

TitleExpress[®]

A service of Grant Street Group

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

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

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 02/09/2021

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 02/08/2021

CERTIFICATE # 2017-6342

ACCOUNT # 494125KB0470

ALTERNATE KEY # 249932

TAX DEED APPLICATION # 46805

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 223 of SUNRISE PROFESSIONAL CENTER CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 40983, Page 1208, and all exhibits and amendments thereof, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 2331 N STATE ROAD 7 #223, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

JOHN WILKINSON

JUNIOR THOMPSON

2331 N STATE RD 7 #223

LAUDERHILL, FL 33313 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JOHN WILKINSON

5469 GATE LAKE RD

TAMARAC, FL 33319 (Per Deed)

JUNIOR THOMPSON

7120 WOODMONT AVE

TAMARAC, FL 33321 (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:

MOTION ELEVATOR INC.

Instrument: 116953497

5915 PARK DRIVE

MARGATE, FL 33063 (Per Notice of Commencement)

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 25 KB 0470

CURRENT ASSESSED VALUE: \$69,590

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 1 new Notice of Commencement.

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

AFTER RECORDING - RETURN TO:

Name: _____
Address: _____

PERMIT NUMBER:

BCID # 09777

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 THE SUNRISE PROFESSIONAL CENTER BLOCK _____ TRACT _____ LOT _____ BLDG XX _____ UNIT _____

2331 N STATE ROAD 7, LAUDERHILL, FL 33313

2. GENERAL DESCRIPTION OF IMPROVEMENT:

Elevator Door operator

3. OWNER INFORMATION: a. Name THE SUNRISE PROFESSIONAL CENTER COA C/O ON CALL MANAGEMENT, LLC

b. Address 4502 INVERRARY BLVD LAUDERHILL, FL 33313 c. Interest in property _____

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

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:
Motion Elevator INC 5915 Park drive Margate, FL 33063 954-970-0020

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:
N/A

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER:
N/A

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

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 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.

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

Curtis Richardson Lcam on Behalf of BOD
Print Name and Provide Signatory's Title/Office

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 16 day of December, 2020

By Curtis Richardson as Lcam
(name of person) (type of authority, ...e.g. officer, trustee, attorney in fact)

For Sunrise Professional Center
(name of party on behalf of whom instrument was executed)

Personally known or produced the following type of identification: _____



SASHA SINGH
MY COMMISSION # GG 095297
EXPIRES: April 21, 2021
Bonded Thru Budget Notary Services



MY COMMISSION # GG 095297
EXPIRES: April 21, 2021
Bonded Thru Budget Notary Services

Singh
(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that 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 _____

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

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

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 11/11/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 11/05/2020

CERTIFICATE # 2017-6342

ACCOUNT # 494125KB0470

ALTERNATE KEY # 249932

TAX DEED APPLICATION # 46805

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 223 of SUNRISE PROFESSIONAL CENTER CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 40983, Page 1208, and all exhibits and amendments thereof, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 2331 N STATE ROAD 7 #223, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

JOHN WILKINSON

JUNIOR THOMPSON

2331 N STATE RD 7 #223

LAUDERHILL, FL 33313 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JOHN WILKINSON

Instrument: 112908258

5469 GATE LAKE RD

TAMARAC, FL 33319 (Per Deed)

JUNIOR THOMPSON

7120 WOODMONT AVE

TAMARAC, FL 33321 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

TLGFY, LLC

CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC

PO BOX 54347

NEW ORLEANS, LA 70154-4347 (Tax Deed Applicant)

BROWARD COUNTY

OR: 47965, Page: 462

CLERK OF THE CIRCUIT COURT

(Per Order. No address or image included per county's request.)

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

Instrument: 116159842

PREMIER ASSOCIATION MANAGEMENT, REGISTERED AGENT
O/B/O THE SUNRISE PROFESSIONAL CENTER CONDOMINIUM ASSOCIATION, INC.
4502 INVERRARY BOULEVARD
LAUDERHILL, FL 33319 (Per Sunbiz. Declaration recorded in 40983-1208.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 25 KB 0470

CURRENT ASSESSED VALUE: \$69,590

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed (Deed out of the Developer)	OR: 41660, Page: 737
Warranty Deed	OR: 44471, Page: 1771
Warranty Deed	OR: 47157, Page: 1463
Quit Claim Deed	Instrument: 112730369
Quit Claim Deed	Instrument: 112822607
Quit Claim Deed	Instrument: 112862302

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #46805

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of May 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:

JOHN WILKINSON
5469 GATE LAKE RD
TAMARAC, FL 33319

JUNIOR THOMPSON
7120 WOODMONT AVE
TAMARAC, FL 33321

BROWARD COUNTY CLERK OF
THE CIRCUIT COURT
201 SE 6TH ST RM 18150
FORT LAUDERDALE, FL
33301-3303

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

PREMIER ASSOCIATION
MANAGEMENT, REGISTERED
AGENT O/B/O THE SUNRISE
PROFESSIONAL CENTER
CONDOMINIUM ASSOCIATION,
INC.
4502 INVERRARY BOULEVARD
LAUDERHILL, FL 33319

