



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

**[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 11/26/2019

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 11/25/2019

**CERTIFICATE #** 2016-9610

**ACCOUNT #** 494230BB2130

**ALTERNATE KEY #** 350243

**TAX DEED APPLICATION #** 44418

**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 415-L of Somerset at Lauderdale Lakes Condominium, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 8138, page 21, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

\*\* The legal description on the vesting deed differs from the Property Appraiser. Property Appraiser designates the unit number and building number separately and the vesting deed designates the building as part of the Unit. However, they appear to describe the same property.

**PROPERTY ADDRESS:** 2850 SOMERSET DRIVE #415L, LAUDERDALE LAKES FL 33311-9350

### OWNER OF RECORD ON CURRENT TAX ROLL:

DIANA A SALVATORE

2850 SOMERSET DR APT 415

LAUDERDALE LAKES, FL 33311-9350 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

DIANA A. SALVATORE

Instrument: 113976605

2850 SOMERSET DRIVE #415L

LAUDERDALE LAKES, FL 33311 (Per Deed)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

AFFILIATED TAX CO LLC - 17

P.O. BOX 645040

CINCINNATI, OH 45264-5040 (Tax Deed Applicant)

SOMERSET AT LAUDERDALE LAKES

Instrument: 115243584

CONDOMINIUM ASSOCIATION, INC.

C/O BENCHMARK PROPERTY MANAGEMENT

7932 WILES ROAD

CORAL SPRINGS, FL 33067 (Per Lien and Per Sunbiz.)

SOMERSET AT LAUDERDALE LAKES  
CONDOMINIUM ASSOCIATION, INC.  
STEVEN S. VALANCY  
JENNINGS & VALANCY, P.A.  
311 SOUTH EAST 13TH STREET  
FORT LAUDERDALE, FL 33316 (Per Lis Pendens)

Instrument: 115318802

STEVEN S VALANCY, REGISTERED AGENT  
O/B/O SOMERSET AT LAUDERDALE LAKES CONDOMINIUM ASSOCIATION, INC.  
311 SE 13TH STREET  
FT. LAUDERDALE, FL 33316 (Per Sunbiz. Declaration recorded in 8138-21.)

N & B PLUMBING & GENERAL MAINTENANCE, INC. Instrument: 115759520  
(Per Notice of Commencement. No address found on document.)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4942 30 BB 2130

**CURRENT ASSESSED VALUE:** \$55,670

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

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

Warranty Deed

OR: 18741, Page: 92

Corrective Warranty Deed  
(Corrects deed in 18741-92.)

OR: 20254, Page: 994

Warranty Deed

OR: 30228, Page: 16

Notice

Instrument: 115377661

Order

Instrument: 115384104

**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.**

***Suzette Servas***

Title Examiner



<b>Site Address</b>	2850 SOMERSET DRIVE #415L, LAUDERDALE LAKES FL 33311-9350	<b>ID #</b>	4942 30 BB 2130
<b>Property Owner</b>	SALVATORE, DIANA A	<b>Millage</b>	2012
<b>Mailing Address</b>	2850 SOMERSET DR APT 415 LAUDERDALE LAKES FL 33311-9350	<b>Use</b>	04
<b>Abbr Legal Description</b>	SOMERSET AT LAUDERDALE LAKES CONDO UNIT 415 BLDG L PER CDO BK/PG: 8138/21		

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
2020	\$5,570	\$50,100	\$55,670	\$45,690	
2019	\$5,570	\$50,100	\$55,670	\$41,540	\$1,423.36
2018	\$4,050	\$36,470	\$40,520	\$37,770	\$1,245.33

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$55,670	\$55,670	\$55,670	\$55,670
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$45,690	\$55,670	\$45,690	\$45,690
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$45,690	\$55,670	\$45,690	\$45,690

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/30/2016	WD-Q	\$38,000	113976605			
1/21/2000	WD	\$23,000	30228 / 16			
9/1/1991	WD	\$30,000	18741 / 92			
7/1/1990	WD	\$20,000				
12/1/1989	PRD					
				<b>Adj. Bldg. S.F.</b>		1010
				<b>Units/Beds/Baths</b>		1/2/2
				<b>Eff./Act. Year Built: 1980/1979</b>		

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 #44418

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 March 2020, 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:

DIANA A. SALVATORE  
2850 SOMERSET DRIVE #415L  
LAUDERDALE LAKES, FL  
33311

SOMERSET AT LAUDERDALE  
LAKES CONDOMINIUM  
ASSOCIATION, INC. C/O  
BENCHMARK PROPERTY  
MANAGEMENT  
7932 WILES ROAD  
CORAL SPRINGS, FL 33067  
CITY OF LAUDERDALE LAKES  
4300 NW 36 ST  
LAUDERDALE LAKES, FL  
33319

SOMERSET AT LAUDERDALE  
LAKES CONDOMINIUM  
ASSOCIATION, INC. STEVEN S.  
VALANCY JENNINGS &  
VALANCY, P.A.  
311 SOUTH EAST 13TH STREET  
FORT LAUDERDALE, FL 33316  
DIANA A SALVATORE  
7405 NW 84TH ST  
TAMARAC, FL 33321-4882

N & B PLUMBING & GENERAL  
MAINTENANCE, INC.  
3800 INVERRARY BLVD., SUITE  
408P  
LAUDERHILL, FL 33319

STEVEN S VALANCY,  
REGISTERED AGENT O/B/O  
SOMERSET AT LAUDERDALE  
LAKES CONDOMINIUM  
ASSOCIATION, INC.  
311 SE 13TH STREET  
FT. LAUDERDALE, FL 33316

