

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

UPDATE REPORT

UPDATE ORDER DATE: 11/16/2020

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 11/05/2020

CERTIFICATE # 2017-6535

ACCOUNT # 494126DH0680

ALTERNATE KEY # 252635

TAX DEED APPLICATION # 46202

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 229, Building L of Stonebridge Gardens, Section Three, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 8741, Page 894, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

PROPERTY ADDRESS: 2916 NW 55 AVENUE #2C, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

YG PROPERTIES LLC

2330 NE 187 ST

MIAMI, FL 33180 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

YG PROPERTIES LLC

2330 N.E. 187TH ST

MIAMI, FL 33180 (Per Deed)

YARON SHWARTZ, REGISTERED AGENT

O/B/O YG PROPERTIES LLC

2330 NE 187 STREET

MIAMI, FL 33180 (Per Sunbiz)

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

MORTGAGE HOLDER OF RECORD:

No new documents found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

No new documents found.

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 26 DH 0680

CURRENT ASSESSED VALUE: \$83,500

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

No new documents found.

**Update search found no new recorded documents. Corrected typing error of owner name on deed from prior report and Assessed value has been updated to reflect 2020 certified tax year.

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.

Karen Klein

Title Examiner

PROPERTY INFORMATION REPORT

ORDER DATE: 09/01/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 08/31/2020

CERTIFICATE # 2017-6535

ACCOUNT # 494126DH0680

ALTERNATE KEY # 252635

TAX DEED APPLICATION # 46202

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:

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PROPERTY ADDRESS: 2916 NW 55 AVENUE #2C, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

YG PROPERTIES LLC
2330 NE 187 ST
MIAMI, FL 33180 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

YQ PROPERTIES LLC OR: 49942, Page: 823
2330 N.E. 187TH ST
MIAMI, FL 33180 (Per Deed)

YARON SHWARTZ, REGISTERED AGENT
O/B/O YG PROPERTIES LLC
2330 NE 187 STREET
MIAMI, FL 33180 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CERTMAX LLC
8437 TUTTLE AVE #407
SARASOTA, FL 34243 (Tax Deed Applicant)

STONEBRIDGE GARDENS, SECTION THREE, CONDOMINIUM ASSOCIATION, INC.
2900 NORTHWEST 55TH AVE.
LAUDERHILL, FL 33313 (Per Sunbiz. Declaration recorded in 8741-894.)

EISINGER, BROWN, LEWIS & FRANKEL, P.A., REGISTERED AGENT
O/B/O STONEBRIDGE GARDENS, SECTION THREE, CONDOMINIUM ASSOCIATION, INC.
4000 HOLLYWOOD BLVD SUITE 265 - SOUTH
HOLLYWOOD, FL 33021 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 26 DH 0680

CURRENT ASSESSED VALUE: \$76,610

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: 30528, Page: 1928
Deed	OR: 30886, Page: 933
Quit Claim Deed	OR: 35695, Page: 174
Corrective Quit Claim Deed (Corrects deed in 35695-174.)	OR: 38192, Page: 107
Warranty Deed	OR: 38192, Page: 108
Certificate of Title	OR: 49732, Page: 504

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

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

Suzette Servas

Title Examiner

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #46202

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 February 2021, 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:

YG PROPERTIES LLC
2916 NW 55 AVENUE
#2C
LAUDERHILL, FL 33313

YQ PROPERTIES LLC
2330 N.E. 187TH ST
MIAMI, FL 33180

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

EISINGER, BROWN,
LEWIS & FRANKEL, P.A.,
REGISTERED AGENT
O/B/O STONEBRIDGE
GARDENS, SECTION
THREE, CONDOMINIUM
ASSOCIATION, INC.
4000 HOLLYWOOD BLVD
SUITE 265 - SOUTH
HOLLYWOOD, FL
33021

STONEBRIDGE
GARDENS, SECTION
THREE, CONDOMINIUM
ASSOCIATION, INC.
2900 NORTHWEST 55TH
AVE.
LAUDERHILL, FL 33313

YARON SHWARTZ,
REGISTERED AGENT
O/B/O YG PROPERTIES
LLC
2330 NE 187 STREET
MIAMI, FL 33180

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 February 2021 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

