pineda

C. Date of Delivery

12/29/18

D. Is delivery address different from item 1? If YES, enter delivery address below:

☒ Yes
☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collection Delivery
- ☐ Delivery Restricted Delivery
- ☐ Mail 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

PS Form 3811, July 2015 PSN 7520-02-000-9050

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 41394 JANUARY 2019 WARNING
DELTA MANAGEMENT SOLUTIONS, INC., REGISTERED AGT
O/B/O CYPRESS TREE CONDOMINIUM ASSOC., INC.
7300 W. MCNAB ROAD #220
AMARAC, FL 33321



9590 9402 3236 7196 0486 96

2. Article Number (Transfer from service label)

7018 0040 0000 6236 3729

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Gloria

C. Date of Delivery

1/2/12

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

Mail

Restricted Delivery

(0)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted

Delivery

☐ Return Receipt for

Merchandise

☐ Signature Confirmation™☐ Signature Confirmation

Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 41394 JANUARY 2019 WARNING
AMERICAN HOME MTG SERVICING
C/O NTC
2100 ALT. 19 NORTH
PALM HARBOR, FL 34683



9590 9402 3236 7196 0486 65

2. Article Number (Transfer to)

7018 0040 0000 6236 3750

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)

Scott Adams

C. Date of Delivery

12/10/18

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
- ☐ Delivery Restricted Delivery
- ☐ Insured Mail Restricted Delivery (over \$500)

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

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 41394 JANUARY 2019 WARNING
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313



9590 9402 3236 7196 0489 55

2. Article Number (Transfer from service label)

7018 0040 0000 6236 3781

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)

Bonelli

C. Date of Delivery

12/10/19

D. Is delivery address different from item 1?
If YES, enter delivery address below:

- ☐ Yes
☐ No

3. Service Type

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

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 41394 JANUARY 2019 WARNING
CYPRESS TREE CONDOMINIUM ASSOCIATION INC
C/O MIRZA, BASULTO & ROBBINS LLP
14160 NW 77 COURT, SUITE 22
MIAMI LAKES, FL 33016



9590 9402 3236 7196 0489 17

2. Article Number (Transfer from service label)

7018 0040 0000 6236 3668

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Marina Blanco

C. Date of Delivery

12-10-18

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

Mail

Mail Restricted Delivery

(over \$500)

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 41394 JANUARY 2019 WARNING
CYPRESS TREE CONDOMINIUM
ASSOCIATION, INC
14160 PALMETTO FRNTG RD STE 22
MIAMI LAKES, FL 33016-1506



9590 9402 3236 7196 0489 31

2. Article Number (Transfer from service label)

7018 0040 0000 6236 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)

Karina Blanco

C. Date of Delivery

12-10-11

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☐ No

3. Service Type

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

Mail

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

TD 41394 JANUARY 2019 WARNING
CYPRESS TREE CONDOMINIUM
ASSOCIATION, INC
PO BOX 590577
FORT LAUDERDALE, FL 33359-0577



9590 9402 3236 7196 0489 24

2. Article Number (Transfer from service label)

7018 0040 0000 6236 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? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

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

Mail Restricted Delivery

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

12/26/16 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

TD 41394 JANUARY 2019 WARNING
WASSERSTEIN, P.A., REGISTERED AGENT
O/B/O CYPRESS TREE CONDOMINIUM
ASSOCIATION, INC.
301 YAMATO ROAD SUITE 2199
BOCA RATON, FL 33431



9590 9402 3236 7196 0486 72

2. Article Number (Transfer from service label)

7018 0040 0000 6236 3743

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)

Rodriguez

C. Date of Delivery

12/10/18

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

3. Service Type

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

/s/

/s/ Restricted Delivery

(0)

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

Domestic Return Receipt