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

MOTION ELEVATOR, INC
5915 PARK DR
MARGATE, FL 33063

MOTION ELEVATOR, INC
C/O ROSE PORTELLI
5915 PARK DR
MARGATE, FL 33063

THE SUNRISE PROFESSIONAL
CENTER
2331 N STATE ROAD 7
LAUDERDALE LAKES, FL
33313-3748

THE SUNRISE PROFESSIONAL
CENTER COA C/O ON CALL
MANAGEMENT LLC
4502 INVERRARY BLVD
LAUDERHILL, FL 33319-4104

THE SUNRISE PROFESSIONAL
CENTER CONDOMINIUM
ASSOCIATION, INC
4502 INVERRARY BLVD
LAUDERHILL, FL 33319

THOMPSON, JUNIOR
2331 N STATE RD 7 #223
LAUDERHILL, FL 33313

WILKINSON, JOHN
2331 N STATE RD 7 #223
LAUDERHILL, FL 33313

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 3rd day of May 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**

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Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46805

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

Property ID: 494125-KB-0470
Certificate Number: 6342
Date of Issuance: 05/24/2018
Certificate Holder: TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
Description of Property: SUNRISE PROFESSIONAL CENTER
CONDOMINIUM
UNIT 223
PER CDO BK/PG: 40983/1208

Name in which assessed: WILKINSON,JOHN THOMPSON,JUNIOR
Legal Titleholders: WILKINSON,JOHN
THOMPSON,JUNIOR
2331 N STATE RD 7 #223
LAUDERHILL, FL 33313

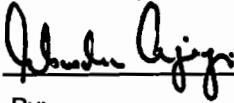
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of June, 2021. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 1st day of March, 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: 05/13/2021, 05/20/2021, 05/27/2021 & 06/03/2021
Minimum Bid: 7869.41

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46805

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

Property ID: 494125-KB-0470

Certificate Number: 6342

Date of Issuance: 05/24/2018

Certificate Holder: TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC

Description of Property: SUNRISE PROFESSIONAL CENTER
CONDOMINIUM
UNIT 223
PER CDO BK/PG: 40983/1208

UNIT 223 OF SUNRISE PROFESSIONAL CENTER
CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE
DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL
RECORDS BOOK 40983, PAGE 1208, AND ALL EXHIBITS AND
AMENDMENTS THEREOF, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

Name in which assessed: WILKINSON,JOHN THOMPSON,JUNIOR

Legal Titleholders: WILKINSON,JOHN
THOMPSON,JUNIOR
2331 N STATE RD 7 #223
LAUDERHILL, FL 33313

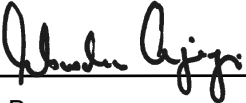
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of June, 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.deedauktion.net
**Pre-registration is required to bid.*

Dated this 29th day of March, 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: 05/13/2021, 05/20/2021, 05/27/2021 & 06/03/2021

Minimum Bid: 8220.41

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

46805
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 6342

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

05/14/2021 05/20/2021 05/27/2021 06/03/2021

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.

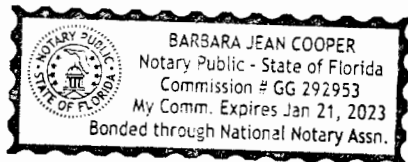
Scherrie A Thomas

Sworn to and subscribed before me this
3 day of JUNE, 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 46805**

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

Property ID: 494125-KB-0470
Certificate Number: 6342
Date of Issuance: 05/24/2018

Certificate Holder:
TLGFY, LLC CAPITAL ONE, N.A.,
AS COLLATERAL ASSIGNEE OF
TLGFY, LLC

Description of Property:
SUNRISE PROFESSIONAL CENTER
CONDOMINIUM
UNIT 223
PER CDO BK/PG: 40983/1208
UNIT 223 OF SUNRISE PROFESSIONAL CENTER CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 40983, PAGE 1208, AND ALL EXHIBITS AND AMENDMENTS THEREOF, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name in which assessed:
WILKINSON, JOHN THOMPSON,
JUNIOR

Legal Titleholders:
WILKINSON, JOHN
THOMPSON, JUNIOR
2331 N STATE RD 7 #223
LAUDERHILL, FL 33313

All of said property being in the County of Broward, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of June, 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.deeduction.net
*Pre-registration is required to bid.
Dated this 29th day of March, 2021.

Bertha Henry
County Administrator
RECORDS, TAXES AND
TREASURY DIVISION

(Seal)

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.

Minimum Bid: 8220.41
401-314
5/14-20-27 6/3 21-46/0000520891B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21016959

Broward County, FL VS John Wilkinson and/or Junior Thompson

RETURN OF SERVICE



Court Case # TD 46805

Hearing Date:06/16/2021

Received by CCN 16670

05/07/2021 6:39 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **John Wilkinson and/or Junior Thompson 2331 N State Road 7 #223 Lauderhill FL 33313**

Served:

Not Served:

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

Date: 05/07/2021 Time: 9:49 AM

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

Other Returns: Other Returns

/

COMMENTS: Posted Tax Notice

You can now check the status of your writ by visting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

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

By: *J. Lopez Toro* 16670

D.S.

