

TitleExpress[®]

A service of Grant Street Group

**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 06/19/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 06/18/2020

CERTIFICATE # 2017-6224

ACCOUNT # 494125HA0070

ALTERNATE KEY # 248374

TAX DEED APPLICATION # 45518

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 No. 107 of CYPRESS TREE CONDOMINIUM, BUILDING 2, according to the Declaration thereof, recorded in Official Records Book 5942, Page 5433, amended by instruments recorded in Official Records Book 7489, Page 827, Official Records Book 9229, Page 311, Official Records Book 9948, Page 546 and Official Records Book 10514, Page 902, of the Public Records of Broward County, Florida: said lands situate, lying and being in Broward County, Florida.

PROPERTY ADDRESS: 2251 NW 41 AVENUE #107, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

CATHERINE PAYNE EST
2251 NW 41 AVE APT 107
LAUDERHILL, FL 33313-7025

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

RUBEN A. PAYNE, DECEASED AND OR: 13610, Page: 934
ESTATE OF CATHERINE PAYNE, DECEASED
2251 N.W. 41 AVENUE
LAUDERHILL, FL (Per Deed. No ZIP code included in address.)

(Property Appraiser indicates that Catherine Payne is deceased. No Death Certificate or Probate documents were found in the Official Records of Broward County. Ruben A. Payne may also be deceased and was not included as an additional owner by the Property Appraiser. No Death Certificate or Probate documents were found or needed due to title being held as husband and wife and therefore not subject to probate.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126 (Tax Deed Applicant)

CITY OF LAUDERHILL
CODE ENFORCEMENT UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313 (Per Lien)

OR: 51330, Page: 1528

CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 NORTH STATE ROAD 7, SUITE S
MARGATE, FL 33063 (Per Sunbiz. Declaration recorded 5541-848.)

LAW OFFICE OF STEVEN B. KATZ, REGISTERED AGENT
O/B/O CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.
4300 N. UNIVERSITY DR. A-106
LAUDERHILL, FL 33351 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 25 HA 0070

CURRENT ASSESSED VALUE: \$50,900

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

None found.

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

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

Christina Young

Title Examiner



Site Address	2251 NW 41 AVENUE #107, LAUDERHILL FL 33313	ID #	4941 25 HA 0070
Property Owner	PAYNE, CATHERINE EST	Millage	1912
Mailing Address	2251 NW 41 AVE APT 107 LAUDERHILL FL 33313-7025	Use	04
Abbr Legal Description	CYPRESS TREE CONDO BLDG 2 UNIT 107 PER CDO BK/PG: 5942/543		

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)**.

* 2020 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$5,540	\$49,820	\$55,360	\$34,170	
2019	\$5,090	\$45,810	\$50,900	\$31,070	\$1,400.88
2018	\$4,290	\$38,610	\$42,900	\$28,250	\$1,257.20

2020* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$55,360	\$55,360	\$55,360	\$55,360
Portability	0	0	0	0
Assessed/SOH	\$34,170	\$55,360	\$34,170	\$34,170
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	\$34,170	\$55,360	\$34,170	\$34,170

Sales History			
Date	Type	Price	Book/Page or CIN
7/1/1986	WD	\$30,500	13610 / 934
11/1/1974	WD	\$27,400	

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		975
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1975/1974		

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 #45518

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of October 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:

