

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: 06/22/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 06/21/2020

CERTIFICATE # 2017-132

ACCOUNT # 474235061140

ALTERNATE KEY # 10124

TAX DEED APPLICATION # 45543

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 4, Cluster 20 of WILDWOOD OF DEER CREEK, according to the Plat thereof, as recorded in Plat Book 103, at Page 12, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 1943 DEER CREEK WILDWOOD LANE N, DEERFIELD BEACH FL 33442

OWNER OF RECORD ON CURRENT TAX ROLL:

ELIZABETH SNYDER EST

1943 DEER CREEK WILDWOOD LN N

DEERFIELD BEACH, FL 33442-1414 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

RICHARD B. SNYDER

Instrument: 116274363

1943 DEER CREEK WILDWOOD LANE N.

DEERFIELD, FL 33442 (Per Order of Summary Administration and Tax Collector billing address.)

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)

WILDWOOD OF DEER CREEK PROPERTY

Instrument: 115861233

OWNERS ASSOCIATION, INC.

2945 WEST CYPRESS CREEK RD, SUITE 201

FORT LAUDERDALE, FL 33309 (Per Lien)

WILDWOOD OF DEER CREEK PROPERTY
OWNERS ASSOCIATION, INC.
CREST MANAGEMENT GROUP
6413 CONGRESS AVE. SUITE 100
BOCA RATON, FL 33487 (Per Sunbiz. Declaration recorded in 8843-1.)

MILBERG KLEIN PL, REGISTERED AGENT
O/B/O WILDWOOD OF DEER CREEK PROPERTY OWNERS ASSOCIATION, INC.
5550 GLADES RD, SUITE 500
BOCA RATON, FL 33431 (Per Sunbiz)

DEER CREEK IMPROVEMENT ASSOCIATION, INC.
2235 W. HILLSBORO BLVD.
DEERFIELD BEACH, FL 33442 (Per Sunbiz. Declaration recorded in 7830-307.)

STORRINGS LAW, REGISTERED AGENT
O/B/O DEER CREEK IMPROVEMENT ASSOCIATION, INC.
9600 W. SAMPLE ROAD SUITE 206
CORAL SPRINGS, FL 33065 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4742 35 06 1140

CURRENT ASSESSED VALUE: \$220,330

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: 14600, Page: 589

Death Certificate

Instrument: 116290905

Continuous Marriage Affidavit

Instrument: 116290908

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

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

Kim Pickett

Title Examiner

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #45543

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:

RICHARD B. SNYDER
1943 DEER CREEK WILDWOOD
LANE N.
DEERFIELD, FL 33442

WILDWOOD OF DEER CREEK
PROPERTY OWNERS
ASSOCIATION, INC.
2945 WEST CYPRESS CREEK
RD, SUITE 201
FORT LAUDERDALE, FL 33309

DEER CREEK IMPROVEMENT
ASSOCIATION, INC.
2235 W. HILLSBORO BLVD.
DEERFIELD BEACH, FL 33442

MILBERG KLEIN PL,
REGISTERED AGENT O/B/O
WILDWOOD OF DEER CREEK
PROPERTY OWNERS
ASSOCIATION, INC.
5550 GLADES RD, SUITE 500
BOCA RATON, FL 33431

STORRINGS LAW, REGISTERED
AGENT O/B/O DEER CREEK
IMPROVEMENT ASSOCIATION,
INC.
9600 W. SAMPLE ROAD SUITE
206
CORAL SPRINGS, FL 33065

BASTOS, DOUGLAS C
VIEIRA, KELLY C RODRIGUES
1937 DEER CREEK WILDWOOD
LN N
DEERFIELD BEACH, FL 33442

BEATTIE, WILLIAM
1949 DEER CREEK WILDWOOD
LN N
DEERFIELD BEACH, FL 33442

CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

ELIZABETH SNYDER EST
1943 DEER CREEK WILDWOOD
LN N
DEERFIELD BEACH, FL 33442-
1414

ERNEST WALLACE & CARMEN
REV TR
WALLACE, ERNEST L TRSTEE
ETAL
8550 TURKEY HILL RD
LA PLATA, MD 20646

WILDWOOD OF DEER CREEK
PROPERTY
OWNERS ASSOCIATION
1852 DEER CREEK WILDWOOD
PL
DEERFIELD BEACH, FL 33442-
1411

WILDWOOD OF DEER CREEK
PROPERTY OWNERS
ASSOCIATION, INC. C/O CREST
MANAGEMENT GROUP
6413 CONGRESS AVE. SUITE
100
BOCA RATON, FL 33487