J. Lopez Toro, #16670

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	1		Sheriff's Fees	\$0.00
Services	1		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494125-KB-0470 (TD #46805)

BROWARD SHERIFF
JUN 15 2021 10:28
BROWARD COUNTY, FLORIDA

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 May 28, 2021\$6,363.78

Or

* Amount due if paid by June 15, 2021\$6,443.17

*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 June 16, 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

PLEASE SERVE THIS ADDRESS OR LOCATION

WILKINSON, JOHN
AND/OR
THOMPSON, JUNIOR
2331 N STATE ROAD 7 #223
LAUDERHILL, FL 33313

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



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

Detail by Entity Name

Florida Not For Profit Corporation

THE SUNRISE PROFESSIONAL CENTER CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N05000004799
FEI/EIN Number	20-4305601
Date Filed	05/10/2005
Effective Date	05/04/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	07/10/2012

Principal Address

4502 Inverrary Boulevard
Lauderhill, FL 33319

Changed: 03/24/2014

Mailing Address

4502 Inverrary Boulevard
Lauderhill, FL 33319

Changed: 03/24/2014

Registered Agent Name & Address

PREMIER ASSOCIATION MANAGEMENT
4502 Inverrary Boulevard
Lauderhill, FL 33319

Name Changed: 02/06/2020

Address Changed: 03/24/2014

Officer/Director Detail

Name & Address

Title President

COKER, KALEEL

4502 Inverrary Boulevard
Lauderhill, FL 33319

Title Director

ALEXANDRE, DIXON
4502 Inverrary Boulevard
Lauderhill, FL 33319

Title Treasurer

RAMNARINE, ROBIN
4502 Inverrary Boulevard
Lauderhill, FL 33319

Title VP

BECKFORD, LARRY D.
4502 Inverrary Boulevard
Lauderhill, FL 33319

Title Secretary

ALLEN, ERIC D.
4502 Inverrary Boulevard
Lauderhill, FL 33319

Annual Reports

Report Year	Filed Date
2018	01/12/2018
2019	02/06/2019
2020	02/06/2020

Document Images

02/06/2020 -- ANNUAL REPORT	View image in PDF format
02/06/2019 -- ANNUAL REPORT	View image in PDF format
01/12/2018 -- ANNUAL REPORT	View image in PDF format
03/27/2017 -- ANNUAL REPORT	View image in PDF format
01/20/2016 -- ANNUAL REPORT	View image in PDF format
01/05/2015 -- ANNUAL REPORT	View image in PDF format
03/24/2014 -- ANNUAL REPORT	View image in PDF format
06/04/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
02/11/2013 -- ANNUAL REPORT	View image in PDF format
07/10/2012 -- Reinstatement	View image in PDF format
10/11/2011 -- Admin. Diss. for Reg. Agent	View image in PDF format
08/01/2011 -- Reg. Agent Resignation	View image in PDF format
04/29/2011 -- ANNUAL REPORT	View image in PDF format
04/20/2010 -- ANNUAL REPORT	View image in PDF format

[04/28/2009 -- ANNUAL REPORT](#)

View image in PDF format

[06/09/2008 -- REINSTATEMENT](#)

View image in PDF format

[10/20/2006 -- Reg. Agent Change](#)

View image in PDF format

[05/19/2006 -- ANNUAL REPORT](#)

View image in PDF format

[05/10/2005 -- Domestic Non-Profit](#)

View image in PDF format

Prepared by and return to:

Humberto Luis Rodriguez, Esq.

Attorney at Law

Gonzalez & Rodriguez, P.L.

999 Ponce De Leon Blvd. Penthouse 1135

Miami, FL 33134

305-461-4880

File Number: Sunrise 13

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Warranty Deed

This Warranty Deed made this 16th day of March, 2006 between Sunrise Professional Center, LLLP, a Florida limited liability partnership whose post office address is 1001 Brickell Bay Drive, Suite 2104, Miami, FL 33131, grantor, and Carisa Walker, a single woman and Lesonie Walker, a single woman whose post office address is 15968 SW 13th Street, Hollywood, FL 33027, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Unit 223 of SUNRISE PROFESSIONAL CENTER CONDOMINIUM, a condominium, according to the Declaration of Condominium recorded in Official Record Book 40983, Page 1208, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Parcel Identification Number: 4941 25 KB 0470

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without reimposing same.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

2

Signed, sealed and delivered in our presence:

Sunrise Professional Center, LLLP

By: Astra Fund Asset Management, LLC, as General Partner

By: [Signature]
Rafael Martin, Manager

Witness Name: Felix Rodriguez

Witness Name: Marina Calderon

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 16th day of March, 2006 by Rafael Martin, Manager of Astra Fund Asset Management, LLC, as General Partner, on behalf of the corporation for Sunrise Professional Center, LLLP. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
NOTARY PUBLIC-STATE OF FLORIDA Notary Public
Marina I. Calderon
Commission # DD362872 Printed Name: Marina Calderon
Expires: OCT. 14, 2008
Bonded Thru Atlantic Bonding Co., Inc My Commission Expires: _____

Prepared by and return to:

GERI L. LEWIS
Secretary
COOPERATIVE TITLE AND ESCROW III, INC.
5655 S. University Drive
Davie, FL 33328
954-252-9919
File Number: C07-300G
Will Call No.: 142

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of August, 2007 between CARISA WALKER, a single woman and LESONIE WALKER, a single woman whose post office address is 15968 S.W. 13th Street, Pembroke Pines, FL 33027-5052, grantor, and BLUESTAR ENTERTAINMENT INTERNATIONAL, INC. whose post office address is 2331 N. STATE ROAD 7, SUITE 223, LAUDERHILL, FL 33313 grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Unit 223, of SUNRISE PROFESSIONAL CENTER CONDOMINIUM, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 40983, Page 1208 of the Public Records of Broward County, Florida.

