

# **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](mailto:TitleExpress@grantstreet.com)**

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

## UPDATE REPORT

**UPDATE ORDER DATE:** 05/18/2021

**REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO** 05/13/2021

**CERTIFICATE #** 2017-5100

**ACCOUNT #** 494112BJ0390

**ALTERNATE KEY #** 214193

**TAX DEED APPLICATION #** 46463

**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 139, Building 2 a/k/a Building 5612, SUN VISTA GARDENS, a Condominium, formerly known as LEXINGTON ON THE GREEN, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 42363, Page 1855, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

**PROPERTY ADDRESS:** 5612 ROCK ISLAND ROAD #139, TAMARAC FL 33319

### OWNER OF RECORD ON CURRENT TAX ROLL:

GRACE PAPINEAU

5612 ROCK ISLAND RD #139

TAMARAC, FL 33319 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

GRACE PAPINEAU

5612 ROCK ISLAND ROAD, #139

TAMARAC, FL 33319 (Per Deed)

(Grace Papineau a/k/a Grace Marie Papineau)

*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:

SUN VISTA GARDENS CONDOMINIUM  
ASSOCIATION, INC.

Instrument: 117073977

C/O FIRST SERVICE RESIDENTIAL  
2950 N 28TH TERRACE

HOLLYWOOD, FL 33020 (Per Final Judgment of Foreclosure)

**UPDATE REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4941 12 BJ 0390

**CURRENT ASSESSED VALUE:** \$89,990

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** Yes

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

Notice of Application for Tax Deed

Instrument: 116972409

\*\*Update search found 1 Notice of Application, Final Judgment of Foreclosure. Added a/k/a for titleholder and uploaded new Bankruptcy docket.

**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



**MARTY KIAR**  
**BROWARD**  
COUNTY  
PROPERTY APPRAISER

<b>Site Address</b>	<b>5612 ROCK ISLAND ROAD #139, TAMARAC FL 33319</b>	<b>ID #</b>	4941 12 BJ 0390
<b>Property Owner</b>	PAPINEAU, GRACE	<b>Millage</b>	3112
<b>Mailing Address</b>	5612 ROCK ISLAND RD #139 TAMARAC FL 33319	<b>Use</b>	04
<b>Abbr Legal Description</b>	SUN VISTA GARDENS CONDO FKA: LEXINGTON ON THE GREEN UNIT 139 BLDG 2 AKA BLDG 5612 PER AMCDO CIN# 108168400		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

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

## Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$9,000	\$80,990	\$89,990	\$87,300	
2019	\$8,380	\$75,380	\$83,760	\$79,370	\$2,220.05
2018	\$7,220	\$64,940	\$72,160	\$72,160	\$2,012.00

### 2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$89,990	\$89,990	\$89,990	\$89,990
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$87,300	\$89,990	\$87,300	\$87,300
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$87,300	\$89,990	\$87,300	\$87,300

## Sales History

Date	Type	Price	Book/Page or CIN
1/3/2017	WD-Q	\$90,000	114368969
11/29/2006	QCD	\$100	43434 / 1529
11/29/2006	SWD	\$144,000	43244 / 526

## Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		695
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 2007/1988		

## Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
31						TM		
R								
1						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #46463

STATE OF FLORIDA  
COUNTY OF BROWARD

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

CITY OF TAMARAC C/O FINANCIAL SERVICES 7525 NW 88TH AVE TAMARAC, FL 33321-2401	PAPINEAU,GRACE 5612 ROCK ISLAND RD #139 TAMARAC, FL 33319	SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC. F/K/A LEXINGTON ON THE GREEN CONDOMINIUM ASSOCIATION, INC. C/O KW PROPERTY MANAGEMENT 8200 NW 33RD ST. SUITE 300 DORAL, FL 33122	SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC. F/K/A LEXINGTON ON THE GREEN CONDOMINIUM ASSOCIATION, INC. MADELIN D'ARCE, ESQ. GOEDE, ADAMCZYK, DEBOEST, & CROSS, PLLC 2600 DOUGLAS ROAD, SUITE 717 CORAL GABLES, FL 33134
SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC. 5700 ROCK ISLAND ROAD TAMARAC, FL 33319	EISINGER, BROWN, LEWIS, FRANKEL & CHAIETPA, REGISTERED AGENT O/B/O SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC. 4000 HOLLYWOOD BLVD 265-A HOLLYWOOD, FL 33021	JES CONTRUCTION SYSTEMS, INC. 12385 SW 129TH COURT, #8 MIAMI, FL 33186	MONICA MCLEOD 5700 ROCK ISLAND ROAD TAMARAC, FL 33319
MADELIN D'ARCE, ESQ 2600 S DOUGLAS RD STE 717 CORAL GABLES, FL 33134-6149	SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC. C/O FIRST SERVICE RESIDENTIAL 2950 N 28TH TERRACE HOLLYWOOD, FL 33020	KENNETH A WELT 4581 WESTON ROAD SUITE 355 WESTON, FL 33331	U.S. TRUSTEE OFFICE OF THE TRUSTEE 51 SW 1 <sup>ST</sup> AVE SUITE 1204 MIAMI, FL 33130

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 2nd day of August 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

16

# Broward County, Florida

INSTR # 116972409  
Recorded 01/07/21 at 10:34 AM  
Broward County Commission  
1 Page(s)  
#16

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 46463

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: 494112-BJ-0390  
Certificate Number: 5100  
Date of Issuance: 05/24/2018  
Certificate Holder: HMF FL J LLC TESCO CUSTODIAN  
Description of Property: SUN VISTA GARDENS CONDO  
FKA: LEXINGTON ON THE GREEN  
UNIT 139 BLDG 2  
See Additional Legal on Tax Roll

Name in which assessed: PAPINEAU, GRACE  
Legal Titleholders: PAPINEAU, GRACE  
5612 ROCK ISLAND RD #139  
TAMARAC, FL 33319

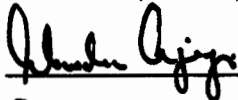
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of April, 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 4th day of January, 2021.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi  
Deputy



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

Publish: DAILY BUSINESS REVIEW  
Issues: 03/18/2021, 03/25/2021, 04/01/2021 & 04/08/2021  
Minimum Bid: 10890.40

# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 46463

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: 494112-BJ-0390

Certificate Number: 5100

Date of Issuance: 05/24/2018

Certificate Holder: HMF FL J LLCTESCO CUSTODIAN

Description of Property: SUN VISTA GARDENS CONDO  
FKA: LEXINGTON ON THE GREEN  
UNIT 139 BLDG 2  
See Additional Legal on Tax Roll

UNIT 139, BUILDING 2 A/K/A BUILDING 5612, SUN VISTA GARDENS, A CONDOMINIUM, FORMERLY KNOWN AS LEXINGTON ON THE GREEN, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 42363, PAGE 1855, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Name in which assessed: PAPINEAU, GRACE

Legal Titleholders: PAPINEAU, GRACE  
5612 ROCK ISLAND RD #139  
TAMARAC, FL 33319

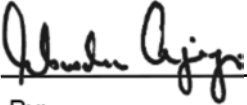
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of September, 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 14th day of June, 2021.

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: 08/12/2021, 08/19/2021, 08/26/2021 & 09/02/2021

Minimum Bid: 12434.24



## BROWARD DAILY BUSINESS REVIEW

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

### STATE OF FLORIDA COUNTY OF BROWARD:

Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

46463

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 5100

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

08/12/2021 08/19/2021 08/26/2021 09/02/2021

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

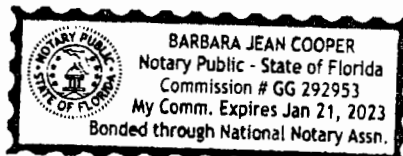
*Scherrie A Thomas*

Sworn to and subscribed before me this  
2 day of SEPTEMBER, A.D. 2021

*Barbara Jean Cooper*

(SEAL)

SCHERRIE A. THOMAS personally known to me



### Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 46463

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: 494112-BJ-0390

Certificate Number: 5100

Date of Issuance: 05/24/2018

Certificate Holder:

HMF FL J LLC/ESCO CUSTODIAN

Description of Property:

SUN VISTA GARDENS CONDO

FKA: LEXINGTON ON THE GREEN  
UNIT 139 BLDG 2

See Additional Legal on Tax Roll  
UNIT 139, BUILDING 2 A/K/A  
BUILDING 5612, SUN VISTA  
GARDENS, A CONDOMINIUM,  
FORMERLY KNOWN AS LEXINGTON  
ON THE GREEN, A CONDO-  
MINIUM ACCORDING TO THE  
DECLARATION OF CONDO-  
MINIUM THEREOF, RECORDED  
IN OFFICIAL RECORDS BOOK  
42363, PAGE 1855, AND ALL  
AMENDMENTS THERETO, OF  
THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA,  
TOGETHER WITH AN UNDIVIDED  
INTEREST IN THE COMMON  
ELEMENTS APPURTENANT  
THERETO.

Name in which assessed:

PAPINEAU, GRACE

Legal Titleholders:

PAPINEAU, GRACE

5612 ROCK ISLAND RD #139

TAMARAC, FL 33319

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

Unless such certificate shall be  
redeemed according to law the property  
described in such certificate will be  
sold to the highest bidder on the  
15th day of September, 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 14th day of June, 2021.

Bertha Henry

County Administrator

RECORDS, TAXES, AND

TREASURY DIVISION

SEE ATTACHED

46463

(Seal)

By: Abiodun Ajayi  
Deputy

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

Minimum Bid: 12434.24

401-314

8/12-19-26 9/2 21-02/0000543739B

2/2

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21035466

Broward County, FL VS Grace Papineau

**RETURN OF SERVICE**

Court Case # TD 46463

Hearing Date: 09/15/2021

Received by CCN 19009

08/04/2021 8:35 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Grace Papineau 5612 Rock Island Road #139 Tamarac FL 33319**

Served:

X

Not Served:

Broward County Revenue-Delinquent Tax Section

115 S. Andrews Ave.

Room A-100

Fort Lauderdale FL 33301

Date: 08/04/2021 Time: 11:12 AM

On Grace Papineau 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:** Notice of Application for Tax Deed Posted on Entrance Door of Address Stated / Posted following door knock / No Answer

You can now check the status of your writ by visiting the Broward Sheriff's Office Website at [www.sheriff.org](http://www.sheriff.org) and clicking on the icon "Service Inquiry"

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

By: *Mark Tutton* ccn 19009  
M. Tutton, #19009

D.S.