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**

3

Broward County, Florida

INSTR # 116654249
Recorded 08/06/20 at 11:12 AM
Broward County Commission
1 Page(s)
#3

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 45543

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: 474235-06-1140
Certificate Number: 132
Date of Issuance: 05/24/2018
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: WILDWOOD OF DEER CREEK 103-12 B
LOT 4 CLUSTER 20

Name in which assessed: SNYDER, ELIZABETH EST
Legal Titleholders: SNYDER, ELIZABETH EST
1943 DEER CREEK WILDWOOD LN N
DEERFIELD BEACH, FL 33442-1414

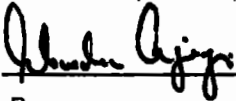
All of said property being in the County of Broward, State of Florida.

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.deeduction.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: 10081.41

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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LOT 4 CLUSTER 20

Name in which assessed: SNYDER, ELIZABETH EST
Legal Titleholders: SNYDER, ELIZABETH EST
1943 DEER CREEK WILDWOOD LN N
DEERFIELD BEACH, FL 33442-1414

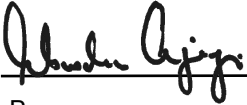
All of said property being in the County of Broward, State of Florida.

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

Dated this 12th 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: 10425.41

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20032893

Broward County, FL VS Richard B Snyder

RETURN OF SERVICE



Court Case # TD 45543

Hearing Date: 11/18/2020

Received by CCN 15591

10/12/2020 9:42 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Richard B Snyder 1943 Deer Creek Wildwood Lane N Deerfield Beach FL 33442**

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: 3:45 PM

On Richard B Snyder 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 on 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: *Cherone Bill*

D.S.

A. Bill, #16720

RECEIPT INFORMATION

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

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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 # 474235-06-1140 (TD #45543)

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\$10,288.64

Or

* Amount due if paid by November 17, 2020\$10,425.41

*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

SNYDER, RICHARD B
1943 DEER CREEK WILDWOOD LANE N
DEERFIELD BEACH, FL 33442

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

WILDWOOD OF DEER CREEK PROPERTY OWNERS ASSOCIATION, INC.

Filing Information

Document Number 754457
FEI/EIN Number 59-2055745
Date Filed 10/02/1980
State FL
Status ACTIVE

Principal Address

CREST MANAGEMENT GROUP
6413 CONGRESS AVE.
SUITE 100
BOCA RATON, FL 33487

Changed: 03/13/2019

Mailing Address

CREST MANAGEMENT GROUP
6413 CONGRESS AVE.
SUITE 100
BOCA RATON, FL 33487

Changed: 03/13/2019

Registered Agent Name & Address

Milberg Klein PL
5550 Glades Rd, Suite 500
BOCA RATON, FL 33431

Name Changed: 08/16/2016

Address Changed: 08/16/2016

Officer/Director Detail

Name & Address

Title VP

LOHMAR, CARL
CREST MANAGEMENT GROUP
6413 CONGRESS AVE.
SUITE 100
BOCA RATON, FL 33487

Title President

PRINE, JUDITH
CREST MANAGEMENT GROUP
6413 CONGRESS AVE.
SUITE 100
BOCA RATON, FL 33487

Title Secretary

RUBIN, JONATHAN
CREST MANAGEMENT GROUP
6413 CONGRESS AVE.
SUITE 100
BOCA RATON, FL 33487

Title TREASURER

MCGEE, DIANNE
CREST MANAGEMENT GROUP
6413 CONGRESS AVE.
SUITE 100
BOCA RATON, FL 33487

Title Asst. Secretary

EASWARACHANDRAN, EAS
CREST MANAGEMENT GROUP
6413 CONGRESS AVE.
SUITE 100
BOCA RATON, FL 33487

Annual Reports

Report Year	Filed Date
2018	04/09/2018
2019	03/13/2019
2020	03/09/2020

Document Images

03/09/2020 -- ANNUAL REPORT	View image in PDF format
03/13/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
08/16/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
06/27/2016 -- Reg. Agent Resignation	View image in PDF format
03/07/2016 -- ANNUAL REPORT	View image in PDF format
05/28/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
04/01/2015 -- ANNUAL REPORT	View image in PDF format
09/18/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
07/28/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
05/30/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
04/23/2014 -- ANNUAL REPORT	View image in PDF format
06/25/2013 -- AMENDED ANNUAL REPORT	View image in PDF format