CITY OF LAUDERHILL, CODE ENFORCEMENT UNIT 5581 W. OAKLAND PARK BLVD. LAUDERHILL, FL 33313	CYPRESS TREE CONDOMINIUM ASSOCIATION, INC., C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP 2333 NORTH STATE ROAD 7, SUITE S MARGATE, FL 33063 CATHERINE PAYNE EST 2251 NW 41 AVE #107 LAUDERHILL, FL 33313	LAW OFFICE OF STEVEN B. KATZ, REGISTERED AGENT O/B/O CYPRESS TREE CONDOMINIUM ASSOCIATION, INC. 4300 N. UNIVERSITY DR. A-106 LAUDERHILL, FL 33351 CITY OF LAUDERHILL ATTN: ANA SANCHEZ 5581 W. OAKLAND PARK BLVD. LAUDERHILL, FL 33313	AMERIMEDZ, INC 4047 OKEECHOBEE BLVD. STE 217 WEST PALM BEACH, FL 33409
ANN PAYNE NIMMONS 20 BAKER ST MOHEGAN LAKE, NY 10547-1702	JMI GROUP LLC 4047 OKEECHOBEE BLVD. STE 217 WEST PALM BEACH, FL 33409	RUBEN A. PAYNE 2251 N.W. 41 AVE #107 LAUDERHILL, FL 33313-7025	CYPRESS TREE CONDO ASSOC. 8211 W. BROWARD BLVD PH1 PLANTATION, FL 33324
CYPRESS TREE CONDOMINIUM ASSOCIATION, INC. 2351 NW 41ST AVE LAUDERHILL, FL 33313			SAMUEL P. PAYNE III 1804 NW 192ND ST MIAMI GARDENS, FL 33056-2865
SCOTT M. PAYNE 205 LATTABROOK RD HORSEHEAD, NY 14845-8502			

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of October 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**

10

Broward County, Florida

INSTR # 116654128
Recorded 08/06/20 at 10:42 AM
Broward County Commission
1 Page(s)
#10

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 45518

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-HA-0070
Certificate Number: 6224
Date of Issuance: 05/24/2018
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: CYPRESS TREE CONDO BLDG 2
UNIT 107

Name in which assessed: PAYNE,CATHERINE EST
Legal Titleholders: PAYNE,CATHERINE EST
2251 NW 41 AVE APT 107
LAUDERHILL, FL 33313-7025

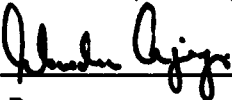
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of November , 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.deedauction.net
**Pre-registration is required to bid.*

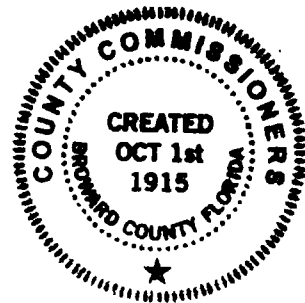
Dated this 3rd day of August , 2020 .

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: 10/15/2020, 10/22/2020, 10/29/2020 & 11/05/2020
Minimum Bid: 3332.40

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Description of Property: CYPRESS TREE CONDO BLDG 2
UNIT 107

UNIT NO. 107 OF CYPRESS TREE CONDOMINIUM, BUILDING 2, ACCORDING TO THE DECLARATION THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 5942, PAGE 5433, AMENDED BY INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 7489, PAGE 827, OFFICIAL RECORDS BOOK 9229, PAGE 311, OFFICIAL RECORDS BOOK 9948, PAGE 546 AND OFFICIAL RECORDS BOOK 10514, PAGE 902, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA: SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

Name in which assessed: PAYNE,CATHERINE EST
Legal Titleholders: PAYNE,CATHERINE EST
2251 NW 41 AVE APT 107
LAUDERHILL, FL 33313-7025

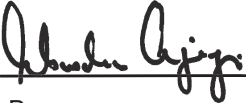
All of said property being in the County of Broward, State of Florida.

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

Dated this 7th day of August , 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: 10/15/2020, 10/22/2020, 10/29/2020 & 11/05/2020
Minimum Bid: 3683.40

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20032884

Broward County, FL VS Catherine Est Payne

RETURN OF SERVICE



Court Case # TD 45518

Hearing Date: 11/18/2020

Received by CCN 16670

10/13/2020 6:31 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Catherine Est Payne 2251 NW 41 Avenue #107 Lauderhill FL 33313**

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section
115 S. Andrews Ave.
Room A-100
Fort Lauderdale FL 33301

Date: 10/13/2020 Time: 10:09 AM

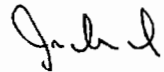
On Catherine Est Payne in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

Other Returns: Other Returns

COMMENTS: POSTED AT DOOR

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"

**Gregory Tony, Sheriff
Broward County, Florida**

By:  16670

D.S.