Parcel Identification Number: 19125-KB-04700

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Francia McEneaney
Witness Name: FRANCIA McENEANEY

Carisa Walker (Seal)
CARISA WALKER

Gerie L. Lewis
Witness Name: GERIE L. LEWIS

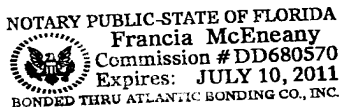
Lesonie Walker (Seal)
LESONIE WALKER

GERI L. LEWIS

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 9th day of August, 2007 by CARISA WALKER and LESONIE WALKER, who [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]



Francina McEneaney
Notary Public

Printed Name: FRANCINA McENEANEY

My Commission Expires:

2

Prepared By:

CHRISTOPHER BENJAMIN
12195 WEST DIXIE HWY APT 18
MIAMI, Florida 33161

After Recording Return To:

CHRISTOPHER BENJAMIN
7120 WOODMONT AVE
TAMARAC, Florida 33321

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On September 23, 2014 THE GRANTOR(S),

- T, TRUALITY TROH INC, CEO,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- CHRISTOPHER BENJAMIN, a single person, residing at 7120 WOODMONT AVE, TAMARAC, BROWARD County, Florida 33321

the following described real estate, situated in LAUDERDALE LAKES, in the County of BROWARD, State of Florida:

Legal Description: SUNRISE PROFESSIONAL CENTER CONDO UNIT 223

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 4941 25 KB 0470

Legal Description: Unit No. 223 Sunrise Professional Center Condominium according to the Declaration of Condominium there of, is recorded in Official Records Book 40983 Page 1208, of the Public Records of Broward County, Florida

②

~~Grantor Signature:~~

DATED:

~~_____~~ 9/23/14

~~_____~~
TRUALITY TROH INC, CEO, on behalf of T

In Witness Whereof,

~~_____~~

Witness

~~_____~~

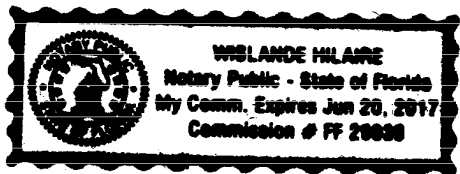
Witness

BRADLEY ROBERSTON
2344 N ST RD 7
FORT LAUDALE
Florida
33311

CHARLES FLINNOCENT
107 NE 164 STREET
MIAMI
Florida
33162

STATE OF FLORIDA, COUNTY OF BROWARD, ss:

The foregoing instrument was acknowledged before me this 23 day of September, 2014 by TRUALITY TROH INC, CEO, on behalf of T, who are personally known to me or who have produced FL DL as identification.



~~_____~~

Signature of person taking acknowledgment

Wislандe Hilaire

Name typed, printed, or stamped

Title or rank

Serial number (if applicable)

Prepared By:
JUNIOR THOMPSON
7120 WOODMONT AVE
TAMARAC, Florida 33321

After Recording Return To:
JUNIOR THOMPSON
7120 WOODMONT AVE
TAMARAC, Florida 33321

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 25, 2015 THE GRANTOR(S),

- CHRISTOPHER BENJAMIN, a single person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- JUNIOR THOMPSON, a single person, residing at 7120 WOODMONT AVE, TAMARAC, BROWARD County, Florida 33321
the following described real estate, situated in LAUDERDALE LAKES, in the County of BROWARD, State of Florida:

Legal Description: SUNRISE PROFESSIONAL CENTER CONDO UNIT 223

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 4941 25 KB 0470

Legal Description: Unit 223 Sunrise Professional Center Condominium According to the declaration of Condominium thereof, as recorded in official Records Books 40993 Page 1208 of the Public Records of Broward County Florida.

Grantor Signatures:

DATED: 2/25/2015

Christopher Benjamin
CHRISTOPHER BENJAMIN
7120 WOODMONT AVE
TAMARAC, Florida, 33321

In Witness Whereof,

Black Fluerville
Witness

Ben Striker
Witness

BLECK FLUERVILLE
2241 NE 161 STREET

BEN STRIKER
124 DRIVER BLVD

Florida

STATE OF FLORIDA, COUNTY OF BROWARD, ss:

The foregoing instrument was acknowledged before me this 25 day of February, 2015 by CHRISTOPHER BENJAMIN, who are personally known to me or who have produced DL as identification.

Wislane Milaire
Signature of person taking acknowledgment

WISLANDE MILAIRE
Name typed, printed, or stamped

Title or rank

Serial number (if applicable)



Return to:
John Wilkinson
5469 Gate Lake Rd
Tamarac FL 33319

Property Id #: 494125KB0470

QUITCLAIM DEED

THIS QUITCLAIM DEED executed this 21 day of November, 2014, by the Grantor(s), **JUNIOR THOMPSON** a single man, whose mailing address is 7120 Woodmont Ave, Tamarac, FL 33321 to Grantee(s), now known as **JOHN WILKINSON** is a married man, whose mailing address is 5469 Gate Lake Rd, Tamarac, FL 33319 and **JUNIOR THOMPSON** a single man, whose mailing address is 7120 Woodmont Ave, Tamarac, FL 33321

That the said grantor(s), for and in consideration by said Grantee (s)'s the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto said grantee(s) and Grantee(s)'s heirs, successors forever, all the right, title, interest, claim and demand which the said Grantors has in and to the following described lot, piece or parcel of land, situate, lying and being in county of Broward, State of Florida, to wit:

SUNRISE PROFESSIONAL CENTER CONDO UNIT 223

Also Known as **2331 N SR 7, STE 223, LAUDERHILL, FLORIDA 33313**

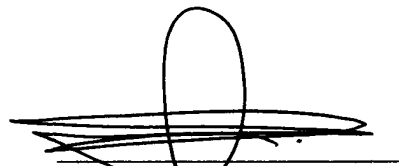
TO HAVE AND TO HOLD the sane together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor(S), either in law or equity, for the use, benefit and profit of said Grantee(s) forever.