## 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 # 494112-BJ-0390 (TD #46463)

RECEIVED SHERIFF  
2021-08-23 10:18:23  
BROWARD COUNTY SHERIFF  
1111 S. ANDREWS AVENUE  
FORT LAUDERDALE, FL 33301

## 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 August 31, 2021 .....\$9,574.57

Or

\* Amount due if paid by September 14, 2021 .....\$9,686.44

\*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 September 15, 2021 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

**PAPINEAU, GRACE  
5612 ROCK ISLAND RD #139  
TAMARAC, FL 33319**

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

**DebtEd, UNPAID, DISMISSED**

**U.S. Bankruptcy Court  
Southern District of Florida (Fort Lauderdale)  
Bankruptcy Petition #: 21-13621-PDR**

*Assigned to:* Peter D. Russin  
Chapter 7  
Voluntary  
No asset

*Date filed:* 04/16/2021  
*Debtor dismissed:* 05/12/2021  
*341 meeting:* 05/25/2021  
*Deadline for objecting to discharge:* 07/26/2021

**Debtor**

**Grace Marie Papineau**  
5612 Rock Island Rd  
Unit 139  
Tamarac, FL 33319  
BROWARD-FL  
305-528-5157  
SSN / ITIN [REDACTED]





represented by **Grace Marie Papineau**  
PRO SE











**Trustee**










**Kenneth A Welt**  
4581 Weston Road Suite 355  
Weston, FL 33331  
(954) 761-5161

**U.S. Trustee**

**Office of the US Trustee**  
51 S.W. 1st Ave.  
Suite 1204  
Miami, FL 33130  
(305) 536-7285

Filing Date	#	Docket Text
04/16/2021	 <a href="#">1</a> (10 pgs)	Chapter 7 Voluntary Petition (Ferere, Magali) Additional attachment(s) added on 4/16/2021 (Ferere, Magali). (Entered: 04/16/2021)
04/16/2021	 <a href="#">2</a> (2 pgs)	Meeting of Creditors to be held on 05/25/2021 at 08:30 AM <b>by TELEPHONE [See Meeting Notice for details]</b> . Objections to Discharge/Dischargeability due by 07/26/2021. (Ferere, Magali) (Entered: 04/16/2021)
04/16/2021	 <a href="#">3</a>	Photograph Identification Document as required pursuant to Local Rule 1002-1(B)(1)(d) for pro se Debtor, <b>[Document Image Available ONLY to Authorized Users]</b> (Ferere, Magali) (Entered: 04/16/2021)
04/16/2021	 <a href="#">4</a>	Statement of Debtor(s) Social Security Number(s) <b>[Document Image Available ONLY to Court Users]</b> Filed by Debtor Grace Marie

		Papineau . (Ferere, Magali) (Entered: 04/16/2021)
04/16/2021	<a href="#"> <u>5</u> (1 pg)</a>	Certification of Exigent Circumstances that Merits a Waiver of the Requirement to Obtain Budget and Credit Counseling prior to Filing. Filed by Debtor Grace Marie Papineau . (Ferere, Magali) (Entered: 04/16/2021)
04/16/2021	<a href="#"> <u>6</u> (2 pgs)</a>	Notice of Incomplete Filings Due. . Summary of Your Assets and Liabilities and Certain Statistical Information due 4/30/2021. Schedules A-J due 4/30/2021.Statement of Financial Affairs Due 4/30/2021.Declaration Concerning Debtors Schedules Due: 4/30/2021. Chapter 7 Statement of Your Current Monthly Income Form 122A-1 Due: 4/30/2021. Payment Advices due for Debtor 4/30/2021.Debtors Original Signature Due: 4/30/2021.Filing or Installment Fee Due: 4/30/2021. [Incomplete Filings due by 4/30/2021]. (Ferere, Magali) (Entered: 04/16/2021)
04/16/2021	<a href="#"> <u>7</u> (1 pg)</a>	Clerk's Notice of Pro Bono Resources. (admin) (Entered: 04/16/2021)
04/18/2021	<a href="#"> <u>8</u> (4 pgs)</a>	BNC Certificate of Mailing (Re: <a href="#"><u>2</u></a> Meeting of Creditors to be held on 05/25/2021 at 08:30 AM by TELEPHONE [See Meeting Notice for details]. Objections to Discharge/Dischargeability due by 07/26/2021.) Notice Date 04/18/2021. (Admin.) (Entered: 04/19/2021)
04/18/2021	<a href="#"> <u>9</u> (2 pgs)</a>	BNC Amended Certificate of Mailing (Re: <a href="#"><u>7</u></a> Clerk's Notice of Pro Bono Resources. (admin)) Notice Date 04/18/2021. (Admin.) (Entered: 04/19/2021)
04/18/2021	<a href="#"> <u>10</u> (3 pgs)</a>	BNC Amended Certificate of Mailing (Re: <a href="#"><u>6</u></a> Notice of Incomplete Filings Due. . Summary of Your Assets and Liabilities and Certain Statistical Information due 4/30/2021. Schedules A-J due 4/30/2021.Statement of Financial Affairs Due 4/30/2021.Declaration Concerning Debtors Schedules Due: 4/30/2021. Chapter 7 Statement of Your Current Monthly Income Form 122A-1 Due: 4/30/2021. Payment Advices due for Debtor 4/30/2021.Debtors Original Signature Due: 4/30/2021.Filing or Installment Fee Due: 4/30/2021. [Incomplete Filings due by 4/30/2021].) Notice Date 04/18/2021. (Admin.) (Entered: 04/19/2021)
04/19/2021	<a href="#"> <u>11</u> (3 pgs)</a>	Application for Waiver of Chapter 7 Filing Fee Filed by Debtor Grace Marie Papineau (Ferere, Magali) (Entered: 04/19/2021)
04/19/2021	<a href="#"> <u>12</u> (1 pg)</a>	Certification of Budget and Credit Counseling Course by Debtor Filed by Debtor Grace Marie Papineau . (Ferere, Magali) (Entered: 04/19/2021)
04/20/2021	<a href="#"> <u>13</u> (1 pg)</a>	Notice of Appearance and Request for Service by Scott Andron Filed by Creditor Broward County. (Andron, Scott) (Entered: 04/20/2021)
04/20/2021	<a href="#"> <u>14</u> (2 pgs)</a>	Notice to Debtor of Additional Creditors <i>Real Estate Tax Deed Applicant</i> Filed by Creditor Broward County. (Andron, Scott)

		(Entered: 04/20/2021)
05/06/2021	 <a href="#">15</a> (3 pgs)	Notice of Filing Original Document, Filed by Debtor Grace Marie Papineau (Re: <a href="#">11</a> Application for Waiver of the Chapter 7 Filing Fee). (Graster-Thomas, Tanesha) (Entered: 05/06/2021)
05/06/2021	 <a href="#">16</a>	Statement of Debtor(s) Social Security Number(s) [ <i>Document Image Available ONLY to Court Users</i> ] Filed by Debtor Grace Marie Papineau . (Graster-Thomas, Tanesha) (Entered: 05/06/2021)
05/06/2021	 <a href="#">17</a> (8 pgs)	Notice of Filing Original Document , Filed by Debtor Grace Marie Papineau (Re: <a href="#">1</a> Voluntary Petition (Chapter 7)). (Graster-Thomas, Tanesha) (Entered: 05/06/2021)
05/06/2021	 <a href="#">18</a> (47 pgs)	Initial Schedules Filed: [Summary of Your Assets/Liabilities,Schedules A-J,Statement of Financial Affairs,Declaration re Schedules,] Filed by Debtor Grace Marie Papineau . (Graster-Thomas, Tanesha) (Entered: 05/06/2021)
05/06/2021	 19	Notice to Filer of Apparent Filing Deficiency: <b>Document filed was not accompanied by the Debtors Notice of Compliance with Requirements for Amending Creditor Information LF-4. THE FILER IS DIRECTED TO FILE THE LF-4 WITHIN FIVE BUSINESS DAYS. FAILURE TO COMPLY WILL RESULT IN AN ORDER STRIKING DOCUMENT(S).</b> (Re: <a href="#">18</a> Initial Schedules Filed: [Summary of Your Assets/Liabilities,Schedules A-J,Statement of Financial Affairs,Declaration re Schedules,] Filed by Debtor Grace Marie Papineau .) (Graster-Thomas, Tanesha) (Entered: 05/06/2021)
05/07/2021	 <a href="#">20</a> (3 pgs)	Order Denying Application for Waiver of the Chapter 7 Filing Fee (Re: # <a href="#">11</a> ) In Forma Pauperis Status Denied/Revoked. Fee Due: 5/21/2021. (Grooms, Desiree) (Entered: 05/07/2021)
05/09/2021	 <a href="#">21</a> (4 pgs)	BNC Certificate of Mailing - PDF Document (Re: <a href="#">20</a> Order Denying Application for Waiver of the Chapter 7 Filing Fee (Re: <a href="#">11</a> ) In Forma Pauperis Status Denied/Revoked. Fee Due: 5/21/2021.) Notice Date 05/09/2021. (Admin.) (Entered: 05/10/2021)
05/12/2021	 <a href="#">22</a> (2 pgs)	Order Dismissing Case for Failure to File Filing Fee, Db Original Signature, Chapter 7 Statement of Your Current Monthly Income, Db Payment Advices, [Filing Fee Balance Due: \$338.00] . (Grooms, Desiree) (Entered: 05/12/2021)
05/14/2021	 <a href="#">23</a> (4 pgs)	BNC Certificate of Mailing - Order Dismissing Case (Re: <a href="#">22</a> Order Dismissing Case for Failure to File Filing Fee, Db Original Signature, Chapter 7 Statement of Your Current Monthly Income, Db Payment Advices, [Filing Fee Balance Due: \$338.00] .) Notice Date 05/14/2021. (Admin.) (Entered: 05/15/2021)

PACER Service Center			
Transaction Receipt			
05/18/2021 14:24:30			
<b>PACER Login:</b>	GSGTitleExaminers:5116121:0	<b>Client Code:</b>	
<b>Description:</b>	Docket Report	<b>Search Criteria:</b>	21-13621-PDR Fil or Ent: filed Doc From: 0 Doc To: 99999999 Term: included Format: html Page counts for documents: included
<b>Billable Pages:</b>	2	<b>Cost:</b>	0.20



**Broward County, Florida**

**RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION**

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 46463**

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: 494112-BJ-0390  
Certificate Number: 5100  
Date of Issuance: 05/24/2018  
Certificate Holder: HMF FL J LLC TESCO CUSTODIAN  
Description of Property: SUN VISTA GARDENS CONDO  
FKA: LEXINGTON ON THE GREEN  
UNIT 139 BLDG 2  
See Additional Legal on Tax Roll

Name in which assessed: PAPINEAU, GRACE  
Legal Titleholders: PAPINEAU, GRACE  
5612 ROCK ISLAND RD #139  
TAMARAC, FL 33319

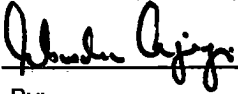
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of April, 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 4th day of January, 2021.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi  
Deputy



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

Publish: DAILY BUSINESS REVIEW  
Issues: 03/18/2021, 03/25/2021, 04/01/2021 & 04/08/2021  
Minimum Bid: 10890.40

Filing # 121858116 E-Filed 02/22/2021 06:10:49 PM

**IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT  
IN AND FOR BROWARD COUNTY, FLORIDA**

CASE NO. CACE18016426 DIVISION 18 JUDGE William Haury Jr

**Sun Vista Gardens Condominium Association Inc**

Plaintiff(s) / Petitioner(s)

v.