SOMERSET AT LAUDERDALE  
LAKES CONDOMINIUM  
ASSOCIATION, INC.  
2870 SOMERSET DR  
LAUDERDALE LAKES, FL  
33311

STEVEN S VALANCY, ESQ.  
JENNINGS & VALANCY, P.A.  
311 SE 13 STREET  
FT LAUDERDALE, FL 33316

UNKNOWN TENANT #1  
N/K/A CATHERINE ARCHER  
2850 SOMERSET DR #415L  
LAUDERDALE LAKES, FL  
33311

**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 2nd day of March 2020 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 44418

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 494230-BB-2130  
Certificate Number: 9610  
Date of Issuance: 05/25/2017  
Certificate Holder: AFFILIATED TAX CO LLC - 17  
Description of Property: SOMERSET AT LAUDERDALE LAKES  
CONDO  
UNIT 415 BLDG L  
PER CDO BK/PG: 8138/21  
UNIT 415-L OF SOMERSET AT LAUDERDALE LAKES CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 8138, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN COMMON ELEMENTS.  
Name in which assessed: SALVATORE,DIANA A  
Legal Titleholders: SALVATORE,DIANA A  
2850 SOMERSET DR APT 415  
LAUDERDALE LAKES, FL 33311-9350

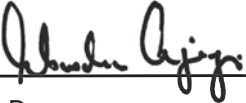
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of April, 2020. 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.deeduction.net  
*\*Pre-registration is required to bid.*

Dated this 12th day of March, 2020.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION



By:  
Abiodun Ajayi  
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: 03/12/2020, 03/19/2020, 03/26/2020 & 04/02/2020  
Minimum Bid: 6704.90





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

## Detail by Entity Name

Florida Not For Profit Corporation

SOMERSET AT LAUDERDALE LAKES CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	745131
<b>FEI/EIN Number</b>	59-2012344
<b>Date Filed</b>	12/05/1978
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	11/06/1984

### Principal Address

2870 SOMERSET DR  
LAUDERDALE LAKES, FL 33311

Changed: 08/12/1988

### Mailing Address

C/O BENCHMARK PROPERTY MGMT  
7932 WILES ROAD  
CORAL SPRINGS, FL 33067

Changed: 03/26/2014

### Registered Agent Name & Address

VALANCY, STEVEN S  
311 SE 13TH STREET  
FT. LAUDERDALE, FL 33316

Name Changed: 12/14/2009

Address Changed: 12/14/2009

### Officer/Director Detail

#### **Name & Address**

Title VP

ALLEN , PHILIP J  
2850 Somerset Drive #202-L  
LAUDERHILL, FL 33311

Title P

HUBBARD, CHARLES  
2850 Somerset Drive #404-L  
LAUDERDALE LAKES, FL 33311

Title T

MCCOMIE, GAIL  
2860 Somerset Drive #404-K  
LAUDERDALE LAKES, FL 33311

Title S

COSTA, JOHN  
2850 Somerset Drive #418-L  
LAUDERDALE LAKES, FL 33311

Title D

LEONARD, EDWARD  
2860 Somerset Drive #302-K  
LAUDERDALE LAKES, FL 33311

Title D

DINGEMAN, DEBBIE  
2860 Somerset Drive #106-K  
LAUDERDALE LAKES, FL 33311

Title D

VANDYKEN, JAMES  
2860 Somerset Drive #210-K  
LAUDERDALE LAKES, FL 33311

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2017	03/08/2017
2018	03/21/2018
2019	03/19/2019

**Document Images**

<a href="#">03/19/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/08/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/08/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/23/2015 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/20/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/26/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">03/18/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/16/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/19/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/20/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">12/14/2009 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">04/21/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/12/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/05/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/16/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/17/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/29/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/21/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/22/2002 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">03/29/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/20/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/20/2000 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/02/1999 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/12/1998 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/31/1997 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/19/1996 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/29/1995 -- ANNUAL REPORT</a>	View image in PDF format

Stamps \$180.00 Tax 1  
RECEIVED in Broward County as required by  
Intangible Tax  
by Catherine O. Carlson  
Deputy Clerk

91366147

WARRANTY DEED

THIS INDENTURE made this 4th DAY OF September, 1991, between VICTOR R. MONTALVO and ANGELA MONTALVO, his wife, as Seller(s), of 2180 N.E. 55th Street, Fort Lauderdale, FL 33308, GRANTOR\*, and DOMINICK F. GAGLIANO, as Buyer(s), of 2850 Somerset Drive, L-415, Lauderdale Lakes, FL 33311, GRANTEE\*.

PARCEL IDENTIFICATION #: 9230-BB-213

GRANTEE\* SOCIAL SECURITY NUMBER(S): [REDACTED]

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs forever the following described land located in the County of Broward, State of Florida, to wit:

CONDOMINIUM UNIT NO. 415-L of SOMERSET AT LAUDERDALE LAKES, a condominium Building, according to the Declaration thereof, recorded in O.R. Book 8138, Page 21, and Amendments recorded in O.R. Book 8330, at Page 492, and O.R. Book 8339, Page 227, of the Public Records of Broward County, Florida, together with all common property and common elements appurtenant thereto; and Third Amendment filed 11/26/79, under Clerk's File No. 79-358148, Public Records of Broward County, Florida

Sep 12 3 09 PM '91

SUBJECT TO all of the terms and provisions of the Declaration of Condominium, as recorded in O.R. Book 8138, Page 21, of the Public Records of Broward County, Florida, exhibits, attachments and amendments thereto, and any and all restrictions, reservations, easements, leases, licenses and limitations of record which the parties of the second part assume and agree to perform and abide by, and taxes for the year 1991 and subsequent years.

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

\*Singular and plural are interchangeable as context requires.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 4th DAY OF September, 1991.