03/14/2013 -- ANNUAL REPORT	View image in PDF format
03/22/2012 -- ANNUAL REPORT	View image in PDF format
03/14/2011 -- ANNUAL REPORT	View image in PDF format
12/17/2010 -- ANNUAL REPORT	View image in PDF format
06/25/2010 -- ANNUAL REPORT	View image in PDF format
03/15/2010 -- ANNUAL REPORT	View image in PDF format
03/31/2009 -- ANNUAL REPORT	View image in PDF format
03/12/2008 -- ANNUAL REPORT	View image in PDF format
07/20/2007 -- Reg. Agent Change	View image in PDF format
05/30/2007 -- ANNUAL REPORT	View image in PDF format
04/27/2006 -- ANNUAL REPORT	View image in PDF format
04/29/2005 -- ANNUAL REPORT	View image in PDF format
04/26/2004 -- ANNUAL REPORT	View image in PDF format
01/31/2003 -- ANNUAL REPORT	View image in PDF format
03/10/2002 -- ANNUAL REPORT	View image in PDF format
01/12/2001 -- ANNUAL REPORT	View image in PDF format
03/31/2000 -- Reg. Agent Change	View image in PDF format
01/18/2000 -- ANNUAL REPORT	View image in PDF format
02/22/1999 -- ANNUAL REPORT	View image in PDF format
02/04/1998 -- ANNUAL REPORT	View image in PDF format
01/16/1997 -- ANNUAL REPORT	View image in PDF format
01/24/1996 -- ANNUAL REPORT	View image in PDF format
01/20/1995 -- ANNUAL REPORT	View image in PDF format



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

Detail by Entity Name

Florida Not For Profit Corporation
DEER CREEK IMPROVEMENT ASSOCIATION, INC.

Filing Information

Document Number 729453
FEI/EIN Number 59-1568412
Date Filed 04/23/1974
State FL
Status ACTIVE

Principal Address

2235 W. Hillsboro Blvd.
DEERFIELD BEACH, FL 33442

Changed: 03/09/2020

Mailing Address

2235 W. Hillsboro Blvd.
DEERFIELD BEACH, FL 33442

Changed: 03/09/2020

Registered Agent Name & Address

Storrings Law
9600 W. Sample Road
Suite 206
Coral Springs, FL 33065

Name Changed: 02/11/2017

Address Changed: 03/09/2020

Officer/Director Detail

Name & Address

Title President

LINKER, ROBERTA
245 Deer Creek Blvd.
#1006
DEERFIELD BEACH, FL 33442

Title Director

BAZZONE, PAULA
3529 PALLADIAN CIRCLE
DEERFIELD BEACH, FL 33442

Title VP

ANDERSON, LINDA
2378 LOBLOLLY LANE
DEERFIELD BEACH, FL 33442

Title Director

Voss, Tina
2401 Lakes Drive
DEERFIELD BEACH, FL 33432

Title Secretary, Treasurer

GORDON, SANDRA
685 Deer Creek Edgewater Drive
Deerfield Beach, FL 33442

Title Director

VEGH, PRESTON
3132 Deer Creek Lake Shore Drive
Deerfield Beach, FL 33442

Title Director

HART, DENNIS
2802 Deer Creek Kelly Brooke Lane
Deerfield Beach, FL 33442

Annual Reports

Report Year	Filed Date
2018	06/25/2018
2019	03/18/2019
2020	03/09/2020

Document Images

03/09/2020 -- ANNUAL REPORT	View image in PDF format
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06/25/2018 -- ANNUAL REPORT	View image in PDF format
02/11/2017 -- ANNUAL REPORT	View image in PDF format
03/12/2016 -- ANNUAL REPORT	View image in PDF format
03/14/2015 -- ANNUAL REPORT	View image in PDF format
04/12/2014 -- ANNUAL REPORT	View image in PDF format
06/05/2013 -- Reg. Agent Resignation	View image in PDF format
02/08/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
03/10/2011 -- ANNUAL REPORT	View image in PDF format
01/13/2010 -- ANNUAL REPORT	View image in PDF format
02/14/2009 -- ANNUAL REPORT	View image in PDF format
04/07/2008 -- Reg. Agent Change	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
03/12/2007 -- ANNUAL REPORT	View image in PDF format
02/13/2006 -- ANNUAL REPORT	View image in PDF format

[09/15/2005 -- ANNUAL REPORT](#)

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[09/15/2005 -- ANNUAL REPORT](#)

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[01/07/2005 -- Reg. Agent Change](#)

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[04/22/2004 -- ANNUAL REPORT](#)