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

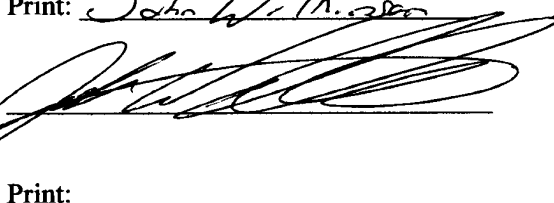
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Nairabi Aguiers

Nairabi Aguiers



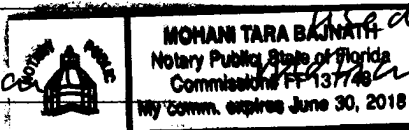
Grantor: Junior Thompson
7120 Woodmont Ave
Tamarac, FL 33321

Print: *John Wilkinson*


Print: _____

STATE OF Florida

COUNTY OF Broward



12/01/14 personally appeared Junior Thompson who used FL DL as identification
Mohani Tara Bajnath

EXHIBIT "A"

Unit No. 223, Sunrise Professional Center CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 40983, Page 1208, of the Public Records of Broward County, Florida.

RE: Wilkinson/Thompson –
2331 N. State Road 7 #223, Lauderhill, FL 33313

Return to:
John Wilkinson
5469 Gate Lake Rd
Tamarac FL 33319

Property Id #: 494125KB0470

QUITCLAIM DEED

THIS QUITCLAIM DEED executed this 16 day of January, 2015, by the Grantor(s), JUNIOR THOMPSON a single man, whose mailing address is 7120 Woodmont Ave, Tamarac, FL 33321 to Grantee(s), now known as JOHN WILKINSON is a married man, whose mailing address is 5469 Gate Lake Rd, Tamarac, FL 33319 and JUNIOR THOMPSON a single man, whose mailing address is 7120 Woodmont Ave, Tamarac, FL 33321

That the said grantor(s), for and in consideration by said Grantee (s)'s the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto said grantee(s) and Grantee(s)'s heirs, successors forever, all the right, title, interest, claim and demand which the said Grantors has in and to the following described lot, piece or parcel of land, situate, lying and being in county of Broward, State of Florida, to wit:

SUNRISE PROFESSIONAL CENTER CONDO UNIT 223

Also Known as 2331 N SR 7, STE 223, LAUDERHILL, FLORIDA 33313

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 Grantor(S), either in law or equity, for the use, benefit and profit of said Grantee(s) forever.

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

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Tara Baylath



Grantor: Junior Thompson
7120 Woodmont Ave
Tamarac, FL 33321

Print: Tara Baylath

Rob Omede

Print: Rob Omede

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 21 day of November 2014, by Junior Thompson who is personally known to me or who has produced a Ph ID As identification and who did or (did not) take an oath

4 April 2015

My commission Expires:
October 14, 2016

Rosnel Alincy
NOTARY PUBLIC

Rosnel Alincy
PRINT NOTARY NAME

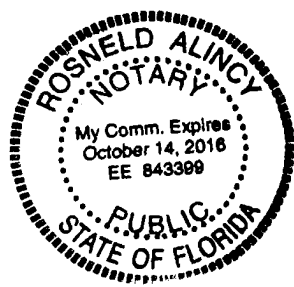


EXHIBIT "A"

Unit No. 223, Sunrise Professional Center CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 40983, Page 1208, of the Public Records of Broward County, Florida.

RE: Wilkinson/Thompson –
2331 N. State Road 7 #223, Lauderhill, FL 33313



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

CE # 19050282

CITY OF LAUDERHILL

Petitioner,

vs.

**SUNRISE PROFESSIONAL CTR CONDOMINIUM ASSOCIATION
 INC**

Respondent(s)

The Code Enforcement ("Board")/Special Master, having heard testimony at the Hearing held on the 24th day of October, 2019 and based on the evidence, the Board pursuant to a 7/0 vote/Special Master, enters the following:

FINDINGS OF FACT: In violation for

Ordinance/Regulation	Section	Description	Date Complied	Date Board Order Comply (Orig/New)	Daily Fine
Land Development Regulation - SCH M...	Section 1.4(J)	All electrical wiring and accessories must be keep in sound serviceable condition....		(Orig) 7/29/2019 (New) 7/29/2019	\$50.00
Code of Ordinance - Chapter10...	Section 10-15(c):	Overgrown trees/shrubs need to be trimmed. Trees over roadway must allow 14 ft. vertical clearance for traffic. Trees and shrubs may not obstruct sidewalk....	10/24/2019	(Orig) 7/29/2019 (New) 7/29/2019	\$50.00

PROPERTY IN VIOLATION

Issue Date	10/31/2019
CE #	19050282
Folio	494125KB0000
Recipient	SUNRISE PROFESSIONAL CTR CONDOMINIUM ASSOCIATION INC
Mailing Address	P O BOX 590218 FT LAUDERDALE, FL 33359
Violation Address	2331 NW 40 AVE, LAUDERHILL, FL 33313 COMMON AREA
Verified By	Broward Property Appraiser City Records

CONCLUSIONS OF LAW:

Florida Statutes, Section 162.06(4) Violation: The Board **Does** find that this/these violation(s) is/are a serious threat to the public health, safety and welfare, or is irreparable or irreversible in nature. If this is/are such a violation(s), the Board requests that the City's appropriate personnel to take whatever steps or action necessary to correct this immediately in the event the Respondent(s) fail(s) to do so by the dateline given above. The City shall be entitled to recover the costs of all repairs necessary to correct any violation, Fla. Stat, 162.06(4).