J. Lopez Toro, #16670

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	1

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494125-HA-0070 (TD #45518)

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 October 30, 2020\$3,659.31

Or

* Amount due if paid by November 17, 2020\$3,709.73

*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 November 18, 2020 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

PAYNE, CATHERINE EST
2251 NW 41 AVE #107
LAUDERHILL, FL 33313

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

RECEIVED SHERIFF
2020 OCT - 8 AM 7:44
BROWARD COUNTY, FLORIDA



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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
LAUDERHILL, FL 33313

Changed: 06/20/2019

Mailing Address

C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 NORTH STATE ROAD 7
SUITE S
MARGATE, FL 33063

Changed: 10/14/2019

Registered Agent Name & Address

LAW OFFICE OF STEVEN B. KATZ
4300 N. UNIVERSITY DR.
A-106
LAUDERHILL, FL 33351

Name Changed: 01/06/2020

Address Changed: 01/06/2020

Officer/Director Detail

Name & Address

Title DIRECTOR

BINGHAM, CATHERINE
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP

C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 NORTH STATE ROAD 7
SUITE S
MARGATE, FL 33063

Title Director

DUNBAR, SUSAN
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 NORTH STATE ROAD 7
SUITE S
MARGATE, FL 33063

Title Director

DARRISAW, HARVEY
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 NORTH STATE ROAD 7
SUITE S
MARGATE, FL 33063

Title SECRETARY, Director

UDDIN, MOHAMMAD
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 NORTH STATE ROAD 7
SUITE S
MARGATE, FL 33063

Title DIRECTOR

GABRIEL, NATACHA
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 NORTH STATE ROAD 7
SUITE S
MARGATE, FL 33063

Title Director

LEWIS, KYSENT
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 NORTH STATE ROAD 7
SUITE S
MARGATE, FL 33063

Title DIRECTOR

PALMER, GEORGE
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 NORTH STATE ROAD 7
SUITE S
MARGATE, FL 33063

Title TREASURER, Director

Title TREASURER, Director

ELLINGTON, GRACE
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 NORTH STATE ROAD 7
SUITE S
MARGATE, FL 33063

Title DIRECTOR

GORDON, FELIX
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 NORTH STATE ROAD 7
SUITE S
MARGATE, FL 33063

Title Director

GUILLOTEAU, BELLY
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 NORTH STATE ROAD 7
SUITE S
MARGATE, FL 33063

Title Director, President

ESSUE, GARRINGTON
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 NORTH STATE ROAD 7
SUITE S
MARGATE, FL 33063

Title Director

JACKSON, ROBYN
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 NORTH STATE ROAD 7
SUITE S
MARGATE, FL 33063

Title Director

JAMES, DASMIE
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 NORTH STATE ROAD 7
SUITE S
MARGATE, FL 33063

Title VP, Director

YOUNG, EVERALD
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 NORTH STATE ROAD 7
SUITE S

Annual Reports

Report Year	Filed Date
2018	08/02/2018
2019	06/20/2019
2020	01/06/2020

Document Images

01/06/2020 -- ANNUAL REPORT	View image in PDF format
06/20/2019 -- ANNUAL REPORT	View image in PDF format
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

Lawyers Title Insurance Corporation

INDIVIDUAL

This Warranty Deed made this 31st day of July, 1986 between

William Hyman and Rebekah P. Hyman, his wife

86-282878

Hereinafter called the Grantor, and

Ruben A. Payne and Catherine Payne, his wife

Whose mailing address is: 2251 N.W. 41 Avenue, Lauderhill, Florida

Hereinafter called the Grantee,

WITNESSETH, that the Grantor, for and in consideration of the sum of ten dollars (10.00) and other valuable considerations the receipt whereof is hereby acknowledged has granted, bargained, and sold unto the Grantee, and Grantee's heirs or successors, and assigns forever, all that certain parcel of land in the County of Broward and State of Florida to wit:

Unit No. 107 of CYPRESS TREE CONDOMINIUM, BUILDING 2, according to the Declaration thereof, recorded in Official Records Book 5942, Page 543, amended by instruments recorded in Official Records Book 7489, Page 827, Official Records Book 9229, Page 311, Official Records Book 9948, Page 546 and Official Records Book 10514, Page 902, of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

152.50 Not been Paid in Broward County for Documentary Stamp Tax as required by law. DAVID R. BERTSCHOFF

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA P. T. JOHNSON COUNTY ADMINISTRATOR

Aug 1 12 01 PM '86

and the Grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for year 1986 and subsequent years. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.)