**Grace Papineau**

Defendant(s) / Respondent(s)

\_\_\_\_\_ /

**FINAL JUDGMENT OF FORECLOSURE**

**THIS ACTION** was heard before the Court on Plaintiff's Motion for Summary Judgment of Foreclosure on February 9, 2021. On the evidence presented **IT IS ORDERED AND ADJUDGED that:**

1. The Plaintiff's Motion for Summary Judgment of Foreclosure is **GRANTED**. Service of process has been duly and regularly obtained over Defendant: Grace Papineau.
2. **Amounts Due.** There is due and owing to the Plaintiff the following:

Balance due through November 1, 2020:	\$13,770.15
Maintenance fee December 2020:	\$247.75
Maintenance fee January 2021:	\$247.75
Late fees December 2020 and January 2021:	\$75.00
Interest from November 1, 2020 through January 31, 2021:	\$524.33
Maintenance fee February 2021:	\$247.75
Total Due through February 9, 2020:	\$15,112.73

**Court Costs:**

Clerk's Fee – Internet Sale	\$140.00
-----------------------------	----------

CaseNo: CACE18016426

Page 2 of 5

**SUBTOTAL** \$15,252.73

**Additional Costs:**

Title search expense \$175.00  
Expert Witness Fee \$20.00  
Notice of Sale \$245.00

**SUBTOTAL** \$15,692.73

Attorney fees based upon 8.6 hours \$1,800.00

**GRAND TOTAL** **\$17,492.73**

3. **Interest.** The grand total amount referenced in Paragraph 2 shall bear interest from this date forward at the prevailing legal rate of interest.

4. **Lien on Property.** Plaintiff, whose address is Sun Vista Gardens Condominium Association, Inc., c/o First Service Residential, 2950 N 28<sup>th</sup> Terrace, Hollywood, Florida 33020, holds a lien for the grand total sum specified in Paragraph 2 herein. The lien of the plaintiff is superior to all claims or estates of defendant(s) and all persons, corporations, or other entities claiming by, through, or under the defendants or any of them and the property will be sold free and clear of all claims of the defendants, with the exception of any assessments that are superior pursuant to Florida Statutes, Section 718.116. The plaintiff's lien encumbers the subject property located in Broward County, Florida and described as:

Unit No. 139, Building 2 aka Building 5612, Sun Vista Gardens, a Condominium, formerly known as Lexington on the Green a condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 42363, Pages 1855, and all amendments thereto, of the Public Records of Broward County, Florida; together with an undivided interest in the common elements appurtenant thereto.

**a/k/a:** 5612 Rock Island Rd #139, Tamarac, FL 33319

5. **Sale of property:** If the grand total amount with interest at the rate described in Paragraph 3 and all costs accrued subsequent to this judgment are not paid, the Clerk of this Court shall sell the subject property at public sale on **March 30, 2021**, to the highest bidder for cash, except as prescribed in Paragraph 6, in accordance with section 45.031, Florida Statutes, using the following method (CHECK ONE):

[ ] Room 385, 201 S.E. 6<sup>th</sup> Street, Ft. Lauderdale, Florida 33301 at 10:00 a.m.

[X] By electronic sale beginning at 10:00 a.m. on the prescribed date at

[www.broward.realforeclose.com](http://www.broward.realforeclose.com).

6. **Costs:** Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if plaintiff is not the purchaser of the property for sale, provided, however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the Certificate of Title. If plaintiff is the purchaser, the Clerk shall credit plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full. The Clerk shall receive the service charge imposed in Section 45.031, Florida Statutes, for services in making, recording, and certifying the sale and title that shall be assessed as costs.

7. **Right of Redemption.** On filing of the Certificate of Sale, defendant's right of redemption as proscribed by Florida Statutes, Section 45.0315 shall be terminated.

8. **Distribution of Proceeds:** On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of the plaintiff's costs; second, documentary stamps affixed to the Certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to the plaintiff, less the items paid, plus interest at the rate prescribed in Paragraph 2 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this Court. During the sixty (60) days after the Clerk issues the certificate of disbursements, the Clerk shall hold the surplus pending further Order of this Court.

9. **Right of Possession:** Upon filing of the Certificate of Sale, defendants and all persons claiming under or against defendants since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property, except as to claims or rights under Chapter 718 or Chapter 720, Florida Statutes, if any. Upon the filing of the Certificate of Title, the person named on the Certificate of Title shall be let into possession of the property, subject to the provisions of the "Protecting Tenant At Foreclosure Act of 2009." If any defendant remains in possession of the property, the Clerk shall without further order of the Court issue forthwith a writ of possession upon request of the person named on the Certificate of Title.

10. **Attorney Fees:** The Court finds, based upon the affidavits presented and upon inquiry of counsel for the plaintiff, that 8.6 hours were reasonably expended by plaintiff's counsel, and that a blended hourly rate of \$255.23 is appropriate. PLAINTIFF'S COUNSEL REPRESENTS THAT THE ATTORNEY FEE AWARDED DOES NOT EXCEED ITS CONTRACT FEE WITH THE PLAINTIFF. The Court finds that there are no reduction or enhancement factors for consideration by the Court pursuant to *Florida Patient's Compensation Fund v. Rowe*, 472 So.2d 1145 (Fla.1985).

11. **NOTICE PURSUANT TO AMENDMENT TO SECTION, 45.031, FLA. ST. (2006)**

IF THIs property is sold at public auction, there may be additional money from the sale after payment of persons who are entitled to be paid from the sale proceeds pursuant to this Final

CaseNo: CACE18016426

Page 4 of 5

Judgment.

If you are a subordinate lien holder claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than sixty (60) days after the sale. If you fail to file a claim, you will not be entitled to any remaining funds.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. You are not required to have a lawyer or any other representation and you do not have to assign your rights to anyone else in order for you to claim any money to which you are entitled. Please check with the clerk of court of Broward County, 201 SE 6<sup>TH</sup> Street, Fort Lauderdale, Florida (954) 831-7019 within ten (10) days after the sale to see if there is additional money from the foreclosure sale that the clerk has in the registry of the court.

If you decide to sell your home or hire someone to help you claim the additional money, you should read very carefully all papers you are required to sign. ask someone else, preferably an attorney who is not related to the person offering to help you, to make sure that you understand what you are signing and that you are not transferring your property or the equity in your property without the proper information. If you cannot afford to pay an attorney, you may contact the BROWARD COUNTY BAR ASSOCIATION, 1051 SOUTHEAST THIRD AVENUE, FORT LAUDERDALE, FLORIDA, (Telephone (954) 764-8040), to see if you qualify financially for their services. If they cannot assist you, they may be able to refer you to a local bar referral agency or suggest other options. If you choose to contact THE BROWARD COUNTY BAR ASSOCIATION for assistance, you should do so as soon as possible after receipt of this notice.

12. **Jurisdiction.** The Court retains jurisdiction of this action to enter further orders that are proper, including, without limitation, a deficiency judgment.

**DONE** and **ORDERED** in Chambers, at Broward County, Florida on 02-22-2021.



CACE18016426 02-22-2021 5:57 PM

Hon. William Haury Jr

**CIRCUIT JUDGE**

Electronically Signed by William Haury Jr

**Copies Furnished To:**

Carolina Sznajderman Sheir , E-mail : [csheir@eisingerlaw.com](mailto:csheir@eisingerlaw.com)

Carolina Sznajderman Sheir , E-mail : [eisingerlitigation@gmail.com](mailto:eisingerlitigation@gmail.com)

Carolina Sznajderman Sheir , E-mail : [sorta@eisingerlaw.com](mailto:sorta@eisingerlaw.com)

Grace Rodriguez , E-mail : [grodriguez@eisingerlaw.com](mailto:grodriguez@eisingerlaw.com)

Madelin D'Arce , E-mail : [bboltz@gadclaw.com](mailto:bboltz@gadclaw.com)

CaseNo: CACE18016426  
Page 5 of 5

Madelin D'Arce , E-mail : [Mdarce@gadclaw.com](mailto:Mdarce@gadclaw.com)  
Madelin D'Arce , E-mail : [SFigueroa@gadclaw.com](mailto:SFigueroa@gadclaw.com)

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**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**

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

## **UPDATE REPORT**

**UPDATE ORDER DATE:** 12/07/2020

**REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO** 12/06/2020

**CERTIFICATE #** 2017-5100

**ACCOUNT #** 494112BJ0390

**ALTERNATE KEY #** 214193

**TAX DEED APPLICATION #** 46463

**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 139, Building 2 a/k/a Building 5612, SUN VISTA GARDENS, a Condominium, formerly known as LEXINGTON ON THE GREEN, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 42363, Page 1855, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

**PROPERTY ADDRESS:** 5612 ROCK ISLAND ROAD #139, TAMARAC FL 33319

### **OWNER OF RECORD ON CURRENT TAX ROLL:**

GRACE PAPINEAU

5612 ROCK ISLAND RD #139

TAMARAC, FL 33319 (Matches Property Appraiser records.)