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

By _____
Deputy **Juliette M. Aikman**

Broward County, Florida

INSTR # 116915652
Recorded 12/09/20 at 02:48 PM
Broward County Commission
1 Page(s)
#1

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46202

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: 494126-DH-0680
Certificate Number: 6535
Date of Issuance: 05/24/2018
Certificate Holder: CERTMAX LLC
Description of Property: STONEBRIDGE GARDENS SECTION
THREE CONDO
UNIT 229 BLDG L AKA 2916-2C
PER CDO BK/PG: 8741/894
Name in which assessed: YG PROPERTIES LLC
Legal Titleholders: YG PROPERTIES LLC
2330 NE 187 ST
MIAMI, FL 33180

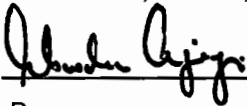
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of March, 2021. 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 1st day of December, 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: 02/11/2021, 02/18/2021, 02/25/2021 & 03/04/2021
Minimum Bid: 10660.37

Broward County, Florida

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UNIT 229 BLDG L AKA 2916-2C
PER CDO BK/PG: 8741/894

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Name in which assessed: YG PROPERTIES LLC

Legal Titleholders: YG PROPERTIES LLC
2330 NE 187 ST
MIAMI, FL 33180

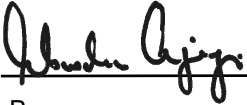
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Dated this 1st day of December, 2020.

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: 02/11/2021, 02/18/2021, 02/25/2021 & 03/04/2021

Minimum Bid: 10660.37



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

Detail by Entity Name

Florida Limited Liability Company

YG PROPERTIES LLC

Filing Information

Document Number L13000004145

FEI/EIN Number 46-1735887

Date Filed 01/08/2013

State FL

Status ACTIVE

Principal Address

2330 NE 187TH STREET

MIAMI, FL 33180

Mailing Address

2330 NE 187TH STREET

MIAMI, FL 33180

Registered Agent Name & Address

SHWARTZ, YARON

2330 NE 187 STREET

MIAMI, FL 33180

Authorized Person(s) Detail

Name & Address

Title MGR

SHWARTZ, YARON

2330 NE 187 STREET

MIAMI, FL 33180

Title MGRM

YAKIMOV, GIL

2330 NE 187 STREET

MIAMI, FL 33180

Annual Reports

Report Year	Filed Date
2018	01/28/2018
2019	02/13/2019
2020	01/20/2020

Document Images

01/20/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
01/28/2018 -- ANNUAL REPORT	View image in PDF format
03/07/2017 -- ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
01/13/2015 -- ANNUAL REPORT	View image in PDF format
01/29/2014 -- ANNUAL REPORT	View image in PDF format
01/08/2013 -- Florida Limited Liability	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

STONEBRIDGE GARDENS, SECTION THREE, CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 750201
FEI/EIN Number 59-2085860
Date Filed 12/13/1979
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 07/26/1984