Signed, Sealed, and Delivered to our presence:

(Wit.) David Bertschoff - William Hyman
(Wit.) Rebekah P. Hyman - Rebekah P. Hyman
(Wit.)
(Wit.)

OFF REC 13610 ps 934

State of Florida
County of

I HEREBY CERTIFY, that on this 31st day of July, 1986 before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared William Hyman and Rebekah P. Hyman, his wife

to me known to be the person(s) described in and who executed the foregoing conveyance and acknowledged before me that (he, she, they) executed the same.

WITNESS my signature and official seal in the county and state last aforesaid.

David Bertschoff (Notary Public)

DAVID BERTSCHOFF, JR. Attorney at Law Notary Public

This instrument prepared by: JoAnn Licker Lawyers Title Insurance Corporation 290 N. E. 3rd Avenue Fort Lauderdale, Florida 33302

Incident to the issuance of a title insurance contract.

035-0900-020 LTIC No. 8-20 Rev. 8-84

*****RETURN TO LTIC*****

3861467 JL

58



**FINAL ORDER IMPOSING
FINE/CLAIM OF LIEN**

CE # 14060145

CITY OF LAUDERHILL

Petitioner,

vs.

CYPRESS TREE CONDO ASSOC

8211 W BROWARD BLVD PH1 PLANTATION, FL 33324

Respondent(s)

The Code Enforcement ("Board")/Special Master, having heard testimony at the Hearing held on the 11th day of December, 2014 and based on the evidence, the Board pursuant to a 6/0 vote/Special Master, enters the following:

FINDINGS OF FACT: In violation for

Ordinance/Regulation	Section	Description	Date Complied	Date Board Order Comply (Orig/New)	Daily Fine
Land Development Regulation - SCH G...	Section 1.2.4:	Parking area must be kept in a smooth, well graded condition....		(New) 10/21/2014	\$25.00
Land Development Regulation - SCH G...	Section 1.2.4:	Re-stripe parking area...		(New) 10/21/2014	\$25.00
Land Development Regulation - SCH G...	Section 1.2.4:	Repair broken curbing...		(New) 10/21/2014	\$25.00
Land Development Regulation - SCH G...	Section 1.2.4:	Repair/replace broken parking bumpers...		(New) 10/21/2014	\$25.00
Land Development Regulation - SCH Q...	Section 1.A:	All building exterior wall surfaces shall be painted. Clean and/or paint building to be free of discoloration. ...		(New) 10/21/2014	\$25.00
Land Development Regulation - SCH Q...	Section 1.B:	Clean and/or paint, repair, or replace doors to be free of damage and/or discoloration....		(New) 10/21/2014	\$25.00
Land Development Regulation - SCH Q...	Section 1.G:	All paved areas shall be maintained in good condition and good repair, which shall include proper drainage to prevent the accumulation of pools of water, except the swale area, and the removal of all ruts, potholes, and broken pavement. Paved areas m...		(New) 10/21/2014	\$25.00
Code of Ordinance - Chapter10...	Section 10-15(e):	Remove trash and debris from property....		(New) 10/21/2014	\$25.00

PROPERTY IN VIOLATION

Issue Date	12/15/2014
CE #	14060145
Folio	494125290010
Recipient	CYPRESS TREE CONDO ASSOC
Address	8211 W BROWARD BLVD PH1 PLANTATION, FL 33324
Identified By	2351 NW 41 Ave LAUDERHILL, FL 33313 CLUBHOUSE
Verified By	

CONCLUSIONS OF LAW:

The fines shall continue to accrue daily with interest until payment is received in full by the City. These fines are being imposed pursuant to Florida Statutes, Sections 162.06 and 162.09 and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent. The City shall also be entitled to the costs of prosecution and/or costs of repairs in the total amount of **\$85.00** which is due on or before **9/15/2014** which covers the costs of the prosecution and recording in relation to this violation.