Witnesses:  
[Signature]  
Charles R. Burnett  
[Signature]  
Christy Roux  
Christy Roux  
STATE OF Florida  
COUNTY OF Broward

[Signature]  
Victor R. Montalvo  
[Signature]  
Angela Montalvo

BR 18741 PG0092

I Hereby Certify that on this 4th DAY OF September, 1991, before me, an officer duly qualified to take acknowledgments, personally appeared VICTOR R. MONTALVO and ANGELA MONTALVO, his wife, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that (s)he/they executed the same.

Notary Public, State of Florida  
My commission expires: [Signature]

RECORD AND RETURN TO:  
THIS INSTRUMENT PREPARED BY: Richard H. Shults, P.A.  
225 N. Federal Hwy. - #650, Pompano Beach, Florida 33062

"OFFICIAL NOTARY SEAL"  
CHARLES R. BURNETT  
MY COMM. EXP. 9/26/93

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY FLORIDA

COUNTY ADMINISTRATOR

Return To: CAPITAL ABSTRACT & TITLE  
3200 University Drive, Suite 208  
Coral Springs, FL 33065  
Angela Montalvo

5/2/91

93006974

CORRECTIVE

WARRANTY DEED

THIS INDENTURE made effective the 4th day of September, 1991, between VICTOR R. MONTALVO and his wife, ANGELA MONTALVO as Seller(s) of 2180 N.E. 55th Street, Fort Lauderdale, Fl 33308, GRANTOR\*, and DOMINICK F. GAGLIANO, as Buyer(s), of 2850 Somerset Drive, I-415 Lauderdale Lakes, Fla 33311, GRANTEE\*.

PARCEL IDENTIFICATION #: 9230-BB-213

GRANTEE\* SOCIAL SECURITY NUMBER(S): [REDACTED]

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs forever the following described land located in the County of Broward, State of Florida, to wit:

CONDOMINIUM UNIT NO. 415-L of SOMERSET AT LAUDERDALE LAKES, a condominium Building, according to the Declaration thereof, recorded in O.R. Book 8138, Page 21, and Amendments recorded in O.R. Book 8330, at Page 492, and O.R. Book 8339, Page 277, of the Public Records of Broward County, Florida, together with all, common property and common elements appurtenant thereto; and Third Amendment filed 11/26/79, under Clerk's File No. 79-358148, Public Records of Broward County, Florida.

SUBJECT TO all of the terms and provisions of the Declaration of Condominium, as recorded in O.R. Book 8138, Page 21, of the Public Records of Broward County, Florida, exhibits, attachments and amendments thereto, and any and all restrictions, reservations, easements, leases, licenses and limitations of record which the parties of the second part assume and agree to perform and abide by, and taxes for the year 1991 and subsequent years.

THIS CORRECTIVE WARRANTY DEED IS BEING RERECORDED TO CORRECT THE PAGE NUMBER-PAGE 277 IN O.R. BOOK 8339, RECITED IN THE LEGAL DESCRIPTION IN THE ORIGINAL DEED RECORDED IN OR BOOK 18741, PAGE 92.

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

\*Singular and plural are interchangeable as context requires.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal effective the 4th day of September, 1991.

Witnesses:

Charles R. Burnett

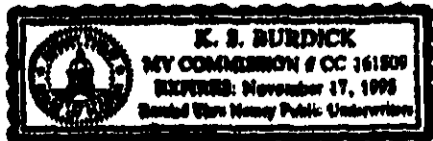
Christy Roux

Victor R. Montalvo

Angela Montalvo

STATE OF Florida  
COUNTY OF Broward

This instrument was acknowledged before me by VICTOR R. MONTALVO and ANGELA MONTALVO, his wife, who produced X Florida License as identification, and who did not take an oath on this 29th day of December, 1992.



K.S. Burdick  
Notary Public, State of Florida  
My Commission expires:

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

RECORD AND RETURN TO: LIGHTHOUSE POINT TITLE AND  
ESCROW COMPANY; 225 NORTH FEDERAL HIGHWAY, SUITE #550,  
POMPANO BEACH, FL 33062 Monta 100 / Gagliano

WPC

BK 20254 PG 0994

12/29/92



INSTR # 100061408  
 OR BK 30228 PG 0016  
 RECORDED 02/02/2000 11:19 AM  
 COMMISSION  
 BROWARD COUNTY  
 DOC STMP-D 161.00  
 DEPUTY CLERK 1025

Record & Return to:  
 This instrument prepared by:  
 Dana F. Charles, Esq.  
 DANA F. CHARLES, P.A.  
 22191 Powerline Road  
 Suite 5-A  
 Boca Raton, FL 33433

[Space Above This Line For Recording Data]

# Warranty Deed

(Statutory Form - FS 689.02)

**This Indenture**, made this 21 day of January, 2000, between **Dominick F. Gagliano, a single man**, of the County of ONEIDA, in the State of N.Y., Party of the First Part\*, to: **Veta M. Miller**, Party of the Second Part, and whose post office address is: 2556 Somerset Lakes, Lauderdale Lakes, FL; and whose Taxpayer Identification Number(s) is/are: [REDACTED].

(Whenever used herein, the terms Party of the "First Part" and Party of the "Second Part" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth:** That said Party of the First Part, for and in consideration of the sum of \$10.00 and other good valuable consideration receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Party of the Second Part, all that certain land situated in **Broward** County, Florida, to wit:

**Unit No. 415-L, of Somerset at Lauderdale Lakes Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8138, Page 21, of the Public Records of Broward County, Florida; and all amendments thereto.**

(For Information Only: Property Appraiser's Parcel Identification Number is: 9230BB213.)