### **APPARENT TITLE HOLDER & ADDRESS OF RECORD:**

GRACE PAPINEAU

5612 ROCK ISLAND ROAD, #139

TAMARAC, FL 33319 (Per Deed)

*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 12 BJ 0390

**CURRENT ASSESSED VALUE:** \$89,990

**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. 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.**

**Kim Pickett**

Title Examiner



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

### 2020 Exemptions and Taxable Values by Taxing Authority

## Sales History

## Land Calculations

## Special Assessments

1/1

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

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 09/23/2020

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 09/22/2020

**CERTIFICATE #** 2017-5100

**ACCOUNT #** 494112BJ0390

**ALTERNATE KEY #** 214193

**TAX DEED APPLICATION #** 46463

**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 139, Building 2 a/k/a Building 5612, SUN VISTA GARDENS, a Condominium, formerly known as LEXINGTON ON THE GREEN, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 42363, Page 1855, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

**PROPERTY ADDRESS:** 5612 ROCK ISLAND ROAD #139, TAMARAC FL 33319

### OWNER OF RECORD ON CURRENT TAX ROLL:

GRACE PAPINEAU

5612 ROCK ISLAND RD #139

TAMARAC, FL 33319 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

GRACE PAPINEAU

Instrument: 114368969

5612 ROCK ISLAND ROAD, #139

TAMARAC, FL 33319 (Per Deed)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

HMF FL J LLC

TESCO CUSTODIAN

PO BOX 30538

TAMPA, FL 33630-3538 (Tax Deed Applicant)

SUN VISTA GARDENS CONDOMINIUM  
ASSOCIATION, INC. F/K/A LEXINGTON ON THE  
GREEN CONDOMINIUM ASSOCIATION, INC.  
C/O KW PROPERTY MANAGEMENT  
8200 NW 33RD ST. SUITE 300  
DORAL, FL 33122 (Per Lien)

Instrument: 114937988

SUN VISTA GARDENS CONDOMINIUM  
ASSOCIATION, INC. F/K/A LEXINGTON ON THE  
GREEN CONDOMINIUM ASSOCIATION, INC.  
MADELIN D'ARCE, ESQ.  
GOEDE, ADAMCZYK, DEBOEST, & CROSS, PLLC  
2600 DOUGLAS ROAD, SUITE 717  
CORAL GABLES, FL 33134 (Per Lis Pendens)

Instrument: 115192983

SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC.  
5700 ROCK ISLAND ROAD  
TAMARAC, FL 33319  
(Per Sunbiz. Declaration recorded in 42363-1855 and Amended and Restated Articles of Incorporation for  
name change in 114072714. )

EISINGER, BROWN, LEWIS, FRANKEL & CHAIETPA, REGISTERED AGENT  
O/B/O SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC.  
4000 HOLLYWOOD BLVD 265-A  
HOLLYWOOD, FL 33021 (Per Sunbiz)

(Sun Vista Gardens Condominium Association, Inc. f/k/a Lexington on the Green Condominium  
Association, Inc.)

JES CONTRUCTION SYSTEMS, INC.  
12385 SW 129TH COURT, #8  
MIAMI, FL 33186 (Per Notice of Commencement)

Instrument: 115221999

MONICA MCLEOD  
5700 ROCK ISLAND ROAD  
TAMARAC, FL 33319 (Per Notice of Commence in 115221999)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4941 12 BJ 0390

**CURRENT ASSESSED VALUE:** \$83,760

**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:**

LLC Affidavit

OR: 42764, Page: 1524

Warranty Deed

OR: 43244, Page: 526

(Deed out of the Developer)

Quit Claim Deed

OR: 43434, Page: 1529

**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.**

**Wendy Carter**

Title Examiner





Site Address	5612 ROCK ISLAND ROAD #139, TAMARAC FL 33319	ID #	4941 12 BJ 0390
Property Owner	PAPINEAU, GRACE	Millage	3112
Mailing Address	5612 ROCK ISLAND RD #139 TAMARAC FL 33319	Use	04
Abbr Legal Description	SUN VISTA GARDENS CONDO FKA: LEXINGTON ON THE GREEN UNIT 139 BLDG 2 AKA BLDG 5612		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$8,380	\$75,380	\$83,760	\$79,370	
2018	\$7,220	\$64,940	\$72,160	\$72,160	\$2,012.00
2017	\$6,680	\$60,110	\$66,790	\$66,790	\$1,915.21

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$83,760	\$83,760	\$83,760	\$83,760
Portability	0	0	0	0
Assessed/SOH	\$79,370	\$83,760	\$79,370	\$79,370
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$79,370	\$83,760	\$79,370	\$79,370

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/3/2017	WD-Q	\$90,000	114368969			
11/29/2006	QCD	\$100	43434 / 1529			
11/29/2006	SWD	\$144,000	43244 / 526			
				Adj. Bldg. S.F.		695
				Units/Beds/Baths		1/1/1
				Eff./Act. Year Built: 2007/1988		

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



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

## Detail by Entity Name

Florida Not For Profit Corporation

SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC.

### Filing Information

**Document Number** N06000002822  
**FEI/EIN Number** 20-4505030  
**Date Filed** 03/13/2006  
**State** FL  
**Status** ACTIVE  
**Last Event** AMENDMENT  
**Event Date Filed** 07/05/2019  
**Event Effective Date** NONE

### Principal Address

5700 ROCK ISLAND ROAD  
 TAMARAC, FL 33319

Changed: 02/16/2012

### Mailing Address

5700 Rock Island Road  
 Tamarac, FL 33319

Changed: 01/29/2018

### Registered Agent Name & Address

EISINGER, BROWN, LEWIS, FRANKEL & CHAIETPA  
 4000 HOLLYWOOD BLVD 265-A  
 HOLLYWOOD, FL 33021

Name Changed: 05/13/2019

Address Changed: 05/13/2019

### Officer/Director Detail

#### **Name & Address**

Title P

Dahari, Adam  
 5700 Rock Island Road

Tamarac, FL 33319

Title VP

Dahari, Jonathan  
5700 Rock Island Road  
Tamarac, FL 33319

Title Treasurer

Scutti, Jarred  
5700 Rock Island Road  
Tamarac, FL 33319

### Annual Reports

Report Year	Filed Date
2018	01/29/2018
2019	02/15/2019
2020	03/25/2020

### Document Images

<a href="#">03/25/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/05/2019 -- Amendment</a>	View image in PDF format
<a href="#">05/13/2019 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">02/15/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/23/2018 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/29/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/17/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">11/17/2016 -- Amended/Restated Article/NC</a>	View image in PDF format
<a href="#">04/19/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/17/2015 -- Amendment</a>	View image in PDF format
<a href="#">02/23/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/12/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/25/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/16/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/16/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/16/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">12/08/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/27/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/29/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/22/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/13/2006 -- Domestic Non-Profit</a>	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Return to Detail Screen](#) /

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## Events

### SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC.

**Document Number** N06000002822

**Date Filed** 03/13/2006

**Effective Date** None

**Status** Active

Event Type	Filed Date	Effective Date	Description
AMENDED AND RESTATEDARTICLES/NAME CHANGE	11/17/2016		OLD NAME WAS : LEXINGTON ON THE GREEN CONDOMINIUM ASSOCIATION, INC.

[Return to Detail Screen](#)

This instrument was prepared by  
After Recording Return to:  
Kristie P. Mace, Esq.  
Goede, Adamczyk, DeBoest & Cross, PLLC  
2030 McGregor Blvd.  
Fort Myers, FL 33901  
Phone: (239) 331-5100

CLAIM OF LIEN FOR UNPAID ASSESSMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT: SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC. F/K/A LEXINGTON ON THE GREEN CONDOMINIUM ASSOCIATION, INC., a Florida not for profit organization, with a mailing address of c/o KW Property Management, 8200 NW 33rd St. Suite 300, Doral, Florida 33122, through its undersigned Attorneys/Agent, Goede, Adamczyk, DeBoest & Cross, PLLC, claims this lien for unpaid assessments and interest on those assessments, together with attorneys' fees incurred by the lienor incident to the collection of the assessments and enforcement of this lien, pursuant to Chapter 718, Florida Statutes, against the following described real property in Broward County, Florida:

Unit 139, Building 2 aka Building 5612, Sun Vista Gardens, a Condominium, formerly known as Lexington on the Green, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 42363, Page 1855, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto. TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Parcel ID #4941 12 BJ 0390

The names of the record owner(s) of the above described property, against whose interest this lien is claimed is or are

Grace Papineau, a single woman


Monthly Assessments Due 3/1/2017 - 12/1/2017 (\$230.97 per month)	\$2,309.70
Monthly Assessments Due 1/1/2018 - 3/1/2018 (\$266.91 per month)	\$800.73
Total Due:	\$3,110.43

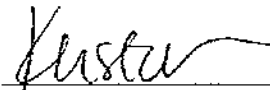
This Claim of Lien is to secure the payment of assessments against the owner(s) by the undersigned Association, plus interest at the rate of 18% per annum from the due dates, together with all unpaid assessments, interest, costs, and attorney's fees which have come due and which may accrue subsequent to the recording of the Claim of Lien and prior entry of a final judgment of foreclosure.

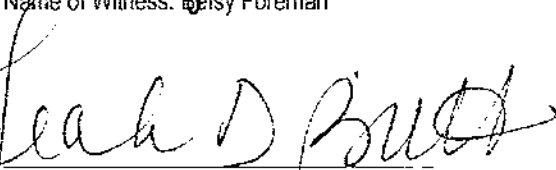
The undersigned, as Attorney/Agent of Sun Vista Gardens Condominium Association, Inc. f/k/a Lexington on the Green Condominium Association, Inc., and on behalf of all owners of the Association, claims a lien on the real property described above until the sums named above shall have been paid to the Association.

Dated this 7th day of March, 2018.

SUN VISTA GARDENS CONDOMINIUM ASSOCIATION,  
INC. F/K/A LEXINGTON ON THE GREEN  
CONDOMINIUM ASSOCIATION, INC.

  
Name of Witness: Betsy Foreman

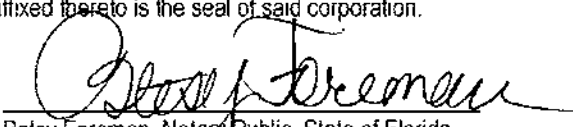
  
By: Kristie P. Mace, Esq.  
Its: Attorney/Agent

  
Name of Witness: Leah D. Britt

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 7th day of March, 2018, by Kristie P. Mace, Esq., as Attorney/Agent of Sun Vista Gardens Condominium Association, Inc. f/k/a Lexington on the Green Condominium Association, Inc. the corporation described in the foregoing instrument and who is personally known to me and acknowledged executing the same under authority vested in her by said corporation and the seal affixed thereto is the seal of said corporation.