Principal Address

2900 NORTHWEST 55TH AVE.
 LAUDERHILL, FL 33313

Changed: 07/26/1984

Mailing Address

2900 NORTHWEST 55TH AVE.
 LAUDERHILL, FL 33313

Changed: 07/26/1984

Registered Agent Name & Address

EISINGER, BROWN, LEWIS & FRANKEL, P.A.
 4000 HOLLYWOOD BLVD
 SUITE 265 - SOUTH
 HOLLYWOOD, FL 33021

Name Changed: 04/11/2006

Address Changed: 04/15/2010

Officer/Director Detail

Name & Address

Title PSD

DIDONATO, FRANK
 2900 NW 55 Avenue
 Lauderhill, FL 33313

Title Director

Smikle , Adolph
2900 NW 55 Avenue
Lauderhill, FL 33313

Title TD

SHWARTZ, YARON
2900 NW 55 Avenue
Lauderhill, FL 33313

Annual Reports

Report Year	Filed Date
2018	04/13/2018
2019	02/12/2019
2020	06/23/2020

Document Images

06/23/2020 -- ANNUAL REPORT	View image in PDF format
02/12/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
04/14/2017 -- ANNUAL REPORT	View image in PDF format
04/20/2016 -- ANNUAL REPORT	View image in PDF format
04/14/2015 -- ANNUAL REPORT	View image in PDF format
04/16/2014 -- ANNUAL REPORT	View image in PDF format
04/05/2013 -- ANNUAL REPORT	View image in PDF format
04/18/2012 -- ANNUAL REPORT	View image in PDF format
04/12/2011 -- ANNUAL REPORT	View image in PDF format
04/15/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
05/02/2008 -- ANNUAL REPORT	View image in PDF format
05/09/2007 -- ANNUAL REPORT	View image in PDF format
04/11/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
04/26/2004 -- ANNUAL REPORT	View image in PDF format
04/16/2003 -- ANNUAL REPORT	View image in PDF format
05/05/2002 -- ANNUAL REPORT	View image in PDF format
06/07/2001 -- ANNUAL REPORT	View image in PDF format
05/04/2000 -- ANNUAL REPORT	View image in PDF format
04/26/1999 -- ANNUAL REPORT	View image in PDF format
05/06/1998 -- ANNUAL REPORT	View image in PDF format
05/14/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
06/30/1995 -- ANNUAL REPORT	View image in PDF format

Form A298

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 23rd day of Nov, 2001,
 by first party, OSWALD LEE
 whose post office address is 2916 NW SE AVE, #2C, LAUDERHILL, FLORIDA 33313
 to second party, RUDOLPH G. DYER
 whose post office address is 601 W. OAKLAND PARK BLVD, #17, FT. LAUDERDALE, FLORIDA 33311.

WITNESSETH, That the said first party, for good consideration and for the sum of ONE HUNDRED ONLY Dollars (\$ 100.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of BROWARD, State of FLORIDA to wit:

STONEBRIDGE GARDENS SEC. 3, UNIT 229, BLD L.
ADDRESS 2916 NW SE AVENUE, 2C, LAUDERHILL, FLORIDA 33313.

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

Signed, sealed and delivered in presence of:

Prudence Johnson
 Witness
Loyd H. Davis
 Witness

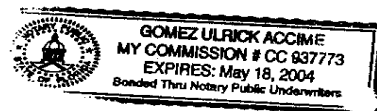
Oswald Lee
 First Party
Rudolph G. Dyer
 Second Party

State of FLORIDA
 County of BROWARD }

On NOVEMBER 23, 2001 before me,
 appeared OSWALD LEE AND RUDOLPH G. DYER
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
 WITNESS my hand and official seal.

Signature Gomez Ulrick Accime

Affiant Known Produced ID
 Type of ID DL
 (Seal)



①

08/17/2004 15:38 FAX 9547536704

UNIVERSAL LAND TITLE

6008

04324550

W/C 149

Universal Land Title, Inc.

This Instrument Prepared by:

THOMAS SCHWARTZ
9335 W. Sample Road
Coral Springs, FL 33065
(954)753-9335 Fax (954)753-6704
for the purposes of title insurance.

Property Appraiser's Parcel I.D. (Folio) Number(s):
494126DH0680

Grantee(s) S.S.#(s):

QUIT CLAIM DEED
INDIVIDUAL TO INDIVIDUAL

CORRECTIVE QUIT-CLAIM DEED

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed Executed this 26 day of AUGUST A. D. 2004 by
OSWALD LEE, A SINGLE MAN

first party, to RUDOLPH G. DYER, A SINGLE MAN

whose postoffice address is 2916 NW 55TH AVENUE #2C LAUDERHILL, FL 33313

second party:
(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate and being in the County of BROWARD, State of Florida, to-wit:

UNIT NUMBER 229, BUILDING L STONEBRIDGE GARDENS SECTION THREE, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Record Book 8741, Page 894; and any amendments thereof; together with an undivided interest in the common elements declared in said Declaration of Condominium to be an appurtenance to the above described unit; said instruments being recorded and said land situate, lying

To Have and to Hold, The same together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof the said first party has signed and sealed these presents the day and year first above written.