Subject to: Conditions, restrictions, reservations, limitations and easements of records, if any (provided that this shall not serve to reimpose same), applicable zoning regulations and taxes for the current year and subsequent years.

**Together** with all the tenements, hereditaments and appurtenances thereto.

**And** the Party of the First Part hereby covenants with said Party of the Second Part that the Party of the First Part is lawfully seized of said land in fee simple; that the Party of the First Part has good right and lawful authority to sell and convey said land; that the Party of the First Part hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, the said Party of the First Part has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
 Witness

DONALD E. KEINZ  
 Print Witness Name

[Signature]  
 Witness

FRANK GAGLIANO  
 Print Witness Name

STATE OF New York )  
 ) SS  
 COUNTY OF Oneida )

Dominick F. Gagliano

Name: **Dominick F. Gagliano**  
 Address: 526 ONTARIO ST.  
UTICA, N.Y. 13501

Dominick F. Gagliano

Name:  
 Address: 526 ONTARIO ST.  
UTICA, N.Y. 13501

The foregoing instrument was acknowledged before me this 21st day of January, 2000, by: **Dominick F. Gagliano**, who is/are personally known to me and/or who produced [Signature] as identification.

[Signature]  
 Notary Public  
DONALD E. KEINZ  
 Printed Name:

My commission expires:

DONALD E. KEINZ  
 Notary Public, State of New York  
 Appointed in Oneida County  
 My Comm. Expires 3/30/2002

②

S. to L.L.C.A., Inc.

2870 SOMERSET DRIVE  
LAUDERDALE LAKES, FLORIDA 33311

OR BK 30228 PG 0017

(305) 485-9100



CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT VETA MILLER  
has been approved by **SOMERSET PHASE II SCREENING COMMITTEE** as the  
purchase of the following described property in Broward County, Florida

Apartment L415 of SOMERSET AT LAUDERDALE LAKES  
a Condominium, according to the declaration thereof recorded in  
Official Records Book 8138 at Page 21 of the Public  
Records of Broward County, Florida.

Such approval has been given pursuant to the provisions of the Declaration of  
Condominium of such Condominium.

Dated this 1/19, 192000

By [Signature]  
**President / Vice-President**

(Corporate Seal)

Attest: [Signature]  
**Secretary / Treasurer**

VICE PRES.

State of Florida

**BROWARD COUNTY**

Before me Personally appeared DANNY SUSKIN and  
HAROLD WEISS known to me to be the persons who executed the foregoing  
certificate, who after, being duly sworn, say that they are PRESIDENT  
**President / Vice-President** and VICE-PRESIDENT **Secretary / Treasurer**  
respectively **Somerset @ Lauderdale Lakes**, a corporation not for profit under the laws  
of the State of Florida, and that the statements contained in said certificate are true; and  
each of them acknowledges the execution thereof.

**SWORN TO AND SUBSCRIBED** before me in the county and state last aforesaid this  
JANUARY 19, 192000.

[Signature]  
**Notary Public State of Florida at Large**

Record are Return to:

DANA F. CHARLES, P.A.  
22191 POWERLINE ROAD  
SUITE 5-A  
BOCA RATON, FLORIDA 33433



Johnnie Mae Gay  
MY COMMISSION # CC760975 EXPIRES  
November 14, 2002  
BONDED THRU TROY FAIR INSURANCE, INC.

This Instrument Prepared by and Return to:

United Title Assurance LLC  
12323 SW 55 Street Ste 1002  
Cooper City FL 33330  
Our File No.: **16-0907**  
Property Appraisers Parcel Identification (Folio) Number:49-42-30-BB-2130  
Florida Documentary Stamps in the amount of **\$266.00** have been paid hereon.

\_\_\_\_\_  
Space above this line for Recording Data \_\_\_\_\_

## ***WARRANTY DEED***

**THIS WARRANTY DEED**, made the **30th** day of **September, 2016** by **Veta M. Miller, a single woman**, whose post office address is **4521 Nw. 25th Street , Lauderhill, Fl. 33313** herein called the Grantor, to **Diana A. Salvatore, a single woman** whose post office address is **2850 Somerset Drive # 4151, Lauderdale Lakes, Fl. 33311**, hereinafter called the Grantee:

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of Thirty-Eight Thousand and 00/100 (\$38,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Unit 415-L of Somerset at Lauderdale Lakes Condominium, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 8138, page 21, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

**Subject to easements, restrictions and reservations of record and taxes for the year 2016 and thereafter.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**AND**, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.



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

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature

Disney Aguila  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

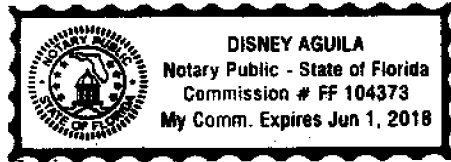
Jacqueline Simpson  
Witness #2 Printed Name

Veta Miller (Seal)  
Veta M. Miller

State of FL.  
County of Broward

The foregoing instrument was acknowledged before me this 30th day of September, 2016, by Veta M. Miller who is personally known to me or has produced [Signature] as identification.