If the Respondent again repeats the same violation, the Respondent will then be a repeat violator of this Code Section pursuant to Florida Statutes Section 162.06. As a repeat violator, the Respondent may be fined up to \$500.00 per day.

COMPLIANCE/RELEASE OF LIEN: Once the Respondent corrects the above violation, the Respondent must contact the City Code Enforcement Department in order to obtain a Notice of Compliance. Once a Notice of Compliance is obtained and once all past due fines, interest and costs are paid, a Release of Lien can be obtained.

RATIFICATION/CERTIFICATION OF FINE: These fines were ratified and certified by the Code Board/Special Master at a hearing held on 12/11/2014 prior to the imposition of the Claim of Lien.

APPEAL: You may appeal a Final Order by filing an action in the Circuit Court. You must file within (30) THIRTY DAYS of the date of the Final Order. You will be required to furnish a transcript of the minutes of the Board. You can contact the City Clerk to obtain a copy.

RECONSIDERATION/MITIGATION: If you wish to request a reconsideration/mitigation of the time/fine after an Order has been issued, you must forward a written request to the Chief Code Officer, 5581 W. Oakland Park Blvd., Lauderhill, Florida, 33313, within **sixty (60)** months of the date of the Order.

COMMENTS:

CERTIFIED COPY: We hereby certify that this is the Original executed and notarized Final Order Imposing Fine/Claim of Lien which shall bear the original signature and seal of the undersigned notary public. This Certified Original may be recorded in the Public Records of Broward County and thereafter shall constitute a lien against the property pursuant to Florida Statutes, Section 162.09(3). The City shall retain the Original recorded lien on file for at least twenty (20) years.

DONE AND ORDERED this 15th day of December, 2014.



Dorothy Rich

Chairperson, Code Enforcement Board

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15 day of December 2014
by Dorothy Rich

Sandra G Scott
NOTARY PUBLIC, STATE OF FLORIDA

Personally known X or produced identification____
Type of identification produced _____



SANDRA G. SCOTT
MY COMMISSION # EE 171194
EXPIRES: February 19, 2016
Bonded Thru Budget Notary Services

DATE: October 1st, 2020
PROPERTY ID # 494125-HA-0070 (TD # 45518)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2251 NW 41 AVE APT 107, 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.

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 October 30, 2020\$3,659.31
- Or
- * Estimated Amount due if paid by November 17, 2020\$3,709.73

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 18, 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

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

DATE: October 1st, 2020
PROPERTY ID # 494125-HA-0070 (TD # 45518)

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CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 NORTH STATE ROAD 7, SUITE S
MARGATE, FL 33063

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LAW OFFICE OF STEVEN B. KATZ, REGISTERED AGENT
O/B/O CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.
4300 N. UNIVERSITY DR. A-106
LAUDERHILL, FL 33351

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AMERIMEDZ, INC
4047 OKEECHOBEE BLVD. STE 217
WEST PALM BEACH, FL 33409

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ANN PAYNE NIMMONS
20 BAKER ST
MOHEGAN LAKE, NY 10547-1702

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CATHERINE PAYNE EST
2251 NW 41 AVE #107
LAUDERHILL, FL 33313

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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 ASSOC.
8211 W. BROWARD BLVD PH1
PLANTATION, FL 33324

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2351 NW 41ST AVE
LAUDERHILL, FL 33313

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JMI GROUP LLC
4047 OKEECHOBEE BLVD. STE 217
WEST PALM BEACH, FL 33409

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RUBEN A. PAYNE
2251 N.W. 41 AVE #107
LAUDERHILL, FL 33313-7025

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www.broward.org/recordstaxestreasury

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

DATE: October 1st, 2020
PROPERTY ID # 494125-HA-0070 (TD # 45518)

WARNING

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

SAMUEL P. PAYNE III
1804 NW 192ND ST
MIAMI GARDENS, FL 33056-2865

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2251 NW 41 AVE APT 107, 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.