THIS IS BEING RE-RECORDED TO PROVIDE MARITAL STATUS FOR THE GRANTEE

AND TO CORRECT THE LEGAL DESCRIPTION IN REFERENCE TO DEED RECORDED IN OR BK 35695
Signed, sealed and delivered in our presence: PG 174

Naaman Brown
Witness Signature

Naaman Brown
Printed Signature

Eric Robinson
Witness Signature

Eric Robinson
Printed Signature

Rene Zamora
Witness Signature

Rene Zamora
Printed Signature

Witness Signature

Witness Signature

Printed Signature

STATE OF
COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared OSWALD LEE, RUDOLPH G. DYER who is/are personally known to me or who has produced as identification and who did take an oath.

Witness my hand and official seal in the County and State last aforesaid this 26th day of AUG, 2004

Michael A. Aitchison
Notary Signature

Michael A. Aitchison
Printed Notary Signature Title or Rank

My Commission Expires: Social Number, if any: 223547

SEAL

SEAL

SEAL

First Party
Oswald Lee

OSWALD LEE

2916 NW 55th Ave #2C
Post Office Address

LAUDERHILL, FL 33313

Second Party
Rudolph G. Dyer

RUDOLPH G. DYER

Post Office Address

MICHAEL A. AITCHESON
MY COMMISSION # DD 223547
EXPIRES: July 12, 2007
Bonded Thru Budget Notary Services

MICHAEL A. AITCHESON
MY COMMISSION # DD 223547
EXPIRES: July 12, 2007
Bonded Thru Budget Notary Services

MICHAEL A. AITCHESON
MY COMMISSION # DD 223547
EXPIRES: July 12, 2007
Bonded Thru Budget Notary Services

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MY COMMISSION # DD 223547
EXPIRES: July 12, 2007
Bonded Thru Budget Notary Services

MICHAEL A. AITCHESON
MY COMMISSION # DD 223547
EXPIRES: July 12, 2007
Bonded Thru Budget Notary Services

04324550 W/C 149

Universal Land Title, Inc.

WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

This Instrument Prepared by:
THOMAS SCHWARTZ
9335 W. Sample Road
Coral Springs, FL 33065
(954)753-9335 Fax (954)753-6704

Property Appraisers Parcel I.D. (Folio) Number(s):
494126DH0680

Grantee(s) S.S.#(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 25TH day of AUGUST A.D. 2004 by
RUDOLPH G. DYER, a single man

hereinafter called the grantor, to OLIVE GRANT, a single woman

whose postoffice address is 2916 NW 55TH AVENUE, #2C
hereinafter called the grantee: LAUDERHILL, FL 33313

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in BROWARD County, Florida, viz:

UNIT NUMBER 229, BUILDING L STONEBRIDGE GARDENS SECTION THREE, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Record Book 8741, Page 894; and any amendments thereof; together with an undivided interest in the common elements declared in said Declaration of Condominium to be an appurtenance to the above described unit; said instruments being recorded and said land situate, lying and being in BROWARD County, Florida.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004, restrictions, reservations, covenants and easements of record, if any.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature

Thomas Schwartz

Printed Signature

Renee H.M. Carthy

Witness Signature

Renee H. M. Carthy

Printed Signature

Witness Signature

Printed Signature

Witness Signature

Printed Signature

Rudolph G. Dyer
RUDOLPH G. DYER
62261 Mercury Blvd
Post Office Address
Mercury, FL 33063

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared RUDOLPH G. DYER, a single man

who is/are personally known to me or who has produced Driver's License as identification and who did _____ take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 25TH day of AUGUST A. D. 2004

SEAL



Thomas A. Schwartz
Commission #DD246879
Expires: Sep 03, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Notary Signature

THOMAS A. SCHWARTZ

Printed Notary Signature

Title or Rank

My Commission Expires:

Serial Number, if any:

2

CERTIFICATE OF APPROVAL
FOR
TRANSFER OF CONDOMINIUM UNIT

We, the undersigned, certify that pursuant to the applicable provisions of the Declaration of Condominium of Section 3, Building 229-1
Address 2916-2C NW 55TH AVENUE, CAUDERHILL, FL 33313
a Condominium,

The Transfer

From: RUDOLPH G. DYER

To: OLIVE GRANT

For the above described condominium parcel, was approved, according to the Declaration of Condominium thereof, among the public record of Broward County, Florida, in Official Records Book 8741, at Page 894, and as amended.