  
Betsy Foreman, Notary Public, State of Florida  
Commission No.: GG 033104, Exp. Date: 11/18/2020

Case Number: CACE-18-016426 Division: 18  
Filing # 74630697 E-Filed 07/09/2018 12:50:24 PM

**IN THE CIRCUIT COURT OF THE SEVENTEENTH  
JUDICIAL CIRCUIT IN AND FOR BROWARD  
COUNTY, FLORIDA  
CIVIL ACTION**

**SUN VISTA GARDENS CONDOMINIUM  
ASSOCIATION, INC. f/k/a LEXINGTON  
ON THE GREEN CONDOMINIUM  
ASSOCIATION, INC.,**

**Plaintiff,**

**v.**

**Case No.**

**GRACE PAPINEAU, UNKNOWN SPOUSE  
OF GRACE PAPINEAU; UNKNOWN  
TENANT #1 AND UNKNOWN TENANT #2,**

**Defendants.**

**NOTICE OF LIS PENDENS**

**TO THE ABOVE-NAMED DEFENDANTS AND ALL OTHERS WHOM IT MAY CONCERN:**

**YOU ARE NOTIFIED** of the institution of this action by Plaintiff, Sun Vista Gardens Condominium Association, Inc. against you seeking to foreclose its claim of lien for unpaid common and special assessments, interest, costs and attorney's fees pursuant to Chapter 718 Florida Statutes and Plaintiff's Declaration of Covenants, Conditions and Restrictions, said claim of lien being recorded on March 9, 2018 at Instrument No. 114937988 in the Public Records of Broward County, Florida, encumbering the following property in Broward County, Florida:

**Condominium Unit No. 139, in Building 5612, of LEXINGTON ON THE GREEN, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded on July 10, 2006, in Official Records Book 42363, at Pages 1855 through 2020, of the Public Records of Broward County, Florida; together with exhibits, amendments thereto, and an undivided interest in the common elements.**

The relief sought is the foreclosure of Plaintiff's lien or damages for unpaid common assessments.

Dated this 9th day of July, 2018

**GOEDE, ADAMCZYK, DEBOEST & CROSS, PLLC**

By: /s/ Madelin D'Arce

Madelin D'Arce, Esq.  
Florida Bar No. 55675  
2600 Douglas Road, Suite 717  
Coral Gables, FL 33134  
Telephone (786) 294-6002  
[mdarce@gadclaw.com](mailto:mdarce@gadclaw.com)  
[mpoza@gadclaw.com](mailto:mpoza@gadclaw.com)  
Attorney for Association

Print Form

AFTER RECORDING - RETURN TO: 6011 Nob Hill Rd, Tamarac, FL 33321:

**Electronically record the documents within minutes at:**

Governmental Center West, 1 N University Dr Plantation, FL 33324

**Or deliver in person to either our Fort Lauderdale or Plantation location:**

Broward County Records, Taxes and Treasury Division, 115 S Andrews Ave, Fort Lauderdale, FL 33301

Open Monday through Friday, 7:30 AM to 5:00 PM

PERMIT NUMBER: 18 00003748

**NOTICE OF COMMENCEMENT**

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

1. **DESCRIPTION OF PROPERTY** (Legal description & street address, if available) **TAX FOLIO NO. :** \_\_\_\_\_

**SUBDIVISION** \_\_\_\_\_ **BLOCK** \_\_\_\_\_ **TRACT** \_\_\_\_\_ **LOT** \_\_\_\_\_ **BLDG** \_\_\_\_\_ **UNIT** \_\_\_\_\_

5612 Rock Island Rd BD #2, Tamarac, FL

**2. GENERAL DESCRIPTION OF IMPROVEMENT**

Concrete restoration; waterproofing; stucco; window sill; Drywall; Caulking & Painting

3. **OWNER INFORMATION** : a. Name Sun Vista Gardens Condominium, John Lindsay - Vice President of the board

b. Address 5700 Rock Island Road, Tamarac, Florida 33319

c. Interest in property board member, VP

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

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

JES Construction Systems, Inc.

12385 SW 129th Court, # 8, Miami, FL 33186

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

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

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

**NAME, ADDRESS AND PHONE NUMBER** :

Monica McLeod, 5700 Rock Island Road, Tamarac, Florida 33319

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

**NAME, ADDRESS AND PHONE NUMBER** :

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

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

John Lindsay  
Signature of Owner or  
Owner's Authorized Officer/Director/Partner/Manager

John Lindsay VP  
Print Name and Provide Signatory's Title/Office


State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 9th day of July, 2018

By John V. Lindsay, as Vice President  
(name of person) (type of authority,....e.g. officer, trustee, attorney in fact)

For Sun Vista Gardens Condo Association  
(name of party on behalf of whom instrument was executed)

Personally known or ☒ produced the following type of identification:

Notary  
  
ABIGAIL SANTANDER  
Notary Public - State of Florida  
My Comm. Expires Nov 5, 2018  
Commission # FF 174105

Abigail Santander  
(Signature of Notary Public)

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

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

By John Lindsay

By \_\_\_\_\_

ENTERPRISE TITLE, INC.  
10081 Pines Blvd., Suite C  
Pembroke Pines, FL 33024

(RESERVED FOR RECORDING OFFICIAL'S USE)

THIS DOCUMENT PREPARED BY:

DAVID SHEAR, ESQ  
201 ALHAMBRA CIRCLE  
SUITE 601  
CORAL GABLES, FLORIDA 33134

TAX FOLIO NUMBER: 19112-35-00100

RETURN TO ENTERPRISE TITLE, INC.  
10081 PINES BOULEVARD, SUITE C  
PEMBROKE PINES, FLORIDA 33024

FILE # L1395612  
TELEPHONE: (954) 431-2000

(RESERVED FOR RECORDING OFFICIAL'S USE)

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, made this 29<sup>th</sup> day of November, 2006, by and between LEXINGTON DEVELOPERS, LLC, a Florida limited liability company, ("**GRANTOR**"), whose mailing address is 6351 Sunset Drive, Miami, Florida 33143, and VENUS M. SALERNO, a single woman, ("**GRANTEE**") whose post office address is 5612 Rock Island Road, Unit 139, Tamarac, Florida 33319. (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 GRANTOR**, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid to GRANTOR by GRANTEE, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, the real property hereinafter described, and rights and interest in said real property located in Broward County, Florida, to wit:

Condominium Unit No. 139, in Building 5612, of LEXINGTON ON THE GREEN, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded on July 10th, 2006, in Official Records Book 42363, at Pages 1855 through 2020, of the Public Records of Broward County, Florida; together with exhibits, amendments thereto, and an undivided interest in the common elements.

This conveyance is subject to the following:

1. Real estate taxes for the year 2006, and subsequent years.
2. Conditions, covenants, restrictions, reservations, limitations and easements of record; however, this provision shall not operate to reimpose same.

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3. The Declaration of Condominium, Articles of Incorporation, By-Laws, Rules and Regulations, and the Exhibits attached thereto of LEXINGTON ON THE GREEN. A CONDOMINIUM, and all amendments thereto.
4. Existing applicable government building and zoning laws and other governmental regulations.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**IN WITNESS WHEREOF**, the GRANTOR has caused this Special Warranty Deed to be executed the day and year first above written.

Signed and delivered  
in our presence:

LEXINGTON DEVELOPERS, LLC, a Florida  
limited liability company

Print Name: **SUSANN LITTLETON**

Print Name: **Julie S. Odette**

By: \_\_\_\_\_

Name: Michael J. Eisler, Esq.

Title: Authorized Representative under  
Instruments

Recorded in ORB 42764, at Pages  
1524 thru 1536, of the Public Records  
of Broward County, Florida

STATE OF FLORIDA                     )  
  ) SS:  
COUNTY OF BROWARD                )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of November, 2006 by Michael J. Eisler, Esq., as Authorized Representative of LEXINGTON DEVELOPERS, LLC, a Florida limited liability company on behalf of the limited liability company, pursuant to Instruments recorded in ORB 42764, at Pages 1524 thru 1536, of the Public Records of Broward County, Florida, who ☒ is personally known to me or ☐ produced his driver's license as identification



Susan N. Littleton  
My Commission DD335585  
Expires August 08, 2008

NOTARY SEAL:

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: **SUSANN LITTLETON**

ENTERPRISE TITLE, INC.  
10081 Pines Blvd., Suite C  
Pembroke Pines, FL 33024  
**WILL CALL**

Prepared By and Return To:  
Michael J. Eisler, Esquire  
STRAUS & EISLER, ESQ.  
1528 Weston Road  
Weston, Florida 33326  
Telephone: (954) 349-9400  
File Number: L1395612

**QUIT-CLAIM DEED**

**THIS QUIT-CLAIM DEED**, executed this **29th day of November, 2006**, between **VENUS M. SALERNO, a single woman**, first party, to **VENUS M. SALERNO, a single woman and MIRIAM M. MACHIN, a single woman, as tenants in common**, whose mailing address is **5612 Rock Island Road, Unit 139, Tamarac, Florida 33319**, of the County of Broward, State of Florida, 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 **Love and Affection**, does hereby remise, release and quit-claim unto the said second party 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, lying and being in the County of Broward, State of Florida, to wit:

Condominium Unit No. 139, in Building 5612, of LEXINGTON ON THE GREEN, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded on July 10th, 2006, in Official Records Book 42363, at Pages 1855 through 2020, of the Public Records of Broward County, Florida; together with exhibits, amendments thereto, and an undivided interest in the common elements.

(Tax Folio No.: 19112-35-00100)

**This Quit-Claim Deed is a conveyance from granddaughter to granddaughter and grandmother for love and affection, thus minimal documentary stamps are required**

**This Deed was prepared without the benefit of title examination.**

**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 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.

Signed, sealed and delivered in the presence of:

*Esther M. Bermudez*  
Witness #1 Signature  
Esther M. Bermudez  
Witness #1 Printed Name  
*Michael J. Eisler*  
Witness #2 Signature  
Michael J. Eisler  
Witness #2 Printed Name

*Venus M Salerno* (Seal)  
GRANTOR'S SIGNATURE  
VENUS M. SALERNO  
GRANTOR'S NAME - PLEASE PRINT  
5612 Rock Island Road, Unit 139  
MAILING ADDRESS  
Tamarac, Florida 33319  
CITY STATE ZIP

STATE OF FLORIDA, BROWARD County ss:

The foregoing instrument was acknowledged before me this **29th day of November, 2006**, by **VENUS M. SALERNO, a single woman**, who [ ] is personally known to me [ ] has produced its Drivers License [ ] has produced *Driver License* as identification.