SEAL



My Commission Expires:

[Signature]  
Notary Public

Printed Notary Name

Prepared by and return to:  
Steven S. Valancy, Esq.  
Jennings & Valancy, P.A.  
311 S.E. 13<sup>th</sup> Street  
Ft. Lauderdale, FL 33316  
(954) 463-1600

**CLAIM OF LIEN**

**KNOWN ALL MEN BY THESE PRESENTS, THAT:**

**Somerset At Lauderdale Lakes Condominium Association, Inc.**, a Condominium Association (hereinafter referred to as "ASSOCIATION") of Broward County, Florida, whose address is c/o: Somerset at Lauderdale Lakes Condominium Association, Inc., c/o: Benchmark Property Management, 7932 Wiles Road, Coral Springs, FL 33067, claims this lien against the following property:

**Unit No. 415 of Somerset at Lauderdale Lakes Condominium**, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records **Book 8138, page 21**, of the Public Records of Broward County, Florida.

a/k/a 2850 Somerset Drive #415L, Lauderdale Lakes, FL; Parcel ID No.: 4942 30 BB 2160

The following sums are due for assessments:

Assessments due from September, 2017 through December, 2017 @ \$321 per month  
Assessments due from January, 2018 through August, 2018 @ \$324 per month

Plus interest at the rate of 10 percent per annum and late fees, administrative fees, if any, from the dates due, less all payments received since the date of the initial delinquency for a total of \$3,976. Additionally, this Claim of Lien secures interest, late fees, costs and reasonable attorney fees incurred by the Association pursuant to, and as provided in, the recorded governing documents for the Association. Further this lien secures all assessments coming due, less any payments received since the date of the initial delinquency. **For estoppel information or a payoff figure, please contact Jennings and Valancy, P.A.**

The owner(s) of said parcel: **Diana A. Salvatore**

Signed, sealed and delivered  
In presence of:

Witness

Somerset at Lauderdale Lakes  
Condominium Association, Inc.

By:

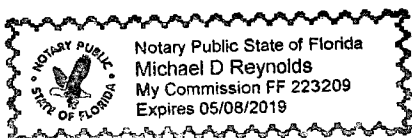
Christopher M. Reed, Attorney and Authorized  
Agent for Association

STATE OF FLORIDA )  
COUNTY OF BROWARD )

The forgoing instrument was acknowledged before me this 1 day of August, 2018 by Christopher M. Reed, who is personally known to me and who did take an oath.

My Commission Expires:

NOTARY PUBLIC/State of Florida at Large



Case Number: COCE-18-020834 Division: 53  
Filing # 77653804 E-Filed 09/10/2018 02:18:59 PM

IN THE COUNTY COURT IN AND  
FOR BROWARD COUNTY, FLORIDA

CASE NO.

SOMERSET AT LAUDERDALE LAKES  
CONDOMINIUM ASSOCIATION, INC., a Florida  
non-profit corporation,

Plaintiff,

v.

DIANA A. SALVATORE, UNKNOWN SPOUSE OF  
DIANA A. SALVATORE, UNKNOWN TENANT #1  
and UNKNOWN TENANT #2, fictitious names  
representing unknown tenants in possession, and any  
and all unknown parties claiming by, through, under and  
against the herein named individual defendants who are  
now known to be dead or alive, whether said unknown  
parties may claim an interest as spouses, heirs, grantees,  
or other claimants,

Defendants.

**NOTICE OF LIS PENDENS**

TO DEFENDANTS: **DIANA A. SALVATORE, UNKNOWN SPOUSE OF DIANA A. SALVATORE,  
UNKNOWN TENANT #1 and UNKNOWN TENANT #2, AND ALL OTHERS WHOM IT  
MAY CONCERN**

YOU ARE NOTIFIED OF THE FOLLOWING:

- (a) The Plaintiff has instituted this action against you seeking to foreclose a lien, with respect to the property described below.
- (b) The Plaintiff in this action is:  
**SOMERSET AT LAUDERDALE LAKES CONDOMINIUM ASSOCIATION, INC.**
- (c) The case number of the action is as shown on the caption.
- (d) The property that is the subject matter of this action is in Broward County, Florida, and is described as follows:

**Unit No. 415 of Somerset at Lauderdale Lakes Condominium**, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records **Book 8138, page 21**, of the Public Records of Broward County, Florida.

**a/k/a 2850 Somerset Drive #415L, Lauderdale Lakes, FL; Parcel ID No.: 4942 30 BB 2160**

Dated: 09-10-18

JENNINGS & VALANCY, P.A.  
Attorneys for Plaintiff  
311 South East 13<sup>th</sup> Street  
Fort Lauderdale, FL 33316  
Telephone: (954) 463-1600  
E-Mail: service@myvalaw.com,

By: \_\_\_\_\_  
Steven S. Valancy  
Florida Bar No. 715130

Permit # \_\_\_\_\_ Folio # \_\_\_\_\_

### NOTICE OF COMMENCEMENT

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

this space reserved for recorder

- 1. Legal Description of Property: Lot \_\_\_\_\_ Block \_\_\_\_\_ Unit # \_\_\_\_\_ Bldg # \_\_\_\_\_  Lengthy legal attached  
 Subdivision/Condominium: SOMMERSET AT LAUDERDALE LAKES  
 Street Address if available: 2870 SOMMERSET DR., LAUDERDALE LAKES, FL. 33311
- 2. General description of Improvement: R72 PIP2
- 3. a. Owner name and address: SOMMERSET AT LAUDERDALE LAKES CONDOMINIUM ASSOC. INC  
 b. Interest in property: \_\_\_\_\_  
 c. Name and address of fee simple titleholder (if other than Owner): \_\_\_\_\_
- 4. a. Contractor name and address: N + B PLUMBING & GENERAL MAINTENANCE, INC.  
 b. Contractor's phone number: C - 754-234-1819, O - 954-720-1894
- 5. a. Surety name and address: \_\_\_\_\_  
 b. Surety's phone number: \_\_\_\_\_  
 c. Amount of bond: \$ \_\_\_\_\_
- 6. a. Lender name and address: \_\_\_\_\_  
 b. Lender's phone number: \_\_\_\_\_
- 7. a. 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: STEVE SPEIER  
 Address: 2870 SOMMERSET DR., LAUDERDALE LAKES, FL. 33311  
 b. Phone number: 954-485-9100
- 8. a. In addition to himself or herself, the Owner designates \_\_\_\_\_ to receive a copy of Lienor's Notice per Section 713.13(1)(b), Florida  
 b. Phone number of person or entity designated by owner: \_\_\_\_\_
- 9. Expiration date of notice of commencement: \_\_\_\_\_  
(the expiration date is 1 year from the date of recording unless a different date is specified)