A Florida Corporation not for profit.
STONEBRIDGE GARDENS CONDOMINIUM ASSOCIATION, INC.

Dated this 29 day of July 2004

By: R. Hauer
PRESIDENT

By: _____

(AFFIX CORPORATE SEAL)



**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

STONEBRIDGE GARDENS SECTION THREE CONDO ASSN INC
Plaintiff
VS.
GRANT, OLIVE
Defendant

CACE-12-015882
Division: 14

Certificate of Title

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on March 14, 2013, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

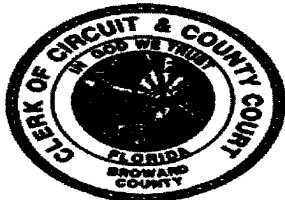
The following property in Broward County, Florida:

Condominium Unit 229, Building L, of STONEBRIDGE GARDENS, SECTION THREE, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 8741, at Page 894, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Property Address: 2916 NW 55th Avenue, #2C, Lauderhill, FL 33313.

Was sold to: STONEBRIDGE GARDENS, SECTION THREE, CONDOMINIUM ASSOCIATION, INC.
C/O EISINGER, BROWN, LEWIS, FRANKEL & CHAIET, P.A. 4000 Hollywood Blvd., Suite 265S Hollywood, FL, 33021-0000

Witness my hand and the seal of this court on March 27, 2013.



Howard C. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration: \$600.00
Doc Stamps: \$4.20



INSTR # 100293125
 OR BK 30528 PG 1928
 RECORDED 05/23/2000 12:05 PM
 COMMISSION
 BROWARD COUNTY
 DEPUTY CLERK 1058

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED Made this 25 day of MAY, 20 00 by HOMESIDE LENDING, INC., HOMESIDE LENDING, INC., 8120 NATIONS WAY, BUILDING 100, JACKSONVILLE, FL 32256, hereinafter called the grantor, to SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assignors" whose address is C/O Southeast Alliance of Foreclosure Specialists, 3280 Point Parkway, Suite 1000, Norcross, GA 30092 "Attention: Single Family Property Disposition Branch.", hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in BROWARD County, Florida, viz:

UNIT NUMBER 229 IN BUILDING L OF STONEBRIDGE GARDENS, SECTION THREE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8741, PAGE 894, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS AMENDED, TOGETHER WITH ALL APPURTENANCES THERETO, INCLUDING AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM AS SET FORTH IN THE DECLARATION, TOGETHER WITH LIMITED COMMON ELEMENTS PARKING SPACE NUMBER 229.

THIS DEED IS NOT SUBJECT TO STATE OF FLORIDA DOCUMENTARY STAMP TAXES SINCE TITLE TO THE ABOVE PROPERTY WAS ACQUIRED BY GRANTOR BY FORECLOSURE OF A MORTGAGE INSURED UNDER THE NATIONAL HOUSING ACT AND IS BEING CONVEYED PURSUANT TO THE CONTRACT OF INSURANCE.

Subject to taxes for the current year and all subsequent years; and conditions, restrictions, easements, limitations, reservations and zoning ordinances of record.

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

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

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims or all persons claiming by, through or under the said grantor.

(3)

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

HOMESIDE LENDING, INC.