My Commission Expires:

*Michael J. Eisler*  
Notary Signature

**MICHAEL J. EISLER**

Printed Notary Signature



Michael J. Eisler  
Commission #DD398059  
Expires: Feb 20, 2009  
Bonded Thru  
Atlantic Bonding Co., Inc.

SEAL

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Joseph L. Kohn, P.A.  
5489 Wiles Road, Suite 304  
Coconut Creek, FL 33073  
Our File No.: JK16829

Property Appraisers Parcel Identification (Folio) Number: 4941 12 BJ 0390  
State of Florida Deed Documentary Stamps paid on this transaction: \$630.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

THIS WARRANTY DEED, made the 3 day of January, 2016 by Venus M. Salerno, a single woman, and Miriam M. Machin, a single woman, whose post office address is 6090 N. Sable Palm Blvd., #112, Tamarac, FL 33319 herein called the Grantors,

to Grace Papineau, a single woman whose post office address is 5612 Rock Island Road, #139, Tamarac, FL 33319, 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 Grantors, 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 139, Building 2 aka Building 5612, Sun Vista Gardens, a Condominium, formerly known as Lexington on the Green, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 42363, Page 1855, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto**

**Subject to easements, restrictions and reservations of record and taxes for the year 2017 and thereafter.**

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

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

**AND**, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2016.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

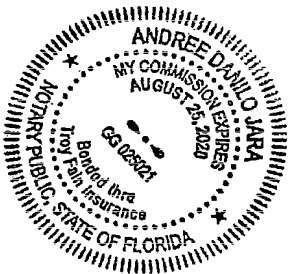
Venus M. Salerno  
Venus M. Salerno

Miriam M. Machin  
Miriam M. Machin

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 3 day of January, 2017, by Venus M. Salerno and Miriam M. Machin who are personally known to me or have produced identification.

SEAL



Notary Public

Andree Jara  
Printed Notary Name

My commission expires:

(RESERVED FOR RECORDINGS OFFICIAL'S USE)

**LLC AFFIDAVIT**

BEFORE ME, the undersigned authority, personally appeared Ronald R. Fieldstone (the "Affiant"), who being first duly sworn, deposes and says:

1. He is a Manager of LEXINGTON DEVELOPERS, LLC, a Florida limited liability company (the "Company").
2. The Company is the fee simple owner as of the real property situated in Broward County, Florida (the "Property") more particularly described as follows:

All of the condominium units (hereinafter collectively referred to as the "Units") in LEXINGTON ON THE GREEN, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded on July 10, 2006, in Official Records Book 42363, at Pages 1855 thru 2020, of the Public Records of Broward County, Florida.

3. Attached hereto as **Exhibit A** is the Company Articles of Organization of the Company which Company Articles of Organization are complete and have not been amended.
4. The following Resolutions were adopted at a meeting of the managers and members of the Company held on the 31<sup>st</sup> day of July, 2006:

"BE IT RESOLVED that ARNOLD M. STRAUS or MICHAEL J. EISLER (each acting alone), is hereby authorized to execute and deliver, on behalf of the Company, special warranty deeds, bills of sale, affidavits, closing settlement statements and such other documents and instruments as may be required in connection with the completion of the transfer of title with respect to the sale of condominium units within the **LEXINGTON ON THE GREEN, A CONDOMINIUM**, located in Broward County, Florida (the "Condominium"); the Company hereby ratifying and confirming the acts of each such person executing and delivering same, irrespective of whether such acts were performed before or subsequent to the date of the adoption hereof, and directing such authorized persons to perform all of the Company's obligations and undertakings under the said documents and instruments.

**FURTHER RESOLVED**, that the employees, attorneys and paralegals of Enterprise Title, Inc., a Florida corporation, be and hereby are authorized to execute and deliver on behalf of the Company, closing agreements, closing settlement statements, escrow agreements and such other documents as are customarily signed by attorneys and/or title companies in Broward County, Florida on behalf of their clients in connection with similar transactions.

19

(RESERVED FOR RECORDINGS OFFICIAL'S USE)

**FURTHER RESOLVED**, that these resolutions shall continue in full force and effect and may be relied upon by Enterprise Title, Inc., a Florida corporation, all purchasers of units within the Condominium and their lenders, until receipt of written notice of any change therein."

**FURTHER AFFIANT SAYETH NAUGHT.**

LEXINGTON DEVELOPERS, LLC, a Florida limited liability company

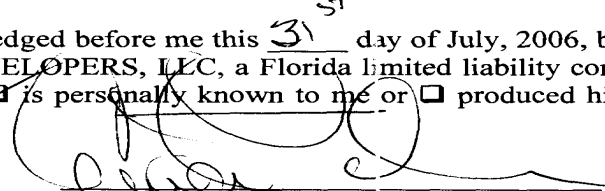
By: 

Name: Ronald R. Fieldstone

Title: Manager

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of July, 2006, by Ronald R. Fieldstone, as Manager LEXINGTON DEVELOPERS, LLC, a Florida limited liability company on behalf of the limited liability company, who ☒ is personally known to me or ☐ produced his driver's license as identification

  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

NOTARY SEAL:



FEB-28-2006 TUE 01:19 PM

FAX NO.

(((H06000053725 3)))

Exhibit "A"

P. 02  
FILED2006 FEB 28 A 9  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA**AMENDED AND RESTATED  
ARTICLES OF ORGANIZATION  
OF****LEXINGTON DEVELOPERS, LLC**, a Florida limited liability company formerly known as  
"Tamarac Apartments LLC"

Pursuant to the provisions of Section 608.411, Florida Statutes, the undersigned limited liability company, having been previously organized under the laws of the State of Florida by filing Articles of Organization with the Florida Department of State on November 25, 2002 under the name of "Tamarac Apartments LLC", a Florida limited liability company, having amended the name to "LEXINGTON DEVELOPERS, LLC" by that certain Certificate of Change of Name of Tamarac Apartments LLC, a Florida limited liability company, dated as of February 27, 2006, and intending to restate, integrate, and to further amend its Articles of Organization upon the assignment to LEXINGTON HOLDINGS, LLC, a Florida limited liability company ("New Sole Member") from CG TAMARAC LLC, a Delaware limited liability company ("CGT"), and THE PRESERVE AT TAMARAC LLC, a Florida limited liability company ("TPAT"; CGT and TPAT are herein referred to collectively as "Withdrawing Members"), of one hundred percent (100%) of all manager and member interests in and to the Company, has adopted and does hereby submit the following duly executed Amended and Restated Articles of Organization.

**ARTICLE I - NAME**

The name of the limited liability company is: Lexington Developers, LLC

**ARTICLE II - NEW SOLE MEMBER**

From and after the date hereof, the sole member of the limited liability company is LEXINGTON HOLDINGS, LLC, a Florida limited liability company.

**ARTICLE III - ADDRESS**

The mailing address and street address of the principal office of the limited liability company is:

Lexington Holdings, LLC  
c/o Paramount Companies, LLC  
6351 Sunset Drive  
Miami, Florida 33143  
Attention: Tomas Cabrerizo

ATL01/12060999v12/s8

Entity Amendment  
Lexington on the Green, Tamarac, FL; Portfolio 4628RE

(((H06000053725 3)))

FEB-28-2006 TUE 01:20 PM

FAX NO.

P. 03

((H06000053725 3)))

**FILED**

2006 FEB 28 A 9:01

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE IV - REGISTERED AGENT AND OFFICE**

The name and the Florida street address of the registered agent for service of process in Florida are:

Ronald R. Fieldstone  
c/o Fieldstone Lester Shear & Denberg, LLP  
201 Alhambra Circle, Suite 601  
Coral Gables, FL 33134

IN WITNESS WHEREOF, the undersigned New Sole Member of Lexington Developers, LLC, a Florida limited liability company formerly known as "Tamarac Apartments LLC", has executed these Amended and Restated Articles of Organization as of February 28, 2006.

**NEW SOLE MEMBER:**

**LEXINGTON HOLDINGS, LLC**, a Florida  
limited liability company

By: 

Name: PAUL A. LESTER  
Title: Manager

- 2 -

ATL01/12060999v12/s4

Entity Amendment  
Lexington on the Green, Tamarac, FL; Portfolio 4628RE

((H06000053725 3)))



FEB-28-2006 TUE 01:20 PM

FAX NO.

P. 04

((H06000053725 3)))

FILE

2006 FEB 28 A  
SECRETARY OF ST,  
TAMPA, FLORIDA


The undersigned Withdrawing Members of the Company have joined in these Articles of Amendment as of February 28, 2006 to confirm their assignment of one hundred percent of all manager and member interests in and to said Florida limited liability company.

**WITHDRAWING MEMBERS:**

**CG TAMARAC LLC**, a Delaware limited liability company

By: **CONNECTICUT GENERAL LIFE INSURANCE COMPANY**, a Connecticut corporation, on behalf of its Separate Account 4628RE, as the sole Member and Manager thereof

By: **Prudential Investment Management, Inc.**, a New Jersey corporation, as the authorized agent thereof

By:   
Name: Joanna Mulford  
Title: Vice President

- 3 -

ATL01/12060999v12/48

Entity Amendment  
Lexington on the Green, Tamarac, FL; Portfolio 4628RE

((H06000053725 3)))

FEB-28-2006 TUE 01:21 PM

FAX NO.

P. 05

((H06000053725 3)))

FILED

2006 FEB 28 A 9:

THE PRESERVE AT TAMARAC LLC  
Florida limited liability company

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

By: ALTMAN DEVELOPMENT  
CORPORATION, a Michigan corporation, as  
the sole Member thereof

By:

Name: Timothy A. Peterson  
Title: Chief Financial Officer

- 4 -

ATL01/12060999v12/s8

Entity Amendment  
Lexington on the Green, Tamarac, FL; Portfolio 4628RE

((H06000053725 3)))

FEB-28-2006 TUE 01:21 PM

FAX NO.