The fines shall continue to accrue daily with interest until payment is received in full by the City. These fines are being imposed pursuant to Florida Statutes, Sections 162.06 and 162.09 and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent. The City shall also be entitled to the costs of prosecution and/or costs of repairs in the total amount of **\$85.00** which is due on or before **7/25/2019** which covers the costs of the prosecution and recording in relation to this violation.

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

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

RATIFICATION/CERTIFICATION OF FINE: These fines were ratified and certified by the Code Board/Special Master at a hearing held on 10/24/2019 prior to the imposition of the Claim of Lien.

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

MITIGATION OF FINE: If you wish to request a mitigation of the fine after the Final Order has been issued, you must complete and submit a written application and fee to the Chief Code Officer, 5581 W. Oakland Park Blvd., Lauderhill, FL 33313.

COMMENTS:

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

DONE AND ORDERED this 31st day of October, 2019.



Dorothy Rich

Chairperson, Code Enforcement Board

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 31 day of Oct, 2019 by Dorothy Rich



NOTARY PUBLIC, STATE OF FLORIDA

Personally known or produced identification _____

Type of identification produced _____



Lisa Cannon
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG059596
Expires 1/4/2021

Folio Number	Address	Apt/Suite
494125KB0000	2331 NW 40 AVE, LAUDERHILL, FL 33313	COMMON AREA
494125KB0010	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 101
494125KB0020	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 102
494125KB0030	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 103
494125KB0040	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 104
494125KB0050	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 105
494125KB0060	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 106
494125KB0070	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 107
494125KB0080	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 108
494125KB0090	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 109
494125KB0100	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 110
494125KB0110	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 111
494125KB0120	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 112
494125KB0130	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 113
494125KB0140	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 114
494125KB0150	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 115
494125KB0150	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 215
494125KB0160	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 116
494125KB0170	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 117
494125KB0180	2331 NW 40 AVE, LAUDERHILL, FL 33313	
494125KB0180	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 118
494125KB0190	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 119
494125KB0200	2331 NW 40 AVE, LAUDERHILL, FL 33313	
494125KB0200	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 120
494125KB0210	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 121
494125KB0210	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 221
494125KB0220	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 122
494125KB0230	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 123
494125KB0240	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 124
494125KB0250	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 201
494125KB0260	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 202
494125KB0270	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 203
494125KB0280	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 204
494125KB0290	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 205
494125KB0300	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 206
494125KB0310	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 207

Folio Number	Address	Apt/Suite
494125KB0310	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 207B
494125KB0320	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 208
494125KB0330	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 209
494125KB0340	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 210-1
494125KB0350	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 211
494125KB0360	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 212
494125KB0370	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 213
494125KB0380	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 214
494125KB0390	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 215
494125KB0400	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 216B
494125KB0410	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 217
494125KB0420	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 218
494125KB0420	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 218B
494125KB0420	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 218C
494125KB0430	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 219
494125KB0440	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 220
494125KB0440	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 220B
494125KB0450	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 221
494125KB0460	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 222
494125KB0470	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 223
494125KB0480	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 224
494125KB0480	2331 NW 40 AVE, LAUDERHILL, FL 33313	BAY 224B

Prepared by and return to:

Donna Hearne-Gousse, Esq.

President

Law Offices of Donna Hearne-Gousse, P.A.

32 S J Street

Lake Worth, FL 33460

954-929-7933

File Number: 10-0109

Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 10th day of June, 2010 between Bluestar Entertainment International, Inc., a Florida corporation whose post office address is 13781 S.W. 42nd Street, Davie, FL 33330, grantor, and TRUALITY T.R.O.H., Inc., a Florida corporation whose post office address is 2331 N. State Road 7, #211, Lauderhill, FL 33313, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Unit No. 223, Sunrise Professional Center CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 40983, Page 1208, of the Public Records of Broward County, Florida.

Parcel Identification Number: 494125KB0470

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

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

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Ruby Johnson
Witness Name: Donna Gousse

Bluestar Entertainment International, Inc., a Florida corporation
By: Joseph Smith, President

(Corporate Seal)

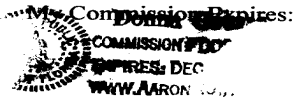
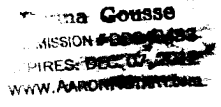
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 10th day of June, 2010 by Joseph Smith, President of Bluestar Entertainment International, Inc., a Florida corporation, on behalf of the corporation. He/she [] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Donna Gousse



DATE: May 3rd, 2021
PROPERTY ID # 494125-KB-0470 (TD # 46805)

WARNING

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

JOHN WILKINSON
5469 GATE LAKE RD
TAMARAC, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2331 N STATE ROAD 7 #223, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

- * Estimated Amount due if paid by May 28, 2021\$6,363.78
- Or
- * Estimated Amount due if paid by June 15, 2021\$6,443.17