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 October 30, 2020\$3,659.31
- Or
- * Estimated Amount due if paid by November 17, 2020\$3,709.73

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 18, 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

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

DATE: October 1st, 2020
PROPERTY ID # 494125-HA-0070 (TD # 45518)

WARNING

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

SCOTT M. PAYNE
205 LATTABROOK RD
HORSEHEAD, NY 14845-8502

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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.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
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Certified Mail
■ A mailing
■ A unit
■ A fee
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Postage	\$
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(Endors)

TD 45518 NOVEMBER 2020 WARNING

Total

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

Sent To

Street,
or PO E

City, State, ZIP+4

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Total Postage		
TD 45518 NOVEMBER 2020 WARNING		
CYPRESS TREE CONDOMINIUM ASSOC., INC.		
C/O JACKSON LASTRA PROPERTY MGMT. GRP.		
2333 N. STATE RD 7, SUITE S		
MARGATE, FL 33063		
Sent To		
Street, Apt or PO Box		
City, State, ZIP+4		

PS Form 3800, August 2006

See Reverse for Instructions

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7006 3230 0002 7221 6681

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Return Receipt Fee (Endorsement Required)	

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Restricted Deliv
(Endorsement R

TD 45518 NOVEMBER 2020 WARNING
LAW OFFICE OF STEVEN B. KATZ, REGISTERED AGENT
O/B/O CYPRESS TREE CONDOMINIUM ASSOC., INC.
4300 N. UNIVERSITY DR. A-106
LAUDERHILL, FL 33351

Total Postage

Sent To

Street, Apt. No.,
or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

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TD 45518 NOVEMBER 2020 WARNING

AMERIMEDZ, INC

**4047 OKEECHOBEE BLVD. STE 217
WEST PALM BEACH, FL 33409**

Sent To

Street, A
or PO Box
City, State

PS Form 3800, August 2006

See Reverse for Instructions

7006 3230 0002 7221 6674

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Restricted Delivery Fee (Endorsement Required)	

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Total | **TD 45518 NOVEMBER 2020 WARNING**

ANN PAYNE NIMMONS

20 BAKER ST

MOHEGAN LAKE, NY 10547-1702

Sent To

Street,
or PO E

City, State, ZIP+4

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7008 3230 0002 7221 6650

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TD 45518 NOVEMBER 2020 WARNING		
CATHERINE PAYNE EST		
2251 NW 41 AVE #107		
LAUDERHILL, FL 33313		
Sent To		
Street, Ap or PO Box		
City, State, ZIP+4		

PS Form 3800, August 2006

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(Endor

TD 45518 NOVEMBER 2020 WARNING

Total

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

Sent 1

Street
or PO

City, State, ZIP+4

PS Form 3800, August 2006

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Total: **TD 45518 NOVEMBER 2020 WARNING**
CYPRESS TREE CONDO ASSOC.
8211 W. BROWARD BLVD PH1
PLANTATION, FL 33324

Sent
Street
or PO
City, &

PS Form 3800, August 2006

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9699 1222 2000 0626 9002

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TD 45518 NOVEMBER 2020 WARNING

Total

**CYPRESS TREE
CONDOMINIUM ASSOC., INC.
2351 NW 41ST AVE
LAUDERHILL, FL 33313**

Sent 1

Street
or PO

City, State, ZIP+4

PS Form 3800, August 2006

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Restricted Delivery Fee (Endorsement Required)	

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Tot

TD 45518 NOVEMBER 2020 WARNING

JMI GROUP LLC

Sent

4047 OKEECHOBEE BLVD. STE 217

Street
or P.O.