P. C

((H06000053725 3)))

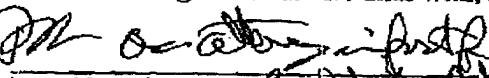
FILED

2006 FEB 28 A 9:

ACCEPTANCE OF REGISTERED AGENT

I agree to act as registered agent for the Company named above, to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 608, Florida Statutes, and acknowledge that I am familiar with, and accept, the obligations of such position.

Date: As of February 28, 2006

  
Ronald R. Fieldstone

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

- 5 -

ATL01/12060099v12/ps

Entity Amendment  
Lexington on the Green, Tamarac, FL; Portfolio 462888

((H06000053725 3)))

AMENDMENT TO ARTICLES OF ORGANIZATION  
OF  
TAMARAC APARTMENTS LLC, a Florida limited liability company

Pursuant to the provisions of Section 608.411, Florida Statutes, the undersigned limited liability company, having been previously organized under the laws of the State of Florida by filing Articles of Organization with the Florida Department of State on November 25, 2002 under the name of TAMARAC APARTMENTS LLC, a Florida limited liability company, and intending to restate, integrate, and to further amend its Articles of Organization in certain respects, has adopted and does hereby submit the following duly executed amendment to its Articles of Organization.

ARTICLE I – CURRENT NAME

The current name of the limited liability company is: Tamarac Apartments LLC

ARTICLE II – NEW NAME

The new name of the limited liability company is: Lexington Developers, LLC

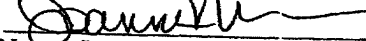
IN WITNESS WHEREOF, the undersigned, being the only members of Lexington Developers, LLC, a Florida limited liability company formerly known as "Tamarac Apartments LLC", has executed this Certificate of Change of Name as of February 27, 2006.

MEMBERS:

CG TAMARAC LLC, a Delaware limited liability company

By: CONNECTICUT GENERAL LIFE  
INSURANCE COMPANY, a Connecticut corporation, on behalf of its Separate Account 4628RE, as the sole Member and Manager thereof

By: Prudential Investment Management, Inc.,  
a New Jersey corporation, as the authorized agent thereof

By:   
Name: Joanna Mulford  
Title: Vice President

**THE PRESERVE AT TAMARAC LLC, a**  
Florida limited liability company

By: **ALTMAN DEVELOPMENT**  
**CORPORATION, a Michigan corporation, as**  
the sole Member thereof

By: 

Name: Timothy A. Peterson

Title: Chief Financial Officer

**LEXINGTON DEVELOPERS, LLC**  
**CERTIFIED COPY OF CORPORATE RESOLUTION**

**THE UNDERSIGNED MANAGER OF LEXINGTON DEVELOPERS, LLC**, a Florida limited liability company, (the "**Company**"), does hereby certify that the following is a true and correct copy of a resolution duly and unanimously adopted by the members and managers of the Company at a duly called joint meeting of the members and managers held on July 31<sup>st</sup>, 2006, at which forum of both members and managers were present and voting throughout:

**WHEREAS**, The Company is the fee simple owner as of the real property situated in Broward County, Florida (the "**Property**") more particularly described as follows:

All of the condominium units (hereinafter collectively referred to as the "**Units**") in **LEXINGTON ON THE GREEN, A CONDOMINIUM**, according to the Declaration of Condominium thereof, recorded on July 10, 2006, in Official Records Book 42363, at Pages 1855 through 2020, of the Public Records of Broward County, Florida.

**WHEREAS**, as the Condominium is complete, the Company desires to begin the closings of the sales of the individual units within the Condominium.

**RESOLVED**, that the actions taken by the managers of the Company in order to effectuate the sales of the Condominium units, are hereby ratified and approved;

**RESOLVED** that **ARNOLD M. STRAUS OR MICHAEL J. EISLER** (each acting alone), is hereby authorized to execute and deliver, on behalf of the Developer, special warranty deeds, bills of sale, affidavits, closing settlement statements and such other documents and instruments as may be required in connection with the completion of the transfer of title with respect to the sale of condominium units within the **LEXINGTON ON THE GREEN, A CONDOMINIUM**, located in Broward County, Florida (the "**Condominium**"); the Company hereby ratifying and confirming the acts of each such person executing and delivering same, irrespective of whether such acts were performed before or subsequent to the date of the adoption hereof, and directing such authorized persons to perform all of the Company's obligations and undertakings under the said documents and instruments; and

**RESOLVED**, that the employees, attorneys and paralegals of Enterprise Title, Inc., a Florida corporation, be and hereby are authorized to execute and deliver on behalf of the Company, closing agreements, closing settlement statements, escrow agreements and such other documents as are customarily signed by attorneys and/or title companies in Broward County, Florida on behalf of their clients in connection with similar transactions; and

**RESOLVED**, that the Company hereby ratifies and confirms the acts of its managers, irrespective of whether such acts were performed prior or subsequent to the date of the adoption of the foregoing resolutions, in effectuating the purposes and intents of the foregoing resolutions and the transaction contemplated thereby.

**IN WITNESS WHEREOF**, I have affixed my name in my capacity as an officer of the Company set forth below my signature, and have affixed the corporate seal of the Company to this certificate this 31<sup>st</sup> day of July, 2006.

MANAGER:

  
\_\_\_\_\_  
Ronald R. Fieldstone

**LEXINGTON HOLDINGS, LLC****CERTIFIED COPY OF CORPORATE RESOLUTION AND INCUMBENCY CERTIFICATE**

**THE UNDERSIGNED MANAGER OF LEXINGTON HOLDINGS, LLC**, a Florida limited liability company, (the “**Company**”), does hereby certify that the following is a true and correct copy of a resolution duly and unanimously adopted by the members and managers of the Company at a duly called joint meeting of the members and managers held on July 31<sup>st</sup>, 2006, at which forum of both members and managers were present and voting throughout:

**WHEREAS**, the Company is the sole member of **LEXINGTON DEVELOPERS, LLC**, a Florida limited liability company (“**Developer**”). Developer is the fee simple owner of a certain condominium project located in Broward County, Florida, more commonly known as **LEXINGTON ON THE GREEN, A CONDOMINIUM** (the “**Condominium**”).

**WHEREAS**, as the Condominium is complete, the Developer desires to begin the closings of the sales of the individual units within the Condominium.

**RESOLVED**, that the actions taken by the managers of the Company in order to effectuate the sales of the Condominium units, are hereby ratified and approved;

**RESOLVED**, that **ARNOLD M. STRAUS or MICHAEL J. EISLER** (each acting alone), is hereby authorized to execute and deliver, on behalf of the Company, special warranty deeds, bills of sale, affidavits, closing settlement statements and such other documents and instruments as may be required in connection with the completion of the transfer of title with respect to the sale of condominium units within the **LEXINGTON ON THE GREEN, A CONDOMINIUM**, located in Broward County, Florida (the “**Condominium**”); the Company hereby ratifying and confirming the acts of each such person executing and delivering same, irrespective of whether such acts were performed before or subsequent to the date of the adoption hereof, and directing such authorized persons to perform all of the Company’s obligations and undertakings under the said documents and instruments.; and

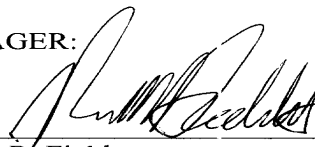
**RESOLVED**, that the employees, attorneys and paralegals of Enterprise Title, Inc., a Florida corporation, be and hereby are authorized to execute and deliver on behalf of the Company, closing agreements, closing settlement statements, escrow agreements and such other documents as are customarily signed by attorneys and/or title companies in Broward County, Florida on behalf of their clients in connection with similar transactions; and

**RESOLVED**, that the Company hereby ratifies and confirms the acts of its managers, irrespective of whether such acts were performed prior or subsequent to the date of the adoption of the foregoing resolutions, in effectuating the purposes and intents of the foregoing resolutions and the transaction contemplated thereby.



**IN WITNESS WHEREOF**, I have affixed my name in my capacity as an officer of the Company set forth below my signature, and have affixed the corporate seal of the Company to this certificate this 31<sup>st</sup> day of July, 2006.

MANAGER:

A handwritten signature in black ink, appearing to read "Ronald R. Fieldstone", written over a horizontal line.

Ronald R. Fieldstone

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

**DATE: August 2nd, 2021**

**PROPERTY ID # 494112-BJ-0390 (TD # 46463)**

# WARNING

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

PAPINEAU, GRACE  
5612 ROCK ISLAND RD #139  
TAMARAC, FL 33319

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5612 ROCK ISLAND ROAD #139, TAMARAC, FL 33319 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 August 31, 2021 .....\$9,574.57

Or

\* Estimated Amount due if paid by September 14, 2021 .....\$9,686.44

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 15, 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](http://www.broward.org/recordstaxestreasury)**

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

**DATE: August 2nd, 2021**

**PROPERTY ID # 494112-BJ-0390 (TD # 46463)**

# WARNING

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SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC.  
5700 ROCK ISLAND ROAD  
TAMARAC, FL 33319

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5612 ROCK ISLAND ROAD #139, TAMARAC, FL 33319 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: August 2nd, 2021**  
**PROPERTY ID # 494112-BJ-0390 (TD # 46463)**

# WARNING

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SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC. C/O FIRST SERVICE  
RESIDENTIAL  
2950 N 28TH TERRACE  
HOLLYWOOD, FL 33020

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

**DATE: August 2nd, 2021**  
**PROPERTY ID # 494112-BJ-0390 (TD # 46463)**

# WARNING

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

SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC. F/K/A LEXINGTON ON THE  
GREEN CONDOMINIUM ASSOCIATION, INC. C/O KW PROPERTY MANAGEMENT  
8200 NW 33RD ST. SUITE 300  
DORAL, FL 33122

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

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

**DATE: August 2nd, 2021**

**PROPERTY ID # 494112-BJ-0390 (TD # 46463)**

# WARNING

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

SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC. F/K/A LEXINGTON ON THE  
GREEN CONDOMINIUM ASSOCIATION, INC. MADELIN D'ARCE, ESQ. GOEDE,  
ADAMCZYK, DEBOEST, & CROSS, PLLC  
2600 DOUGLAS ROAD, SUITE 717  
CORAL GABLES, FL 33134