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 16, 2021 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

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

DATE: May 3rd, 2021
PROPERTY ID # 494125-KB-0470 (TD # 46805)

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JUNIOR THOMPSON
7120 WOODMONT AVE
TAMARAC, FL 33321

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BROWARD COUNTY CLERK OF THE CIRCUIT COURT
201 SE 6TH ST RM 18150
FORT LAUDERDALE, FL 33301-3303

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

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PREMIER ASSOCIATION MANAGEMENT, REGISTERED AGENT O/B/O THE SUNRISE
PROFESSIONAL CENTER CONDOMINIUM ASSOCIATION, INC.
4502 INVERRARY BOULEVARD
LAUDERHILL, FL 33319

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

DATE: May 3rd, 2021
PROPERTY ID # 494125-KB-0470 (TD # 46805)

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

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DATE: May 3rd, 2021
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MOTION ELEVATOR, INC
5915 PARK DR
MARGATE, FL 33063

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

DATE: May 3rd, 2021
PROPERTY ID # 494125-KB-0470 (TD # 46805)

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C/O ROSE PORTELLI
5915 PARK DR
MARGATE, FL 33063

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THE SUNRISE PROFESSIONAL CENTER
2331 N STATE ROAD 7
LAUDERDALE LAKES, FL 33313-3748

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THE SUNRISE PROFESSIONAL CENTER COA C/O ON CALL MANAGEMENT LLC

4502 INVERRARY BLVD
LAUDERHILL, FL 33319-4104

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THOMPSON, JUNIOR
2331 N STATE RD 7 #223
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2331 N STATE ROAD 7 #223, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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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 May 28, 2021\$6,363.78
- Or
- * Estimated Amount due if paid by June 15, 2021\$6,443.17

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 16, 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

DATE: May 3rd, 2021
PROPERTY ID # 494125-KB-0470 (TD # 46805)

WARNING

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

WILKINSON, JOHN
2331 N STATE RD 7 #223
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2331 N STATE ROAD 7 #223, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

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- Or
- * Estimated Amount due if paid by June 15, 2021\$6,443.17

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 16, 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

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

7010 1060 0001 0527 2161

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post	TD 46805 JUNE 2021 WARNING	
Sent To	JOHN WILKINSON	
Street, Apt. # or PO Box #	5469 GATE LAKE RD	
City, State, Z.	TAMARAC, FL 33319	

PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal Service TM
CERTIFIED MAIL TM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

7010 1060 0001 0527 2178

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

To

TD 46805 JUNE 2021 WARNING

Sei
Str
or
Cit

JUNIOR THOMPSON
7120 WOODMONT AVE
TAMARAC, FL 33321

PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

7010 1060 0001 0527 2185

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Tot

TD 46805 JUNE 2021 WARNING

Send

BROWARD COUNTY CLERK OF THE CIRCUIT COURT
201 SE 6TH ST RM 18150
FORT LAUDERDALE, FL 33301-3303

Street or P

City

PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

7010 1060 0001 0527 2192

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total F

TD 46805 JUNE 2021 WARNING

Sent To
Street,
or PO B
City, St

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

PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

7010 1060 0001 0527 2208

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

To:

TD 46805 JUNE 2021 WARNING

Sent

PREMIER ASSOCIATION MANAGEMENT, REGISTERED AGENT
O/B/O THE SUNRISE PROFESSIONAL CENTER CONDOMINIUM

Street

ASSOCIATION, INC.

or P.O.

4502 INVERRARY BOULEVARD

City

LAUDERHILL, FL 33319

PS Form 3800, August 2006

See Reverse for Instructions

7010 1060 0001 0527 2215

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total Postage

Sent To
Street, Apt. No.
or PO Box No
City, State, Zi

TD 46805 JUNE 2021 WARNING
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

PS Form 3800, August 2006

See Reverse for Instructions

7010 1060 0001 0527 2222

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total

TD 46805 JUNE 2021 WARNING

Sent To	MOTION ELEVATOR, INC
Street, or PO E	5915 PARK DR
City, St	MARGATE, FL 33063

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

7010 1060 0001 0527 2239

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage	TD 46805 JUNE 2021 WARNING	
Sent To	MOTION ELEVATOR, INC	
Street, Apt. N or PO Box No.	C/O ROSE PORTELLI	
City, State, Zi	5915 PARK DR	
	MARGATE, FL 33063	

7010 1060 0001 0527 2246

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Pos	TD 46805 JUNE 2021 WARNING	
Sent To	THE SUNRISE PROFESSIONAL CENTER	
Street, Apt. or PO Box	2331 N STATE ROAD 7	
City, State,	LAUDERDALE LAKES, FL 33313-3748	

PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

7010 1060 0001 0527 2253

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement)		
Total Post	TD 46805 JUNE 2021 WARNING	
Sent To	THE SUNRISE PROFESSIONAL CENTER COA	
Street, Apt. or PO Box #	C/O ON CALL MANAGEMENT LLC	
City, State, ZIP+4	4502 INVERRARY BLVD	
	LAUDERHILL, FL 33319-4104	

PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

0922 2250 1000 0901 0702

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total Po

TD 46805 JUNE 2021 WARNING

Sent To

Street, Apt
or PO Box
City, State

THE SUNRISE PROFESSIONAL CENTER CONDOMINIUM
ASSOCIATION, INC
4502 INVERRARY BLVD
LAUDERHILL, FL 33319

PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

7010 1060 0001 0527 2277

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

To

Ser.
Str.
or I
Cit.