WEST PALM BEACH, FL 33409

City, State, ZIP+4

PS Form 3800, August 2006

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Restrict
(Endorse)

TD 45518 NOVEMBER 2020 WARNING

RUBEN A. PAYNE

2251 N.W. 41 AVE #107

LAUDERHILL, FL 33313-7025

Total F

Sent To

Street, #
or PO B

City, State, ZIP+4

PS Form 3800, August 2006

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(Domestic Mail Only; No Insurance Coverage Provided)

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OFFICIAL USE

7008 3230 0002 7221 6599

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TD 45518 NOVEMBER 2020 WARNING

To

SAMUEL P. PAYNE III

**1804 NW 192ND ST
MIAMI GARDENS, FL 33056-2865**

Street
or P

City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)		
Restrict (Endorse)		
Total		
TD 45518 NOVEMBER 2020 WARNING		
SCOTT M. PAYNE		
205 LATTABROOK RD		
HORSEHEAD, NY 14845-8502		
Sent To		
Street, or PO.		
City, State, ZIP+4		

PS Form 3800, August 2006

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 45518 NOVEMBER 2020 WARNING
CITY OF LAUDERHILL
CODE ENFORCEMENT UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313



9590 9402 5988 0062 8522 67

2. Article Number (Transfer from service label)

7008 3230 0002 7221 6704

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X COVID 19

- Agent
- Addressee

B. Received by (Printed Name)

1536 AD

C. Date of Delivery

10-7-20

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
- Insured Mail
- 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 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.

1. Article Addressed to:

TD 45518 NOVEMBER 2020 WARNING
 CITY OF LAUDERHILL
 ATTN: ANA SANCHEZ
 5581 W. OAKLAND PARK BLVD.
 LAUDERHILL, FL 33313



9590 9402 5988 0062 8524 10

2. Article Number (Transfer from service label)

7008 3230 0002 7221 6643

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

A. Signature

X *COVID 19*

- Agent
- Addressee

B. Received by (Printed Name)

1332 AO

C. Date of Delivery

10/27/2020

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

3. Service Type

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

TD 45518 NOVEMBER 2020 WARNING
 CYPRESS TREE CONDOMINIUM ASSOC., INC.
 C/O JACKSON LASTRA PROPERTY MGMT. GRP.
 2333 N. STATE RD 7, SUITE S
 MARGATE, FL 33063



9590 9402 5988 0062 8522 74

2. Article Number (Transfer from service label)

7008 3230 0002 7221 6698

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

A. Signature Agent
 Condy Addressee

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

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

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

Domestic Return Receipt

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.

1 Article Address

TD 45518 NOVEMBER 2020 WARNING
 LAW OFFICE OF STEVEN B. KATZ, REGISTERED AGENT
 O/B/O CYPRESS TREE CONDOMINIUM ASSOC., INC.
 4300 N. UNIVERSITY DR. A-106
 LAUDERHILL, FL 33351



9590 9402 5988 0062 8522 81

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

2 Article Number (Transfer from)

7008 3230 0002 7221 6681

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

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 45518 NOVEMBER 2020 WARNING
 JMI GROUP LLC
 4047 OKEECHOBEE BLVD. STE 217
 WEST PALM BEACH, FL 33409



9590 9402 5988 0062 8523 28

2. Article Number (Transfer from service label)

7008 3230 0002 7221 6612

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

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 45518 NOVEMBER 2020 WARNING
AMERIMEDZ, INC
4047 OKEECHOBEE BLVD. STE 217
WEST PALM BEACH, FL 33409



9590 9402 5988 0062 8523 80

2. Article Number (Transfer from service label)

7008 3230 0002 7221 6674

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[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

Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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- 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 45518 NOVEMBER 2020 WARNING
SAMUEL P. PAYNE III
1804 NW 192ND ST
MIAMI GARDENS, FL 33056-2865



9590 9402 5988 0062 8510 79

2. Article Number (Transfer from service label)

7008 3230 0002 7221 6599

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *SP / FL 78* Agent Addressee

B. Received by (Printed Name) *CDR* C. Date of Delivery *10-10-20*

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete 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 45518 NOVEMBER 2020 WARNING
SCOTT M. PAYNE
205 LATTABROOK RD
HORSEHEAD, NY 14845-8502



9590 9402 5988 0062 8510 86

2. Article

PS Form 3811, July 2010 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Handwritten Signature]* Agent
 Addressee

B. Received by (Printed Name) *[Handwritten Name]* C. Date of Delivery *[Handwritten Date]*

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

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail®

Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

10/30/20 Domestic Return Receipt