BY: Marisa D. Ajmo
MARISA D. AJMO
(VICE-PRESIDENT)

ATTEST: Carol Freudenberg
CAROL FREUDENBERG
(ASST. SECRETARY)

Signed, sealed and delivered
in the presence of:

TERRI L. HASKELL
WITNESS TERRI L. HASKELL

MELISSA LEE FRANKENBUSH
WITNESS MELISSA LEE FRANKENBUSH

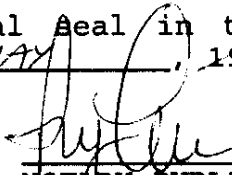


PREPARED BY & RETURN TO:
SHAPIRO & FISHMAN
1166 W. NEWPORT CENTER DR.
SUITE 310
DEERFIELD BEACH, FL 33442
VICTORIA LASALLE STONE, ESQUIRE
ATTORNEY AT LAW

STATE OF FLORIDA)
)SS.
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared MARISA D. AJMO and CAROL FREUDENBERG well known to me to be the Vice President and Assistant Secretary, respectively of the above named grantor of the foregoing deed, and that they severally acknowledged executed the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official Seal in the County and State last aforesaid this 25 day of MAY, 19 2000



NOTARY PUBLIC
My Commission Expires: _____
Commission Number: _____

Mortgagor : OBAS
Loan Number : 19892598
S&F # : 99-22910B



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

W/C TRI - COUNTY for:--
PREPARED BY: TOM MARK
Lawyers Advantage Title Grp
8211 W. Broward Blvd # 110
Plantation, FL 33324 *717469*

INSTR # 100558522
OR BK 30886 PG 0933
RECORDED 09/28/2000 08:17 AM
COMMISSION
BROWARD COUNTY
DOC STAMP-D **329.00**
DEPUTY CLERK 1033

Property Appraisers Parcel Identification
(Folio) Numbers: 9126DH0680
Grantee SS # XXXXXXXXXX

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS INDENTURE, made the *15th* day of *September*, A.D. *2000* by **Andrew M. Cuomo, Secretary, Department of Housing and Urban Development, of Washington, D.C.** herein called the grantor, whose post office address is **909 S.E. First Avenue, Room 500, Miami, FL 33131**, to **Oswald Lee, a single man** whose post office address is **2916 NW 55 Avenue #2C, Lauderhill, FL 33313**, hereinafter called the Grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Broward County, State of Florida, viz:

Unit Number 229 in Building L of STONEBRIDGE GARDENS, SECTION THREE, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8741, Page 894, of the Public Records of Broward County, Florida, as amended, together with all appurtenances thereto, including an undivided interest in the common elements of said Condominium as set forth in the Declaration, together with limited common elements parking space number 229.

BEING the same property acquired by the grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. And also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as equity, of the Grantor, of, in and to the same, and every part and parcel thereof, with appurtenances.

TO HAVE AND TO HOLD, the above granted and described premises with the appurtenances, unto the Grantee(s), and the heirs and assigns of said Grantee(s), to their only proper use and benefit in fee simple forever.

SUBJECT TO ALL covenants, restrictions, reservations, easements conditions and rights appearing of record and to real property taxes for the current and subsequent years and to any state of facts an accurate survey would show.

AND the same Grantor does hereby specially warrant the title to said land against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the said grantor has set his/her hand and seal as a true and lawful attorney-in-fact for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of 35 F.R. 16106 (10/14/70), as amended, Title 24, Chapter II, Part 200, Subpart D., and 35 F.R. 16106 (10/17/70), as amended by F.R. 7608 (2/27/74).

Signed, sealed and delivered in the presence of:

ANDREW M. CUOMO
Secretary, Department of Housing and Urban Development
By: Southeast Alliance of Foreclosure Specialists, LLC
as Prime Contractor for contract #R-OPC-21230 for the
U.S. Department of Housing and Urban Development

Carolyn Brooks
Signature
Carolyn Brooks
Printed Name

Shelly Carter
Printed Name of Attorney in Fact
Southeast Alliance of Foreclosure Specialists
3280 Pointe Parkway, Suite 1000
Norcross, GA 30092

Amy Adams
Signature
Amy Adams
Printed Name

STATE OF GEORGIA *Shelly Carter* **COUNTY OF DOUGLAS** *Gwinnett*

BEFORE ME personally appeared _____ who is personally well known to me to be the duly appointed Attorney-in-Fact for the U.S. Dept. of HUD, and the person who executed the foregoing instrument, by virtue of the authority vested in her/him by the above cited authority, and acknowledged before me that she/he executed the same as for and on behalf of ANDREW M. CUOMO, Secretary, Department of Housing and Urban Development, for the purposes therein expressed.