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[03/05/2003 -- ANNUAL REPORT](#)

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[01/24/2002 -- ANNUAL REPORT](#)

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[01/12/2001 -- ANNUAL REPORT](#)

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[03/31/2000 -- Reg. Agent Change](#)

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[01/12/2000 -- ANNUAL REPORT](#)

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[03/03/1999 -- ANNUAL REPORT](#)

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[02/03/1998 -- ANNUAL REPORT](#)

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[01/23/1997 -- ANNUAL REPORT](#)

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[02/02/1996 -- ANNUAL REPORT](#)

View image in PDF format

[01/24/1995 -- ANNUAL REPORT](#)

View image in PDF format

④
Instrument prepared by & return to:
Joseph Mannino, Esq.
7301-A W. Palmetto Park Road
Suite 305-C
Boca Raton, FL 33433

CONTINUOUS MARRIAGE AFFIDAVIT

State of Florida
County of Palm Beach

Before me, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared Richard B. Snyder, ("Affiant") who, after being by me first duly sworn, deposes and says that:

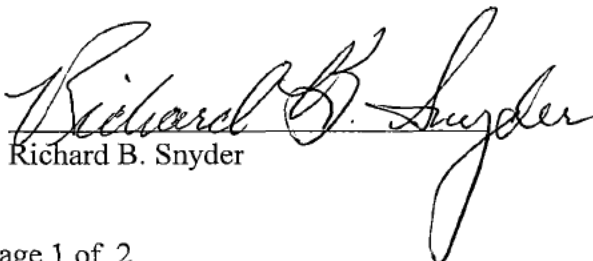
1. That Affiant makes this Affidavit from personal knowledge. Affiant is the son of the late Stanley Snyder and Elizabeth P. Snyder a/k/a Elizabeth Pearl Snyder a/k/a Elizabeth Snyder.
2. That Stanley Snyder and Elizabeth Snyder, his wife, purchased the below described property on June 22, 1987, to-wit:

Description of Real Property:

Unit 4, Cluster 20 of WILDWOOD OF DEER CREEK, according to the Plat thereof, as recorded in Plat Book 103, Page 12, of the Public Records of Broward County, Florida.

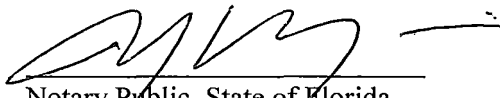
3. That Stanley Snyder and Elizabeth P. Snyder a/k/a Elizabeth Pearl Snyder a/k/a Elizabeth Snyder were continuously married to each other from the time prior to the purchase of the above-described property until the death of Stanley Snyder on [REDACTED] one to other, without intervention of any divorce proceedings.
4. That Stanley Snyder and Elizabeth P. Snyder a/k/a Elizabeth Pearl Snyder a/k/a Elizabeth Snyder remained a single woman until her death on [REDACTED], and was not survived by minor children.

Under penalties of perjury, I declare the I have read the foregoing Affidavit and that the facts stated in it are true.

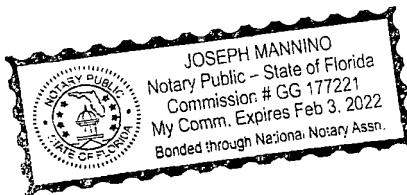

Richard B. Snyder

State of Florida
County of Palm Beach

The foregoing instrument was sworn to and subscribed before me this 17 day of December, 2019, by Richard B. Snyder, who is ___ personally known to me or who has produced Florida Drivers License as identification.



Notary Public, State of Florida
My Commission Expires:



**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 1/2/2020 9:36:04 AM.****

IN THE CIRCUIT COURT FOR BROWARD COUNTY,
FLORIDA

PROBATE DIVISION

File No.
Division

19-5643
WJ

IN RE: ESTATE OF:

ELIZABETH P. SNYDER
a/k/a ELIZABETH PEARL SNYDER
a/k/a ELIZABETH SNYDER

Deceased.

PROBATE
2020 JAN -2 PM 2:57
FILED FOR RECORD
CLERK, CIRCUIT COURT
BROWARD COUNTY, FLORIDA

ORDER OF SUMMARY ADMINISTRATION
(testate)

On the petition of RICHARD B. SNYDER for summary administration of the estate of ELIZABETH P. SNYDER also known as ELIZABETH PEARL SNYDER also known as ELIZABETH SNYDER, deceased, the court finding that the decedent died on [REDACTED]; that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof; that the material allegations of the petition are true; that the will dated July 25, 1996, has been admitted to probate by order of this court as and for the last will of the decedent; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

1. That there be immediate distribution of the asset of the decedent as follows:

<u>Name</u>	<u>Address</u>
RICHARD B. SNYDER	1943 Deer Creek Wildwood Lane N. Deerfield Beach, FL 33442

Asset, Share or Amount

One Hundred (100%) Percent of the Real Property described as:

Unit 4, Cluster 20 of WILDWOOD OF DEERCREEK, according to the Plat thereof, as recorded in Plat Book 103, Page 12, of the Public Records of Broward County, Florida.