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

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

**DATE: August 2nd, 2021**  
**PROPERTY ID # 494112-BJ-0390 (TD # 46463)**

# WARNING

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

EISINGER, BROWN, LEWIS, FRANKEL & CHAIETPA, REGISTERED AGENT O/B/O SUN  
VISTA GARDENS CONDOMINIUM ASSOCIATION, INC.  
4000 HOLLYWOOD BLVD 265-A  
HOLLYWOOD, FL 33021

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

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

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

**DATE: August 2nd, 2021**

**PROPERTY ID # 494112-BJ-0390 (TD # 46463)**

# WARNING

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

JES CONTRUCTION SYSTEMS, INC.  
12385 SW 129TH COURT, #8  
MIAMI, FL 33186

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5612 ROCK ISLAND ROAD #139, TAMARAC, FL 33319 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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**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 August 31, 2021 .....\$9,574.57

Or

\* Estimated Amount due if paid by September 14, 2021 .....\$9,686.44

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 15, 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](http://www.broward.org/recordstaxestreasury)**



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

**DATE: August 2nd, 2021**

**PROPERTY ID # 494112-BJ-0390 (TD # 46463)**

# WARNING

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

MONICA MCLEOD  
5700 ROCK ISLAND ROAD  
TAMARAC, FL 33319

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5612 ROCK ISLAND ROAD #139, TAMARAC, FL 33319 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: August 2nd, 2021**  
**PROPERTY ID # 494112-BJ-0390 (TD # 46463)**

# WARNING

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

CITY OF TAMARAC  
C/O FINANCIAL SERVICES  
7525 NW 88TH AVE  
TAMARAC, FL 33321-2401

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

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

**DATE: August 2nd, 2021**

**PROPERTY ID # 494112-BJ-0390 (TD # 46463)**

# WARNING

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

MADELIN D'ARCE, ESQ  
2600 S DOUGLAS RD STE 717  
CORAL GABLES, FL 33134-6149

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

**DATE: August 2nd, 2021**

**PROPERTY ID # 494112-BJ-0390 (TD # 46463)**

# WARNING

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

KENNETH A WELT  
4581 WESTON ROAD SUITE 355  
WESTON, FL 33331

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

**DATE: August 2nd, 2021**

**PROPERTY ID # 494112-BJ-0390 (TD # 46463)**

# WARNING

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U.S. TRUSTEE OFFICE OF THE TRUSTEE  
51 SW 1ST AVE SUITE 1204  
MIAMI, FL 33130

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

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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	\$ _____

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Sent To  
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Street and Apt. #  
\_\_\_\_\_  
City, State, ZIP+  
\_\_\_\_\_

CITY OF TAMARAC  
C/O FINANCIAL SERVICES  
7525 NW 88TH AVE  
TAMARAC, FL 33321-2401

7020 1290 0001 0515 9253

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

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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	\$	

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Street and Apt. No.

City, State, ZIP+4

**TD 46463 SEPTEMBER 2021 WARNING**

PAPINEAU, GRACE

5612 ROCK ISLAND RD #139

TAMARAC, FL 33319

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

See Reverse for Instructions

0926 5750 1000 0515 9260  
7020 1290 0001 0515 9260

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City, State, ZIP+4

**TD 46463 SEPTEMBER 2021 WARNING**  
SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC.  
F/K/A LEXINGTON ON THE GREEN CONDOMINIUM  
ASSOCIATION, INC. C/O KW PROPERTY MANAGEMENT  
8200 NW 33RD ST. SUITE 300  
DORAL, FL 33122

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

See Reverse for instructions



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

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Street and Apt. No.

City, State, ZIP+4®

**TD 46463 SEPTEMBER 2021 WARNING**  
SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC.  
F/K/A LEXINGTON ON THE GREEN CONDOMINIUM  
ASSOCIATION, INC. MADELIN D'ARCE, ESQ. GOEDE,  
ADAMCZYK, DEBOEST, & CROSS, PLLC  
2600 DOUGLAS ROAD, SUITE 717  
CORAL GABLES, FL 33134

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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	\$	

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**TD 46463 SEPTEMBER 2021 WARNING**

Sent To

SUN VISTA GARDENS CONDOMINIUM  
ASSOCIATION, INC.

Street and Apt. No.

5700 ROCK ISLAND ROAD  
TAMARAC, FL 33319

City, State, ZIP+4

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

See Reverse for Instructions

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

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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	\$	

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Total Postage and

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Sent To

Street and Apt. N

City, State, ZIP+4

**TD 46463 SEPTEMBER 2021 WARNING**

EISINGER, BROWN, LEWIS, FRANKEL & CHAIETPA,  
REGISTERED AGENT O/B/O SUN VISTA GARDENS  
CONDOMINIUM ASSOCIATION, INC.  
4000 HOLLYWOOD BLVD 265-A  
HOLLYWOOD, FL 33021

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

See Reverse for instructions

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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	\$	

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Street and Apt. 1

City, State, ZIP+

**TD 46463 SEPTEMBER 2021 WARNING**  
JES CONSTRUCTION SYSTEMS, INC.  
12385 SW 129TH COURT, #8  
MIAMI, FL 33186

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

See Reverse for Instructions

7020 1290 0001 0515 9314

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

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|--|----|--|
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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

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Total Postage and

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Sent To

Street and Apt. No.

City, State, ZIP+4

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MONICA MCLEOD  
5700 ROCK ISLAND ROAD  
TAMARAC, FL 33319

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

See Reverse for Instructions

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

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Street and Apt. No.

City, State, ZIP+4<sup>®</sup>

**TD 46463 SEPTEMBER 2021 WARNING**

MADELIN D'ARCE, ESQ  
2600 S DOUGLAS RD STE 717  
CORAL GABLES, FL 33134-6149

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

See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
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Total Postage at	
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**TD 46463 SEPTEMBER 2021 WARNING**

Sent To **SUN VISTA GARDENS CONDOMINIUM ASSOCIATION,  
INC. C/O FIRST SERVICE RESIDENTIAL**  
Street and Apt. N **2950 N 28TH TERRACE**  
City, State, ZIP+4 **HOLLYWOOD, FL 33020**

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
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Postage	
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Total Postage at	
\$	

**TD 46463 SEPTEMBER 2021 WARNING**  
KENNETH A WELT  
4581 WESTON ROAD SUITE 355  
WESTON, FL 33331

Sent To
Street and Apt. N
City, State, ZIP+



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Postmark  
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Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

**TD 46463 SEPTEMBER 2021 WARNING**

U.S. TRUSTEE  
OFFICE OF THE TRUSTEE  
51 SW 1<sup>ST</sup> AVE SUITE 1204  
MIAMI, FL 33130

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

See Reverse for Instructions

## SENDER: COMPLETE THIS SECTION

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

## 1. Article Addressed to:

TD 46463 SEPTEMBER 2021 WARNING

MADELIN D'ARCE, ESQ  
2600 S DOUGLAS RD STE 717  
CORAL GABLES, FL 33134-6149

9590 9402 6339 0296 9517 95

7020 1290 0001 0515 9321

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

x VJ Rt 3452

- ☐
- Agent
- 
- ☐
- Addressee

## B. Received by (Printed Name)

COVID-19

## C. Date of Delivery

8/5/21

- 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"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                 | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Delivery Restricted Delivery        |   |
| <input type="checkbox"/> Insured Mail                        |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery    |   |

(over \$500)

## SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

**TD 46463 SEPTEMBER 2021 WARNING**  
SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC.  
F/K/A LEXINGTON ON THE GREEN CONDOMINIUM  
ASSOCIATION, INC. MADELIN D'ARCE, ESQ. GOEDE,  
ADAMCZYK, DEBOEST, & CROSS, PLLC  
2600 DOUGLAS ROAD, SUITE 717  
CORAL GABLES, FL 33134



9590 9402 6339 0296 9511 22

2. 7020 1290 0001 0515 9277

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

VJ Rt 3452

- ☐ Agent  
☐ Addressee

## B. Received by (Printed Name)

COVID-19

## C. Date of Delivery

8/5/21

- 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"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                 | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Delivery Restricted Delivery        |   |

(over \$500)

## 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 46463 SEPTEMBER 2021 WARNING**  
SUNLUSTA GARDENS CONDOMINIUM ASSOCIATION, INC.  
1700 LEXINGTON ON THE GREEN CONDOMINIUM  
ASSOCIATION, INC. C/O KW PROPERTY MANAGEMENT  
8200 NW 33RD ST. SUITE 300  
DORAL, FL 33122



9590 9402 6339 0296 9511 39

2

7020 1290 0001 0515 9260

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

C-19

- ☐ 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

- |  |   |
|--|---|
| <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"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                 | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Delivery Restricted Delivery        |   |
| <input type="checkbox"/> Restricted Delivery                 |   |

(over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

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 46463 SEPTEMBER 2021 WARNING**  
EISINGER, BROWN, LEWIS, FRANKEL & CHAIETPA,  
REGISTERED AGENT O/B/O SUN VISTA GARDENS  
CONDOMINIUM ASSOCIATION, INC.  
4000 HOLLYWOOD BLVD 265-A  
HOLLYWOOD, FL 33021



9590 9402 6339 0296 9511 08

2.

7020 1290 0001 0515 9291

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

- ☐ Agent  
☐ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

8/6/21

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"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                 | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Delivery Restricted Delivery        |   |

Restricted Delivery

(over \$500)

## SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

TD 48 3 SEPTEMBER 2021 WARNING  
U.S. TRUSTEE  
OFFICE OF THE TRUSTEE  
51 SW 1<sup>ST</sup> AVE SUITE 1204  
MIAMI, FL 33130



9590 9402 6339 0296 9517 64

7020 1290 0001 0515 9352

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

AD

- ☐ Agent  
☐ Addressee

## B. Received by (Printed Name)

C-19

## C. Date of Delivery

8-5-21

- 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"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                 | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Delivery Restricted Delivery        |   |
| <input type="checkbox"/> Restricted Delivery                 |   |

(over \$500)

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46463 SEPTEMBER 2021 WARNING

KENNETH A WELT  
4581 WESTON ROAD SUITE 355  
WESTON, FL 33331

9590 9402 6339 0296 9517 71

2.

7020 1290 0001 0515 9345

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

THE UPS STORE

☐ Agent☐ Addressee

B. Received by (Printed Name)

4581 WESTON RD

C. Date of Delivery

WESTON FL 33331

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

J. Service Type

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

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

- livery Restricted Delivery

- restricted Delivery

(over \$500)