TD 46805 JUNE 2021 WARNING
THOMPSON, JUNIOR
2331 N STATE RD 7 #223
LAUDERHILL, FL 33313

PS Form 3800, August 2000

Instructions

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

7070 1060 0001 0527 2284

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

To:

TD 46805 JUNE 2021 WARNING

WILKINSON, JOHN
2331 N STATE RD 7 #223
LAUDERHILL, FL 33313

Sent

Street
or PO

City:

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

SM

1. Article Addressed to:

TP 46805 JUNE 2021 WARNING
 THE SUNRISE PROFESSIONAL CENTER CONDOMINIUM
 ASSOCIATION, INC
 4502 INVERRARY BLVD
 LAUDERHILL, FL 33319



9590 9402 6458 0346 4799 45

2. Article Number

0 1060 0001 0527 2260

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 Brian R2

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

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

SENDER: COMPLETE THIS SECTION

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

SM

1. Article Addressed to:

TD 46805 JUNE 2021 WARNING
 MOTION ELEVATOR, INC
 5915 PARK DR
 MARGATE, FL 33063



9590 9402 6458 0346 4782 45

2. Article Number (Transfer from service label)

7010 1060 0001 0527 2222

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46805 JUNE 2021 WARNING
 PREMIER ASSOCIATION MANAGEMENT, REGISTERED AGENT
 O/B/O THE SUNRISE PROFESSIONAL CENTER CONDOMINIUM
 ASSOCIATION, INC.
 4502 INVERRARY BOULEVARD
 LAUDERHILL, FL 33319



9590 9402 6458 0346 4799 52

2. Article Number (Transfer from service label)

7010 1060 0001 0527 2208

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Brian B.*

- Agent
- Addressee

B. Received by (Printed Name)

Brian B.

C. Date of Delivery

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

- Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Mail
 Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

Brian B

1. Article Addressed to:

TD 46805 JUNE 2021 WARNING
 THE SUNRISE PROFESSIONAL CENTER CO
 C/O ON CALL MANAGEMENT LLC
 4502 INVERRARY BLVD
 LAUDERHILL, FL 33319-4104

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



9590 9402 6458 0346 4798 91

2. Article Number (7-10) 1060 0001 0327 2253

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"/> In Delivery Restricted Delivery	
<input type="checkbox"/> Mail Restricted Delivery	
<input type="checkbox"/> Mail 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.

SM

1. Article Addressed to:

TD 46805 JUNE 2021 WARNING
 THOMPSON, JUNIOR
 2331 N STATE RD 7 #223
 LAUDERHILL, FL 33313



9590 9402 6458 0346 4799 38

2. Article Number (Transfer from service label)

7010 1060 0001 0527 2277

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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


3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Mail Restricted Delivery (DD)

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, **SM** or on the front if space permits.

1. Article Addressed to:

TD 46805 JUNE 2021 WARNING
 MOTION ELEVATOR, INC
 C/O ROSE PORTELLI
 5915 PARK DR
 MARGATE, FL 33063



9590 9402 6458 0346 4799 76

2. Article Number (Transfer from service label)

7010 1060 0001 0527 2239

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

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

3. Service Type

<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"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery	

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46805 JUNE 2021 WARNING
 CITY OF LAUDERHILL CODE ENFORCEMENT UNIT
 5581 W. OAKLAND PARK BLVD
 LAUDERHILL, FL 33313



9590 9402 6458 0346 4792 04

(from service label)

7010 1060 0001 0527 2192

COMPLETE THIS SECTION ON DELIVERY

A. Signature *T. Brown* Agent Addressee

B. Received by (Printed Name) C. Date of Delivery 5-6-21

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	


Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46805 JUNE 2021 WARNING
 CITY OF LAUDERHILL
 ATTN: ANA SANCHEZ
 5581 W OAKLAND PARK BLVD
 LAUDERHILL, FL 33313



9590 9402 6458 0346 4800 02

7010 1060 0001 0527 2215

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
[Handwritten Signature]

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
5.6.21

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46805 JUNE 2021 WARNING
 DWARD COUNTY CLERK OF THE CIRCUIT COURT
 201 SE 6TH ST RM 18150
 FORT LAUDERDALE, FL 33301-3303



9590 9402 6458 0346 4787 95

7010 1060 0001 0527 2185


COMPLETE THIS SECTION ON DELIVERY

A. Signature
 x *P. Rodriguez* Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 P. Rodriguez - 7 2021

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"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery | |

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY													
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature <i>[Handwritten Signature]</i> MIAMI FL</p> <p>B. Received by (Printed Name) <i>[Handwritten Name]</i></p> <p>C. Date of Delivery April 22nd 2021</p>													
<p>1. Article Addressed to:</p> <p style="text-align: center;">TD 46805 JUNE 2021 WARNING WILKINSON, JOHN 2331 N STATE RD 7 #223 LAUDERHILL, FL 33313</p> <p style="text-align: center;"> 9590 9402 6458 0346 4798 60</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restrict Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>		<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 Restrict 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"/> Collect on Delivery Restricted Delivery	
<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 Restrict 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"/> Collect on Delivery Restricted Delivery														
<p>2. Article Number (Transfer from service label)</p> <p><i>4-835142</i> 7010 1060 0001 0527 2284</p>	<p><i>3</i> Restricted Delivery</p>													
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>												