WITNESS my hand and Official Seal in the State and County last aforesaid the 15 day of Sept 2000



Lenora Reese
Notary Public
My Commission Expires:

CERTIFICATE OF APPROVAL
FOR
TRANSFER OF CONDOMINIUM UNIT

We, the undersigned, certify that pursuant to the applicable provisions of the Declaration of Condominium of Section 3, Building L 229, Address 2916 2c NW 55th Ave, Landershill, Florida 33313, a Condominium,

The Transfer

From: US Dept of Housing & Urban Development
To: Oswald Lee

for the above described condominium parcel, was approved, according to the Declaration of Condominium thereof, among the public records of Broward County, Florida, in Official Records Book _____, at Page _____, and as amended.

A Florida Corporation not for profit.
STONEBRIDGE GARDENS CONDOMINIUM ASSOCIATION, INC.

Dated this 8th day of August 2000

BY: Garry E. Hatten
PRESIDENT

(AFFIX CORPORATE SEAL)

This instrument was prepared by and return to:
Andrew I. Lewis, Esq.
Eisinger, Brown, Lewis, Frankel & Chaiet, P.A.
4000 Hollywood Boulevard, #265-South
Hollywood, Florida 33021
Tel: 954-894-8000

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 24 day of June, 2013, by Stonebridge Gardens, Section Three, Condominium Association, Inc., whose post office address is 2900 N.W. 55th Avenue, Lauderdale, FL 33313, Grantor, to YG PROPERTIES LLC, a Florida limited liability company, whose post office address is 2330 N.E. 187th Street, Miami, Florida 33180, Grantee (Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires).

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and no/100---(\$10.00)--Dollars in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Broward County, Florida, to wit: **Unit 229, Building L of Stonebridge Gardens, Section Three, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 8741, Page 894, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements; TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

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

Signed, sealed and delivered
in our presence.

Stonebridge Gardens, Section Three, Condominium
Association, Inc., a Florida not-for-profit corporation

Philip Miraso

Witness

By: Frank Didonato

FRANK DIDONATO, President

Print Name: Philip Miraso

Joseph Zenchak

Witness
Print Name: JOSEPH ZENCHAK

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared FRANK DIDONATO, as President of Stonebridge Gardens, Section Three, Condominium Association, Inc., personally known to me or who has produced _____ as identification and has acknowledged before me that he executed the foregoing freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at said County and State, this 24 day of June, 2013.

My commission expires: **JANICE LEVY**
Notary Public - State of Florida
My Comm. Expires Mar 9, 2015
Commission # EE 60140

Janice Levy

Notary Public, State of Florida
Print Name: JANICE LEVY

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

DATE: February 1st, 2021
PROPERTY ID # 494126-DH-0680 (TD # 46202)

WARNING

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

YG PROPERTIES LLC
2916 NW 55 AVENUE #2C
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2916 NW 55 AVENUE #2C, 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 February 26, 2021\$8,502.83
- Or
- * Estimated Amount due if paid by March 16, 2021\$8,613.93

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 17, 2021 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: February 1st, 2021
PROPERTY ID # 494126-DH-0680 (TD # 46202)

WARNING

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YQ PROPERTIES LLC
2330 N.E. 187TH ST
MIAMI, FL 33180

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2916 NW 55 AVENUE #2C, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: February 1st, 2021
PROPERTY ID # 494126-DH-0680 (TD # 46202)

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2916 NW 55 AVENUE #2C, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: February 1st, 2021
PROPERTY ID # 494126-DH-0680 (TD # 46202)

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EISINGER, BROWN, LEWIS & FRANKEL, P.A., REGISTERED AGENT O/B/O STONEBRIDGE GARDENS, SECTION THREE, CONDOMINIUM ASSOCIATION, INC.