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 1/2/2020 9:36:04 AM.****

IN RE: ESTATE OF:
ELIZABETH P. SNYDER
a/k/a ELIZABETH PEARL SNYDER
a/k/a ELIZABETH SNYDER

File No. **19-5643**
Division

PROBATE
2020 JAN -2 PM 2:57
FILED FOR RECORD
CLERK BROWARD COUNTY
BROWARD COUNTY FLORIDA

Parcel ID: 4742 35 06 1140

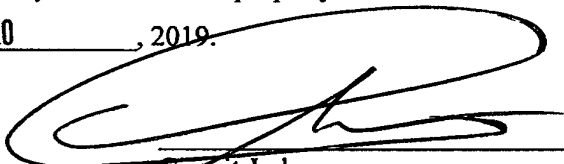
Property Address: 1943 Deer Creek Wildwood Lane N., Deerfield Beach, FL 33442

Estimated Value: \$200,000.00

2. Those to whom specified parts of the decedent's estate are distributed by this order shall be entitled to receive and collect those assets, and to maintain actions to enforce their rights.

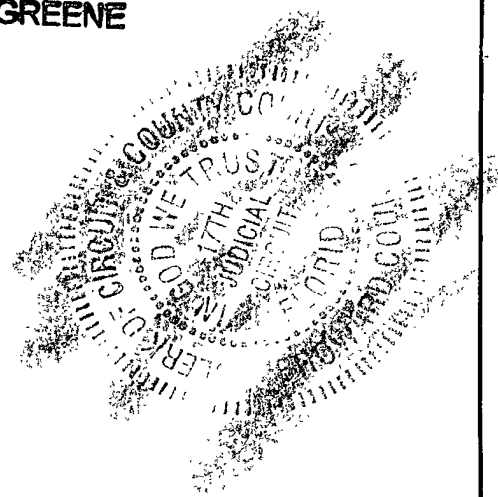
3. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and directed to comply with this order by paying, delivering, or transferring to the beneficiaries specified above the parts of the decedent's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

ORDERED on JAN 02 2020, 2019.



Circuit Judge

CHARLES M. GREENE



This Instrument Prepared By:
MILBERG KLEIN P.L.
5550 Glades Road, Suite 500
Boca Raton, FL 33431
(561) 244-9461

CLAIM OF LIEN

BEFORE ME, the undersigned authority, personally appeared David Y. Klein, Esquire, who after being duly sworn says that he is the attorney for **Wildwood of Deer Creek Property Owners Association, Inc.**, 2945 West Cypress Creek Rd, Suite 201, Fort Lauderdale, FL 33309 and pursuant to Section 720.3085 of the Florida Statutes and the Declaration governing the community files this Claim of Lien upon the following described real property in Broward County, State of Florida, to wit:

Unit 4, Cluster 20 of WILDWOOD OF DEER CREEK, according to the plat thereof recorded in Plat Book 103, Page 12 of the Public Records of Broward County, Florida.

The total amount of Assessments due is **\$840.00** as follows:

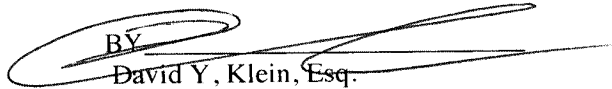
Assessments due January 1, 2019 through June 10, 2019 at **\$140.00 per month** **\$840.00**

plus interest at the rate of 10% per annum and late fees, if any, less all payments received since the date of the initial delinquency. Additionally, this Claim of Lien secures all costs and reasonable attorneys' fees incurred by the Association.

The owner of the Lot is: **Elizabeth Snyder**

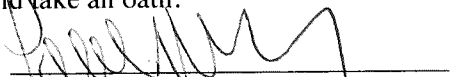
The amount due to the ASSOCIATION remains outstanding as of June 10, 2019.

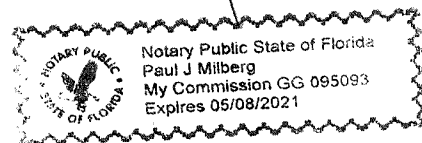
**Wildwood of Deer Creek Property Owners
Association, Inc.**
c/o Milberg Klein PL
5550 Glades Road, Suite 500
Boca Raton, FL 33431

BY 
David Y. Klein, Esq.

STATE OF FLORIDA
PALM BEACH COUNTY

The foregoing instrument was acknowledged before me on this 10 date of June 2019 David Y. Klein, Esq., who is personally know to me and who did take an oath.


Notary Public, State of Florida



87289912

87289912



This instrument was prepared by:
RETURN TO: George W. Mathews, III
PADGETT, TEASLEY, NILES & SHAW
8795 West McNab Road
Tamarac, Florida 33321

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars and other good and valuable considerations, receipt of which is hereby acknowledged,

CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION

a corporation existing under the laws of the United States of America, does hereby grant, bargain and sell to

STANLEY SNYDER and ELIZABETH SNYDER, his wife

whose address is: 1943 Deer Creek Wildwood Lane Deerfield Beach, Florida 33441

their heirs and assigns forever, the following described property, situate in Broward County, Florida, to-wit:

Unit 4, Cluster 20 of WILDWOOD OF DEER CREEK, according to the Plat thereof, as recorded in Plat Book 103, at Page 12, of the Public Records of Broward County, Florida.

This conveyance is given subject to taxes for the current year, to applicable zoning ordinances, and to conditions, restrictions and limitations of record as the use of the property.

The said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the grantors.

IN WITNESS WHEREOF, the said grantor has caused these presents to be signed in its name by its Vice President, and its corporate seal to be affixed, attested by its Assistant Secretary, this the 20th day of June, 1987.

Signed in the presence of:

[Signature]
witness
[Signature]
witness

CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION
By *[Signature]* (SEAL)
Patricia Ann Grillo, Vice President
Attest *[Signature]* (SEAL)
Marlene Bernstein, Assistant Secretary

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, PATRICIA ANN GRILLO, as Vice President and MARLENE BERNSTEIN, as Assistant Secretary, of the above corporation, to me well known to be the persons described in and who executed the foregoing deed, and they acknowledged before me, that they executed the same purposes therein express as the act and deed of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in said County and State, this 20th day of June, 1987.

350.00
has been paid in Broward County for Documentary Stamp Tax as required by law.
[Signature]

[Signature]
Notary Public; State of Florida
My commission expires: *[Date]*
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. DEC 6, 1987
BONDED THRU GENERAL INS. UND.
RENAUD
5.00

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

Jul 8 12 03 PM '87

BK14600PG0589

DATE: October 1st, 2020
PROPERTY ID # 474235-06-1140 (TD # 45543)

WARNING

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

RICHARD B. SNYDER
1943 DEER CREEK WILDWOOD LANE N.
DEERFIELD, FL 33442

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1943 DEER CREEK WILDWOOD LANE N, DEERFIELD BEACH, FL 33442 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\$10,288.64

Or

* Estimated Amount due if paid by November 17, 2020\$10,425.41

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 # 474235-06-1140 (TD # 45543)

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WILDWOOD OF DEER CREEK PROPERTY OWNERS ASSOCIATION, INC.
2945 WEST CYPRESS CREEK RD, SUITE 201
FORT LAUDERDALE, FL 33309

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1943 DEER CREEK WILDWOOD LANE N, DEERFIELD BEACH, FL 33442 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: October 1st, 2020
PROPERTY ID # 474235-06-1140 (TD # 45543)

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DEER CREEK IMPROVEMENT ASSOCIATION, INC.
2235 W. HILLSBORO BLVD.
DEERFIELD BEACH, FL 33442

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

DATE: October 1st, 2020
PROPERTY ID # 474235-06-1140 (TD # 45543)

WARNING

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MILBERG KLEIN PL, REGISTERED AGENT
O/B/O WILDWOOD OF DEER CREEK PROPERTY OWNERS ASSOCIATION, INC.
5550 GLADES RD, SUITE 500
BOCA RATON, FL 33431

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1943 DEER CREEK WILDWOOD LANE N, DEERFIELD BEACH, FL 33442 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: October 1st, 2020
PROPERTY ID # 474235-06-1140 (TD # 45543)

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STORRINGS LAW, REGISTERED AGENT
O/B/O DEER CREEK IMPROVEMENT ASSOCIATION, INC.
9600 W. SAMPLE ROAD SUITE 206
CORAL SPRINGS, FL 33065

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

DATE: October 1st, 2020
PROPERTY ID # 474235-06-1140 (TD # 45543)

WARNING

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BASTOS, DOUGLAS C
VIEIRA, KELLY C RODRIGUES
1937 DEER CREEK WILDWOOD LN N
DEERFIELD BEACH, FL 33442

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DATE: October 1st, 2020
PROPERTY ID # 474235-06-1140 (TD # 45543)

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BEATTIE, WILLIAM
1949 DEER CREEK WILDWOOD LN N
DEERFIELD BEACH, FL 33442

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DATE: October 1st, 2020
PROPERTY ID # 474235-06-1140 (TD # 45543)

WARNING

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CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

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

DATE: October 1st, 2020
PROPERTY ID # 474235-06-1140 (TD # 45543)

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ELIZABETH SNYDER EST
1943 DEER CREEK WILDWOOD LN N
DEERFIELD BEACH, FL 33442-1414

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ERNEST WALLACE & CARMEN REV TR
WALLACE, ERNEST L TRSTEE ETAL
8550 TURKEY HILL RD
LA PLATA, MD 20646

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1943 DEER CREEK WILDWOOD LANE N, DEERFIELD BEACH, FL 33442 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\$10,288.64

Or

* Estimated Amount due if paid by November 17, 2020\$10,425.41

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/recordstaxestresury

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

DATE: October 1st, 2020
PROPERTY ID # 474235-06-1140 (TD # 45543)

WARNING

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

WILDWOOD OF DEER CREEK PROPERTY OWNERS ASSOCIATION
1852 DEER CREEK WILDWOOD PL
DEERFIELD BEACH, FL 33442-1411

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1943 DEER CREEK WILDWOOD LANE N, DEERFIELD BEACH, FL 33442 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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Or

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: October 1st, 2020
PROPERTY ID # 474235-06-1140 (TD # 45543)

WARNING

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

WILDWOOD OF DEER CREEK PROPERTY OWNERS ASSOCIATION, INC.
C/O CREST MANAGEMENT GROUP
6413 CONGRESS AVE. SUITE 100
BOCA RATON, FL 33487

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1943 DEER CREEK WILDWOOD LANE N, DEERFIELD BEACH, FL 33442 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

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

Postmark
Here

Postage

\$ _____

Total Postage

\$ _____

Sent To

Street and

City, State,

TD 45543 NOVEMBER 2020 WARNING
WILDWOOD OF DEER CREEK PROPERTY OWNERS ASSOCIATION, INC.
C/O CREST MANAGEMENT GROUP
6413 CONGRESS AVE. SUITE 100
BOCA RATON, FL 33487

7019 0700 0000 9927 5211

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

Postmark
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Postage	
\$	
Total Postage	
\$	
Sent To	
Street and Apt	
City, State, Zip	

TD 45543 NOVEMBER 2020 WARNING
WILDWOOD OF DEER CREEK PROPERTY
OWNERS ASSOCIATION
1852 DEER CREEK WILDWOOD PL
DEERFIELD BEACH, FL 33442-1411

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

Postmark
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Postage
\$
Total Postage
\$

Sent To
Street and Apt
City, State, Zip

TD 45543 NOVEMBER 2020 WARNING
ERNEST WALLACE & CARMEN REV TR
WALLACE, ERNEST L TRSTEE ETAL
8550 TURKEY HILL RD
LA PLATA, MD 20646

7019 0700 0000 9927 5198

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

Postmark
Here

Postage

\$ _____
Total Postage
\$ _____
Sent To
Street and A
City, State, :

TD 45543 NOVEMBER 2020 WARNING
ELIZABETH SNYDER EST
1943 DEER CREEK WILDWOOD LN N
DEERFIELD BEACH, FL 33442-1414

7019 0700 0000 9927 5181

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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
\$ _____

Total Postage

TD 45543 NOVEMBER 2020 WARNING

CITY OF DEERFIELD BEACH

150 NE 2 AVE

DEERFIELD BEACH, FL 33441

Sent To

Street and A

City, State, Z

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

See Reverse for Instructions

7019 0700 0000 9927 5174

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and A

City, State, Z

TD 45543 NOVEMBER 2020 WARNING

BEATTIE, WILLIAM

1949 DEER CREEK WILDWOOD LN N

DEERFIELD BEACH, FL 33442

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

See Reverse for Instructions

7019 0700 0000 9927 5167

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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

\$ _____

Total Postage

\$ _____

Sent To

Street and Ap

City, State, Zi

TD 45543 NOVEMBER 2020 WARNING
BASTOS, DOUGLAS C
VIEIRA, KELLY C RODRIGUES
1937 DEER CREEK WILDWOOD LN N
DEERFIELD BEACH, FL 33442

7019 0700 0000 9927 5150

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

Postmark
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Postage	
\$	

Total Post	
\$	

Sent To	TD 45543 NOVEMBER 2020 WARNING
Street and	STORRINGS LAW, REGISTERED AGENT O/B/O DEER
City, State	CREEK IMPROVEMENT ASSOCIATION, INC.
	9600 W. SAMPLE ROAD SUITE 206
	CORAL SPRINGS, FL 33065

7019 0700 0000 9927 5143

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

Postmark
Here

Postage

\$ _____
Total Pos

\$ _____
Sent To

Street an

City, State, ZIP+4[®]

TD 45543 NOVEMBER 2020 WARNING
MILBERG KLEIN PL, REGISTERED AGENT
O/B/O WILDWOOD OF DEER CREEK PROPERTY OWNERS
ASSOCIATION, INC.
5550 GLADES RD, SUITE 500
BOCA RATON, FL 33431

7019 0700 0000 9927 5136

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

Postmark
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Postage
\$
Total Postage
\$

Sent To
Street and Ap
City, State, Zi

TD 45543 NOVEMBER 2020 WARNING
DEER CREEK IMPROVEMENT ASSOCIATION, INC.
2235 W. HILLSBORO BLVD.
DEERFIELD BEACH, FL 33442

7019 0700 0000 9927 5129

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

Postmark
Here

Postage
\$ _____

Total Postage

\$ _____

Sent To

Street and Ap

City, State, Zi

TD 45543 NOVEMBER 2020 WARNING
WILDWOOD OF DEER CREEK PROPERTY OWNERS
ASSOCIATION, INC.
2945 WEST CYPRESS CREEK RD, SUITE 201
FORT LAUDERDALE, FL 33309

7019 0700 0000 9927 5112

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Certified Mail Fee

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and Apt

City, State, Zi

TD 45543 NOVEMBER 2020 WARNING
RICHARD B. SNYDER
1943 DEER CREEK WILDWOOD LANE N.
DEERFIELD, FL 33442

7019 0700 0000 9927 5105

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 45543 NOVEMBER 2020 WARNING
ERNEST WALLACE & CARMEN REV TR
WALLACE, ERNEST L TRSTEE ETAL
8550 TURKEY HILL RD
LA PLATA, MD 20646



9590 9402 5374 9189 8378 84

2. Article Number (Transfer from service label)

7019 0700 0000 9927 5198

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *EC-19* Agent
 Addressee

B. Received by (Printed Name) *E. Wallace* C. Date of Delivery *10/19*

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

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 45543 NOVEMBER 2020 WARNING
 WILDWOOD OF DEER CREEK PROPERTY OWNERS ASSOCIATION, INC.
 C/O CREST MANAGEMENT GROUP
 6413 CONGRESS AVE. SUITE 100
 BOCA RATON, FL 33487



9590 9402 5988 0062 8461 29

2. Article Number (Transfer from service label)

7019 0700 0000 9527 5211

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 X DWS & C-19

B. Received by (Printed Name) MORRIS C. Date of Delivery 10-9-20

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

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 45543 NOVEMBER 2020 WARNING
 MILBERG KLEIN PL, REGISTERED AGENT
 O/B/O WILDWOOD OF DEER CREEK PROPERTY OWNERS
 ASSOCIATION, INC.
 5550 GLADES RD, SUITE 500
 BOCA RATON, FL 33431



9590 9402 5374 9189 8384 85

2. Article Number (Transfer from service label)

7019 0700 0000 9927 5136

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
 - Mail Restricted Delivery (0)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TO: 43 NOVEMBER 2020 WARNING
DEER CREEK IMPROVEMENT ASSOCIATION, INC.
 2235 W. HILLSBORO BLVD.
 DEERFIELD BEACH, FL 33442



9590 9402 5374 9189 8384 92

2. Article Number (Transfer from service label)

7019 0700 0000 9927 5129

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

10/13/20

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
- Insured Mail
- Insured 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 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 45543 NOVEMBER 2020 WARNING
 WILDWOOD OF DEER CREEK PROPERTY
 OWNERS ASSOCIATION
 1852 DEER CREEK WILDWOOD PL
 DEERFIELD BEACH, FL 33442-1411



9590 9402 5374 9189 8378 77

2. Article Number (transfer from service label)

7019 0700 0000 9927 5204

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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