**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.

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/Director/Partner/Manager

By J. Philip Allen By \_\_\_\_\_  
 Print Name J. PHILIP ALLEN Print Name \_\_\_\_\_  
 Title/Office VICE PRESIDENT Title/Office \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF BROWARD

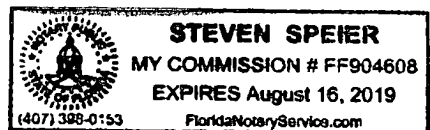
The foregoing instrument was acknowledged before me this 16 day of APRIL, 2019  
By J. PHILIP ALLEN

Individually, or  as VICE PRESIDENT for SOMMERSET AT LAUDERDALE LAKES CONDO. ASSOC.  
 Personally known, or  produced the following type of identification: \_\_\_\_\_

Signature of Notary Public: [Signature]  
 Print Name: STEVEN SPEIER  
 (SEAL)

**VERIFICATION PURSUANT TO SECTION 92.525, FLORIDA STATUTES**

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



Signature(s) of Owner(s) or Owner(s)' Authorized Officer/Director/Partner/Manager who signed above:

By J. Philip Allen By \_\_\_\_\_

Filing # 79080013 E-Filed 10/09/2018 02:19:57 PM

IN THE COUNTY COURT IN AND  
FOR BROWARD COUNTY, FLORIDA

CASE NO. COCE 18-020834 (53)

SOMERSET AT LAUDERDALE LAKES  
CONDOMINIUM ASSOCIATION, INC.,

Plaintiff,

v.

DIANA A. SALVATORE, ET AL.,

Defendants.

---

**NOTICE OF DROPPING PARTY DEFENDANT**

**PLAINTIFF Somerset at Lauderdale Lakes Condominium Association, Inc.**, by and through its undersigned counsel, hereby files its notice of dropping party Defendant Unknown Tenant #2 in the above-styled cause of action.

**CERTIFICATE OF SERVICE**

I **HEREBY CERTIFY** that a true copy of the foregoing was filed via the Florida Courts E-File Portal this 9<sup>th</sup> day of October, 2018. I also certify that the foregoing document is being served on this day on all counsel of record or pro se parties on the attached Service List, either via transmission of Notices of Electronic Filing generated by the Florida Courts E-File Portal or by U.S Mail.

JENNINGS & VALANCY, P.A.  
Attorneys for Plaintiff  
311 South East 13<sup>th</sup> Street  
Fort Lauderdale, FL 33316  
Telephone: (954) 463-1600  
Email: service@myflalaw.com

By: \_\_\_\_\_  
Steven S. Valancy  
Florida Bar No. 715130

**SERVICE LIST**

Diana A. Salvatore  
2850 Somerset Drive, #415L  
Lauderdale Lakes, FL 33311

Unknown Tenant #1 n/k/a Catherine Archer  
2850 Somerset Drive, #415L  
Lauderdale Lakes, FL 33311

\*\*\*\* FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 10/12/2018 3:55:44 PM.\*\*\*\*

IN THE COUNTY COURT IN AND  
FOR BROWARD COUNTY, FLORIDA

CASE NO. COCE 18-020834 (53)

SOMERSET AT LAUDERDALE LAKES  
CONDOMINIUM ASSOCIATION, INC.,

Plaintiff,

v.

DIANA A. SALVATORE, ET AL.,

Defendants.

**ORDER ON PLAINTIFF'S MOTION TO  
SUBSTITUTE PARTY DEFENDANT**

**THIS CAUSE** came before the Court upon Plaintiff's Motion to Substitute Party Defendant, and the Court having reviewed the Court file and being otherwise fully advised in the premises, it is

**ORDERED AND ADJUDGED** as follows:

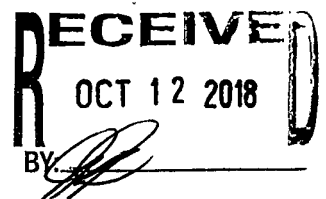
1. Plaintiff's Motion to Substitute Party Defendant is hereby GRANTED.
2. Catherine Archer is hereby substituted as Defendant in place of Unknown Tenant #1.

**DONE AND ORDERED** in Chambers, Ft. Lauderdale, Broward County, Florida this \_\_\_\_\_  
day of OCT 12 2018, 2018.

Copies Furnished by Court

  
\_\_\_\_\_  
COUNTY JUDGE

Judge Robert W. Lee  
Judge Robert W. Lee



Copies Furnished To:

Jennings & Valancy, P.A.  
311 S.E. 13<sup>th</sup> Street  
Ft. Lauderdale, FL 33316

Diana A. Salvatore  
2850 Somerset Drive, #415L  
Lauderdale Lakes, FL 33311

Unknown Tenant #1 n/k/a Catherine Archer  
2850 Somerset Drive, #415L  
Lauderdale Lakes, FL 33311



DATE: March 2nd, 2020  
PROPERTY ID # 494230-BB-2130 (TD # 44418)

# WARNING

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

DIANA A. SALVATORE  
2850 SOMERSET DRIVE #415L  
LAUDERDALE LAKES, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2850 SOMERSET DR #415-L, LAUDERDALE LAKES, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

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

- \* Estimated Amount due if paid by March 31, 2020 .....\$5,174.59
- Or
- \* Estimated Amount due if paid by April 14, 2020 .....\$5,241.59

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 15, 2020 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

DATE: March 2nd, 2020  
PROPERTY ID # 494230-BB-2130 (TD # 44418)

# WARNING

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SOMERSET AT LAUDERDALE LAKES  
CONDOMINIUM ASSOCIATION, INC  
C/O BENCHMARK PROPERTY MANAGEMENT  
7932 WILES ROAD  
CORAL SPRINGS, FL 33067

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2850 SOMERSET DR #415-L, LAUDERDALE LAKES, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

**DATE: March 2nd, 2020**  
**PROPERTY ID # 494230-BB-2130 (TD # 44418)**

# WARNING

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

SOMERSET AT LAUDERDALE LAKES  
CONDOMINIUM ASSOCIATION, INC  
STEVEN S. VALANCY  
JENNINGS & VALANCY, P.A.  
311 SOUTH EAST 13TH STREET  
FORT LAUDERDALE, FL 33316

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

DATE: March 2nd, 2020  
PROPERTY ID # 494230-BB-2130 (TD # 44418)

# WARNING

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

N & B PLUMBING & GENERAL MAINTENANCE, INC.  
3800 INVERRARY BLVD., SUITE 408P  
LAUDERHILL, FL 33319

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

DATE: March 2nd, 2020  
PROPERTY ID # 494230-BB-2130 (TD # 44418)

# WARNING

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

STEVEN S VALANCY, REGISTERED AGENT  
O/B/O SOMERSET AT LAUDERDALE LAKES  
CONDOMINIUM ASSOCIATION, INC  
311 SE 13<sup>TH</sup> STREET  
FT LAUDERDALE, FL 33316

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2850 SOMERSET DR #415-L, LAUDERDALE LAKES, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

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

- \* Estimated Amount due if paid by March 31, 2020 .....\$5,174.59
- Or
- \* Estimated Amount due if paid by April 14, 2020 .....\$5,241.59

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 15, 2020 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

DATE: March 2nd, 2020  
PROPERTY ID # 494230-BB-2130 (TD # 44418)

# WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2850 SOMERSET DR #415-L, LAUDERDALE LAKES, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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

DATE: March 2nd, 2020  
PROPERTY ID # 494230-BB-2130 (TD # 44418)

# WARNING

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

DIANA A SALVATORE  
7405 NW 84TH ST  
TAMARAC, FL 33321-4882

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2850 SOMERSET DR #415-L, LAUDERDALE LAKES, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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

DATE: March 2nd, 2020  
PROPERTY ID # 494230-BB-2130 (TD # 44418)

# WARNING

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

SOMERSET AT LAUDERDALE LAKES  
CONDOMINIUM ASSOCIATION, INC.  
2870 SOMERSET DR  
LAUDERDALE LAKES, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2850 SOMERSET DR #415-L, LAUDERDALE LAKES, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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



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

DATE: March 2nd, 2020  
PROPERTY ID # 494230-BB-2130 (TD # 44418)

# WARNING

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

STEVEN S VALANCY, ESQ.  
JENNINGS & VALANCY, P.A.  
311 SE 13 STREET  
FT LAUDERDALE, FL 33316

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2850 SOMERSET DR #415-L, LAUDERDALE LAKES, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

DATE: March 2nd, 2020  
PROPERTY ID # 494230-BB-2130 (TD # 44418)

# WARNING

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

UNKNOWN TENANT #1  
N/K/A CATHERINE ARCHER  
2850 SOMERSET DR #415L  
LAUDERDALE LAKES, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2850 SOMERSET DR #415-L, LAUDERDALE LAKES, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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**OFFICIAL USE**

Certified Mail Fee

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

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

Postmark  
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Postage

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Total Post

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Sent To

Street and

City, State,

**TD 44418 APRIL 2020 WARNING**  
**DIANA A. SALVATORE**  
**2850 SOMERSET DRIVE #415L**  
**LAUDERDALE LAKES, FL 33311**

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

See Reverse for Instructions

7019 1120 0000 2235 0227

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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  
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Total

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Sent to

Street

City, State, ZIP+4®

**TD 44418 APRIL 2020 WARNING**  
SOMERSET AT LAUDERDALE  
LAKES CONDOMINIUM ASSOCIATION, INC  
C/O BENCHMARK PROPERTY MANAGEMENT  
7932 WILES ROAD  
CORAL SPRINGS, FL 33067

7019 1120 0000 2235 0234

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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 \$ \_\_\_\_\_

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City, State, ZIP+4®

**TD 44418 APRIL 2020 WARNING**  
SOMERSET AT LAUDERDALE  
LAKES CONDO ASSOCIATION, INC  
STEVEN S. VALANCY/JENNINGS & VALANCY, P.A.  
311 SOUTH EAST 13TH STREET  
FORT LAUDERDALE, FL 33316

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

See Reverse for Instructions

7019 1120 0000 2235 0241

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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 Sign

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Total Post

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Sent To

Street and

City, State, ZIP+4®

**TD 44418 APRIL 2020 WARNING**  
**N & B PLUMBING & GENERAL**  
**MAINTENANCE, INC.**  
**3800 INVERRARY BLVD., SUITE 408P**  
**LAUDERHILL, FL 33319**

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

See Reverse for Instructions

7019 1120 0000 2235 0258

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

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City, State, ZIP+4®

**TD 44418 APRIL 2020 WARNING**  
**STEVEN S VALANCY, REGISTERED AGENT**  
**O/B/O SOMERSET AT LAUDERDALE LAKES**  
**CONDOMINIUM ASSOCIATION, INC.**  
**311 SE 13TH STREET**  
**FT. LAUDERDALE, FL 33316**

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

See Reverse for Instructions

7019 1120 0000 2235 0265

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Certified Mail Fee

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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 | \$ _____ |

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Total Postage:

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**TD 44418 APRIL 2020 WARNING**  
**CITY OF LAUDERDALE LAKES**  
**4300 NW 36 ST**  
**LAUDERDALE LAKES, FL 33319**

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

See Reverse for Instructions

7019 1120 0000 2235 0272



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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 \$ \_\_\_\_\_

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Postage

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Total Postage

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Sent To

Street and Address

City, State, ZIP+4®

**TD 44418 APRIL 2020 WARNING**

**DIANA A SALVATORE**

**7405 NW 84TH ST**

**TAMARAC, FL 33321-4882**

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

See Reverse for Instructions

7019 1120 0000 2235 0289

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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  
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Postage

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Total Postage

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Sent To

Street and

City, State, ZIP+4™

**TD 44418 APRIL 2020 WARNING**  
**SOMERSET AT LAUDERDALE LAKES**  
**CONDOMINIUM ASSOCIATION, INC.**  
**2870 SOMERSET DR**  
**LAUDERDALE LAKES, FL 33311**

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

See Reverse for Instructions

7019 1120 0000 2235 0296

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**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

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Total Postage

\$

Sent To

Street and

City, State, ZIP+4

**TD 44418 APRIL 2020 WARNING**

**STEVEN S VALANCY, ESQ.  
JENNINGS & VALANCY, P.A.  
311 SE 13 STREET  
FT LAUDERDALE, FL 33316**

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

See Reverse for Instructions

7019 1120 0000 2235 0302

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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

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Total Postage

\$

Sent To

Street and/or

City, State, ZIP+4

**TD 44418 APRIL 2020 WARNING**  
**UNKNOWN TENANT #1**  
**N/K/A CATHERINE ARCHER**  
**2850 SOMERSET DR #415L**  
**LAUDERDALE LAKES, FL 33311**

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

See Reverse for Instructions

7019 1120 0000 2235 0319

**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 44418 APRIL 2020 WARNING  
 UNKNOWN TENANT #1  
 N/K/A CATHERINE ARCHER  
 2850 SOMERSET DR #415L  
 LAUDERDALE LAKES, FL 33311



9590 9402 4472 8248 7476 49

2. Article Number (Transfer from service label)

7019 1120 0000 2235 0319

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Handwritten 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

**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 44418 APRIL 2020 WARNING**  
**STEVEN S VALANCY, REGISTERED AGENT**  
**O/B/O SOMERSET AT LAUDERDALE LAKES**  
**CONDOMINIUM ASSOCIATION, INC.**  
 311 SE 13TH STREET  
 FT. LAUDERDALE, FL 33316



9590 9402 4472 8248 7477 24

7019 1120 0000 2235 0265

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*[Handwritten Name]*

C. Date of Delivery

3-7-20

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 (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.

**TD 44418 APRIL 2020 WARNING**  
 SOMERSET AT LAUDERDALE  
 LAKES CONDOMINIUM ASSOCIATION, INC  
 C/O BENCHMARK PROPERTY MANAGEMENT  
 7932 WILES ROAD  
 CORAL SPRINGS, FL 33067



9590 9402 4472 8248 7476 94

2 Article Number (Transfer from service label)

7019 1120 0000 2235 0234

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*[Handwritten Signature]*  Agent  Addressee

B. Received by (Printed Name)

*N. Lewis*

C. Date of Delivery

*3/9/20*

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

3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery                |   |
| <input type="checkbox"/> 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 44418 APRIL 2020 WARNING**  
**SOMERSET AT LAUDERDALE LAKES**  
**CONDOMINIUM ASSOCIATION, INC.**  
**2870 SOMERSET DR**  
**LAUDERDALE LAKES, FL 33311**



9590 9402 4472 8248 7476 63

2. Article Number (from service label)

7019 1120 0000 2235 0296

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

STEWART SPRENGER

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



**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 #418 APRIL 2020 WARNING  
 CITY OF LAUDERDALE LAKES  
 4300 NW 36 ST  
 LAUDERDALE LAKES, FL 33319



9590 9402 4472 8248 7477 31

2 Article Number  
7019 1120 0000 2235 0272

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*T. Meredith*

- Agent
- Addressee

B. Received by (Printed Name)

*T. Meredith*

C. Date of Delivery

*3/9/20*

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
- 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

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 44418 APRIL 2020 WARNING**  
 SOMERSET AT LAUDERDALE  
 LAKES CONDO ASSOCIATION, INC  
 STEVEN S. VALANCY/JENNINGS & VALANCY, P.A.  
 311 SOUTH EAST 13TH STREET  
 FORT LAUDERDALE, FL 33316



2. Article Number (Transfer from service label)  
 7019 1120 0000 2235 0241

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 Robert Swa 3-7-20

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

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                            |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (00)   |   |

**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 44418 APRIL 2020 WARNING**  
 STEVEN S VALANCY, ESQ.  
 JENNINGS & VALANCY, P.A.  
 311 SE 13 STREET  
 FT LAUDERDALE, FL 33316



9590 9402 4472 8248 7476 56

2. Article Number (Transfer from service label)

7019 1120 0000 2235 0302

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*Robert Jwa*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

3-8-20

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

*Robert Jwa*

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

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- 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.

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

1. Article Addressed to:

TD 44418 APRIL 2020 WARNING  
 DIANA A. SALVATORE  
 2850 SOMERSET DRIVE #415L  
 LAUDERDALE LAKES, FL 33311



9590 9402 5306 9154 3285 07

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
- Mail Restricted Delivery (over \$500)

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

2. Article Number (Transfer from...)

7019 1120 0000 2235 0227