4000 HOLLYWOOD BLVD SUITE 265 - SOUTH
HOLLYWOOD, FL 33021

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2916 NW 55 AVENUE #2C, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: February 1st, 2021
PROPERTY ID # 494126-DH-0680 (TD # 46202)

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STONEBRIDGE GARDENS, SECTION THREE, CONDOMINIUM ASSOCIATION, INC.

2900 NORTHWEST 55TH AVE.
LAUDERHILL, FL 33313

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

DATE: February 1st, 2021
PROPERTY ID # 494126-DH-0680 (TD # 46202)

WARNING

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

YARON SHWARTZ, REGISTERED AGENT O/B/O YG PROPERTIES LLC

2330 NE 187 STREET
MIAMI, FL 33180

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THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 17, 2021 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

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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

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P

7020 0640 0000 9698 2827

TD 46202 MARCH 2021 WARNING
YARON SHWARTZ, REGISTERED AGENT O/B/O
YG PROPERTIES LLC
2330 NE 187 STREET
MIAMI, FL 33180

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

See Reverse for Instructions

7020 0640 0000 9698 2810

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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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TD 46202 MARCH 2021 WARNING
STONEBRIDGE GARDENS, SECTION THREE,
CONDOMINIUM ASSOCIATION, INC.
2900 NORTHWEST 55TH AVE.
LAUDERHILL, FL 33313

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

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postmark

\$

To

\$

St

City

State

Zip

City

State

Zip

TD 46202 MARCH 2021 WARNING
EISINGER, BROWN, LEWIS & FRANKEL, P.A.,
REGISTERED AGENT O/B/O STONEBRIDGE GARDENS,
SECTION THREE, CONDOMINIUM ASSOCIATION, INC.
4000 HOLLYWOOD BLVD SUITE 265 - SOUTH
HOLLYWOOD, FL 33021

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

See Reverse for Instructions

7020 0640 0000 9698 2803

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OFFICIAL USE

Certified Mail Fee

\$

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

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

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Postage

TD 46202 MARCH 2021 WARNING

CITY OF LAUDERHILL

ATTN: ANA SANCHEZ

5581 W OAKLAND PARK BLVD

LAUDERHILL, FL 33313

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

See Reverse for Instructions

7020 0640 0000 9698 2797

7020 0640 0000 9696 2780

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

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

OFFICIAL USE

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

Postmark
Here

TD 46202 MARCH 2021 WARNING
YQ PROPERTIES LLC
2330 N.E. 187TH ST
MIAMI, FL 33180

City, State, ZIP+4®

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

See Reverse for Instructions

7020 0640 0000 9698 2773

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

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

OFFICIAL USE

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

Postmark
Here

PO	
\$	
To	TD 46202 MARCH 2021 WARNING
\$	YG PROPERTIES LLC
St	2916 NW 55 AVENUE #2C
City, State, ZIP+4	LAUDERHILL, FL 33313

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 46202 MARCH 2021 WARNING
 PROPERTIES LLC
 0 N.E. 187TH ST
 MIAMI, FL 33180



9590 9402 5685 9346 8348 34

2. Article Number *Transfer*

7020 0640 0000 9698 2780

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

COMPLETE THIS SECTION ON

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
- Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46202 MARCH 2021 WARNING
YARON SHWARTZ, REGISTERED AGENT O/B/O
YG PROPERTIES LLC
2330 NE 187 STREET
MIAMI, FL 33180



9590 9402 5685 9346 8347 66

7020 0640 0000 9698 2827

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- 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 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 46202 MARCH 2021 WARNING
EISINGER, BROWN, LEWIS & FRANKEL, P.A.,
REGISTERED AGENT O/B/O STONEBRIDGE GARDENS,
SECTION THREE, CONDOMINIUM ASSOCIATION, INC.
4000 HOLLYWOOD BLVD SUITE 265 - SOUTH
HOLLYWOOD, FL 33021



9590 9402 5685 9346 8348 10

2. Article Number (Transfer from service label)

7020 0640 0000 9698 2803

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

Agent

Addressee

B. Received by (Printed Name)

Markus B... [Handwritten Name]

C. Date of Delivery

2/5/21 [Handwritten Date]

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 (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt