

TitleExpress[®]

A service of Grant Street Group

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

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

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 06/15/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 06/09/2021

CERTIFICATE # 2018-5676

ACCOUNT # 494123BB0360

ALTERNATE KEY # 236399

TAX DEED APPLICATION # 47185

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:

Dwelling Unit No. 310, Building No. 3 of GARDEN LAKES OF INVERRARY, PHASE II Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4987, at Page 448, of the Public Records of Broward County, Florida, together with all appurtenances thereto, including an undivided interest in the Common Elements of said Condominium, as set forth in the Declaration, and Limited Common Element being Parking Space 36.

PROPERTY ADDRESS: 3330 SPANISH MOSS TERRACE #310, LAUDERHILL FL 33319

OWNER OF RECORD ON CURRENT TAX ROLL:

LENNOX PATTERSON &

SONIA PATTERSON

9061 NW 13 ST

PLANTATION, FL 33322 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

LENNOX PATTERSON AND SONIA PATTERSON OR: 24213, Page: 77

3330 SPANISH MOSS TERRACE #310

LAUDERHILL, FL 33319 (Per Deed. Best image available.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

ATCF II FLORIDA-A LLC

P.O. BOX 69239

BALTIMORE, MD 21264-9239 (Tax Deed Applicant)

CITY OF LAUDERHILL FINANCE DEPT.

5581 W OAKLAND PARK

LAUDERHILL, FL 33313 (Per Liens)

Instrument: 115870351

Instrument: 115870353

Instrument: 117346311

THE LAKES OF INVERRARY CONDOMINIUMS, INC. Instrument: 116780807
C/O PHOENIX MANAGEMENT SERVICES, INC.
4800 N. STATE ROAD SEVEN, #105
LAUDERDALE LAKES, FL 33319 (Per Lien and Sunbiz)

ALESSANDRA STIVELMAN, ESQ., REGISTERED AGENT
O/B/O THE LAKES OF INVERRARY CONDOMINIUMS, INC.
4000 HOLLYWOOD BLVD SUITE 265-S
HOLLYWOOD, FL 333021 (Per Sunbiz. Declaration recorded in 4987-448.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 23 BB 0360

CURRENT ASSESSED VALUE: \$64,510

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

None found.

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

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

Kim Pickett

Title Examiner



| | | | |
|-------------------------------|--|----------------|-----------------|
| Site Address | 3330 SPANISH MOSS TERRACE #310, LAUDERHILL FL 33319 | ID # | 4941 23 BB 0360 |
| Property Owner | PATTERSON, LENNOX & PATTERSON, SONIA | Millage | 1912 |
| Mailing Address | 9061 NW 13 ST PLANTATION FL 33322 | Use | 04 |
| Abbr Legal Description | GARDEN LAKES OF INVERRARY PHASE II CONDO UNIT 310 BLDG 3 PER CDO BK/PG: 4987/448 | | |

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 | \$6,450 | \$58,060 | \$64,510 | \$55,340 | |
| 2019 | \$6,330 | \$56,940 | \$63,270 | \$50,310 | \$1,837.14 |
| 2018 | \$5,760 | \$51,860 | \$57,620 | \$45,740 | \$1,657.59 |

| 2020 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|----------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$64,510 | \$64,510 | \$64,510 | \$64,510 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$55,340 | \$64,510 | \$55,340 | \$55,340 |
| 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 | \$55,340 | \$64,510 | \$55,340 | \$55,340 |

| Sales History | | | |
|---------------|------|----------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 11/30/1995 | WD | \$38,000 | 24213 / 77 |
| 11/1/1977 | WD | \$37,500 | 7309 / 297 |
| | | | |
| | | | |

| Land Calculations | | |
|--|--------|-------|
| Price | Factor | Type |
| | | |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. | | 1200 |
| Units/Beds/Baths | | 1/2/2 |
| Eff./Act. Year Built: 1973/1972 | | |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 19 | | | | | | | | |
| R | | | | | | | | |
| 1 | | | | | | | | |

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #47185

STATE OF FLORIDA
COUNTY OF BROWARD

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

LENNOX PATTERSON
3330 SPANISH MOSS TER APT
310
LAUDERHILL, FL 33319-5061

CITY OF LAUDERHILL FINANCE
DEPT.
5581 W OAKLAND PARK
LAUDERHILL, FL 33313

THE LAKES OF INVERRARY
CONDOMINIUMS, INC. C/O
PHOENIX MANAGEMENT
SERVICES, INC.
4800 N. STATE ROAD SEVEN,
#105
LAUDERDALE LAKES, FL
33319

ALESSANDRA STIVELMAN,
ESQ., REGISTERED AGENT
O/B/O THE LAKES OF
INVERRARY CONDOMINIUMS,
INC.
4000 HOLLYWOOD BLVD SUITE
265-S
HOLLYWOOD, FL 333021

CITY OF LAUDERHILL
ATTN ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313-1411

SONIA PATTERSON
9061 NW 13TH ST
PLANTATION, FL 33322-4915

LENNOX PATTERSON
9061 NW 13TH ST
PLANTATION, FL 33322-4915

LENNOX PATTERSON
3360 SPANISH MOSS TER APT
303
LAUDERHILL, FL 33319-5008

SONIA PATTERSON
3330 SPANISH MOSS TER APT
310
LAUDERHILL, FL 33319-5061

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of September 2021 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

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

By _____
Deputy **Juliette M. Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47185

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: 494123-BB-0360
Certificate Number: 5676
Date of Issuance: 05/23/2019
Certificate Holder: ATCF II FLORIDA-A LLC
Description of Property: GARDEN LAKES OF INVERRARY
PHASE II CONDO
UNIT 310 BLDG 3
PER CDO BK/PG: 4987/448

Name in which assessed: PATTERSON,LENNOX & PATTERSON,SONIA
Legal Titleholders: PATTERSON,LENNOX &
PATTERSON,SONIA
9061 NW 13 ST
PLANTATION, FL 33322

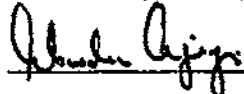
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of October, 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:

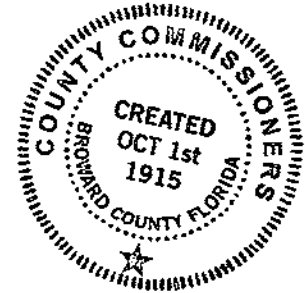
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 1st day of July, 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: 09/16/2021, 09/23/2021, 09/30/2021 & 10/07/2021
Minimum Bid: 6920.28

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Name in which assessed: PATTERSON,LENNOX & PATTERSON,SONIA
Legal Titleholders: PATTERSON,LENNOX &
PATTERSON,SONIA
9061 NW 13 ST
PLANTATION, FL 33322

Dwelling Unit No. 310, Building No. 3 of GARDEN LAKES OF INVERRARY, PHASE II Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4987, at Page 448, of the Public Records of Broward County, Florida, together with all appurtenances thereto, including an undivided interest in the Common Elements of said Condominium, as set forth in the Declaration, and Limited Common Element being Parking Space 36.

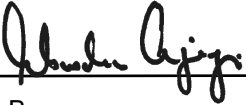
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of October, 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 14th day of July, 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: 09/16/2021, 09/23/2021, 09/30/2021 & 10/07/2021
Minimum Bid: 7283.28

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

47185
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 5676

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

09/16/2021 09/23/2021 09/30/2021 10/07/2021

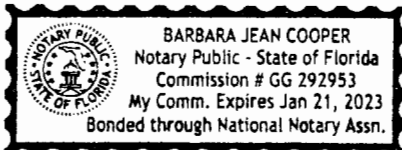
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and 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
7 day of OCTOBER, 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 47185**

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ATCF II FLORIDA-A LLC

Description of Property:
GARDEN LAKES OF
INVERRARY
PHASE II CONDO
UNIT 310 BLDG 3
PER CDO BK/PG: 4987/448

Name in which assessed:
PATTERSON, LENNOX &
PATTERSON, SONIA

Legal Titleholders:
PATTERSON, LENNOX &
PATTERSON, SONIA
9061 NW 13 ST
PLANTATION, FL 33322
Dwelling Unit No. 310, Building No. 3 of GARDEN LAKES OF INVERRARY, PHASE II Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4987, at Page 448, of the Public Records of Broward County, Florida, together with all appurtenances thereto, including an undivided interest in the Common Elements of said Condominium, as set forth in the Declaration, and Limited Common Element being Parking Space 36.

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

Dated this 14th day of July, 2021.
Bertha Henry
County Administrator

SEE ATTACHED

47185

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 suc-
cessful bidder is responsible to pay
any outstanding taxes.

Minimum Bid: 7289.28

401-314

9/16-23-30 10/7 21-18/00005500768

2/2

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21042799

Broward County, FL VS Lennox Patterson And/Or Sonia Patterson

RETURN OF SERVICE

Court Case # TD 47185

Hearing Date: 10/20/2021

Received by CCN 19009

09/10/2021 12:13 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Lennox Patterson And/Or Sonia Patterson 3330 Spanish Moss Terrace Apt 310 Lauderhill FL 33319**

Served:



Not Served:

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

Date: 09/13/2021 Time: 7:59 AM

On Lennox Patterson And/Or Sonia Patterson 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 / Posting following Door knock / No Answer / Key lock on doorYou can now check the status of your writ by
visiting the Broward Sheriff's Office Website at
www.sheriff.org and clicking on the icon
"Service Inquiry"Gregory Tony, Sheriff
Broward County, Florida

By:

D.S.

M. Tutton, #19009

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

| | |
|-------------|--------|
| Receipt # | |
| Check # | |
| Service Fee | \$0.00 |
| On Account | \$0.00 |
| Quantity | |
| Original | 2 |
| Services | 2 |

| | |
|-----------------------|--------|
| 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 # 494123-BB-0360 (TD #47185)

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 September 30, 2021\$7,188.14

Or

* Amount due if paid by October 19, 2021\$7,283.28

*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 October 20, 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

PATTERSON, LENNOX AND/OR
PATTERSON, SONIA
3330 SPANISH MOSS TER APT 310
LAUDERHILL, FL 33319-5061

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

BROWARD COUNTY SHERIFF'S OFFICE

260 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21042799

Broward County, FL VS Lennox Patterson And/Or Sonia Patterson

RETURN OF SERVICE



Court Case # TD 47185

Hearing Date: 10/20/2021

Received by CCN 14966

09/13/2021 9:18 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Lennox Patterson And/Or Sonia Patterson 9061 NW 13 Street Plantation FL 33322**

Served:

Not Served:

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

Date: 09/13/2021 Time: 9:13 AM

On Lennox Patterson And/Or Sonia Patterson 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:

Posted Residential: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

COMMENTS: Posted Tax Notice @ door

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

Gregory Tony, Sheriff
Broward County, Florida

By: *K. Sang Lo*

D.S.

K. Lo, #14966

| 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 | 2 | | Sheriff's Fees | \$0.00 |
| Services | 2 | | Sheriff's Cost | \$0.00 |
| | | | Total Amount | \$0.00 |

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494123-BB-0360 (TD # 47185)

Date:
Hour:
Deputy Sheriff

WARNING

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BROWARD COUNTY SHERIFF'S DEPT
ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

ORIGINAL DOCUMENT

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www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

PATTERSON, LENNOX AND/OR
PATTERSON, SONIA
9061 NW 13 ST
PLANTATION, FL 33322

**NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION
THIS IS THE ADDRESS OF THE OWNER!**

95-531597 T#001
12-04-95 04:16PM
\$ 266.00
DOCU. STAMPS-DEED
RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

RETURN TO:
DOMINION TITLE SERVICES, INC.
9000 SHERIDAN STREET, SUITE 152
PEMEROKES PINES, FLORIDA 33024

This Instrument Prepared by ~~XXXXXXXXXX~~

Stuart M. Golant, Esq.
GOLANT & GOLANT
4474 NORTH UNIVERSITY DRIVE
FT. LAUDERDALE, FL 33351

Property: Appraiser's Parcel Identification (Folio) Number:
9123-BB-036
Grantor's SS #s: [REDACTED]

OR AGE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 30th day of November, A.D. 1995 by GERALD S. DUNN and LOIS DUNN, husband and wife herein called the grantors, whose post office address is 417 BEACH 143 ST., NEPONSET, NY 11694, to LENNOX PATTERSON and SONIA PATTERSON, his wife whose post office address is 3330 SPANISH MOSS TERRACE #310, LAUDERHILL, FL 33319, hereinafter called the Grantees:
(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, alien, remises, releases, conveys and confirms unto the grantees all that certain land situate in BROWARD County, State of Florida, viz:

Dealing Unit No. 310, Building No. 3 of GARDEN LAKES OF INVERRARY, PHASE II Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4987, at Page 148, of the Public Records of Broward County, Florida, together with all appurtenances thereto, including an undivided interest in the Common Elements of said Condominium, as set forth in the Declaration, and Limited Common Element being Parking Space 38.

BR 25213PG0077

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 grantees that the grantors is/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 person, whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1994.

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

Signature

Leonard Kohn

Printed Signature

Mitchell Kohn

Signature

Mitchell Kohn

Printed Signature

[Signature]

Signature

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

Printed Signature

[Signature]

STATE OF NEW YORK
COUNTY OF QUEENS

The foregoing instrument was acknowledged before me this 30th day of November, 19 95 by GERALD S. DUNN and LOIS DUNN who is/are personally known to me or have produced identification.

SEAL

X Gerald S. Dunn L.S.
GERALD S. DUNN

X Lois Dunn L.S.
LOIS DUNN

Linda Conneely
Notary Signature
LINDA CONNEELY
Printed Notary Signature
My Commission Expires: Dec. 31, 1995

LINDA CONNEELY
COMMISSIONER OF DEEDS
CITY OF NEW YORK NO. 4-4382
CERTIFICATE FILED IN QUEENS
COMMISSION EXPIRES Dec. 31, 1995

(Handwritten initials)



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

Detail by Entity Name

Florida Not For Profit Corporation
THE LAKES OF INVERRARY CONDOMINIUMS, INC.

Filing Information

Document Number 722218
FEI/EIN Number 59-1405045
Date Filed 12/06/1971
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 01/09/2006

Principal Address

C/O PHOENIX MANAGEMENT SERVICES, INC.
 4800 N. STATE ROAD SEVEN
 SUITE 105
 LAUDERDALE LAKES,, FL 33319

Changed: 06/08/2020

Mailing Address

C/O PHOENIX MANAGEMENT SERVICES, INC.
 4800 N. STATE ROAD SEVEN
 SUITE 105
 LAUDERDALE LAKES,, FL 33319

Changed: 06/08/2020

Registered Agent Name & Address

Stivelman, Alessandra, Esq.
 4000 Hollywood Blvd
 Suite 265-S
 Hollywood, FL 33021

Name Changed: 01/04/2021

Address Changed: 01/04/2021

Officer/Director Detail

Name & Address

Title Director

TOMLINSON, ROY
C/O PHOENIX MANAGEMENT SERVICES, INC.
4800 N. STATE ROAD SEVEN
SUITE 105
LAUDERDALE LAKES,, FL 33319

Title Treasurer

TOMLINSON, VICTORIA
C/O PHOENIX MANAGEMENT SERVICES, INC.
4800 N. STATE ROAD SEVEN
SUITE 105
LAUDERDALE LAKES,, FL 33319

Title Director

WUU, JON
C/O PHOENIX MANAGEMENT SERVICES, INC.
4800 N. STATE ROAD SEVEN
SUITE 105
LAUDERDALE LAKES,, FL 33319

Title Director

BEN HASSEN, ANOURA
C/O PHOENIX MANAGEMENT SERVICES, INC.
4800 N. STATE ROAD SEVEN
SUITE 105
LAUDERDALE LAKES,, FL 33319

Title Director

PITTERSON, CONRAD
C/O PHOENIX MANAGEMENT SERVICES, INC.
4800 N. STATE ROAD SEVEN
SUITE 105
LAUDERDALE LAKES,, FL 33319

Title President

GRANT, MICHELLE
C/O PHOENIX MANAGEMENT SERVICES, INC.
4800 N. STATE ROAD SEVEN
SUITE 105
LAUDERDALE LAKES,, FL 33319

Title Secretary

DELAHAYE, MICHELLE
C/O PHOENIX MANAGEMENT SERVICES, INC.

4800 N. STATE ROAD SEVEN
SUITE 105
LAUDERDALE LAKES,, FL 33319

Title Director

PINDER, HOWIN
C/O PHOENIX MANAGEMENT SERVICES, INC.
4800 N. STATE ROAD SEVEN
SUITE 105
LAUDERDALE LAKES,, FL 33319

Title Director

ALFRED, FELICIA
C/O PHOENIX MANAGEMENT SERVICES, INC.
4800 N. STATE ROAD SEVEN
SUITE 105
LAUDERDALE LAKES,, FL 33319

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2020 | 06/08/2020 |
| 2020 | 06/19/2020 |
| 2021 | 01/04/2021 |

Document Images

| | |
|---|--------------------------|
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| 11/04/2020 -- AMENDED ANNUAL REPORT | View image in PDF format |
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[02/09/1996 -- ANNUAL REPORT](#)

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[04/28/1995 -- ANNUAL REPORT](#)

[View image in PDF format](#)

CLAIM OF LIEN
Attaches to BOTH Property and Name
(Certificate of Use -- Property Owner)

Today's Date: 05/12/2021

Invoice Number: 25937

Invoice Date: July 1, 2020

This Space Reserved for County Recorder Use

STATE OF FLORIDA,

COUNTY OF BROWARD:

BEFORE ME, the undersigned authority, personally appeared Desorae Giles-Smith, City Manager of the City of LAUDERHILL, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, who stated that in accordance with City of Lauderhill Code of Ordinances Section 12-50 (b), the CITY OF LAUDERHILL hereby imposes this Lien for delinquent Local Business Taxes, Fees and/or Penalties which are due and owing, including recording costs, in the total principal amount of as of the date this Claim of Lien is executed:

SIX HUNDRED NINETY-THREE Dollars and FORTY-TWO 42/100 CENTS, (\$693.42) for which the City claims a lien pursuant to City Code Section 12-50 (b) AGAINST THE PERSON(S) AND/OR ENTITY HEREIN NAMED AND ALSO UPON THE FOLLOWING REAL PROPERTY WHERE THE VIOLATION OCCURRED located in the City of Lauderhill, Broward County, Florida, which is described as follows:

NAME OF PERSON(S) OR ENTITY: PATTERSON, LENNOX

LEGAL DESCRIPTION: GARDEN LAKES OF INVERRARY PHASE II CONDO UNIT 303 BLDG 4 PER CDO BK/PG: 4987/448

FOLIO #4941 23 BB 0810

PROPERTY ADDRESS WHERE VIOLATION OCCURRED: 3360 SPANISH MOSS TERRACE #303, LAUDERHILL FL 33319

MAILING ADDRESS: 7361 NW 37 ST LAUDERHILL FL 33319-4930

NOTE: This principal LIEN amount shall bear interest at a rate consistent with statutory legal rate per annum plus incur any applicable late fees or penalties which shall also remain due. In addition, pursuant to Fla. Stat. 205.053 and 166.201, and Code section 12-50, you are responsible for all collection fees, attorney's fees and administration fees necessary for collections efforts for this lien.

Affiant further states that the City is owed the amount stated for Local Business Taxes, Fees and/or Penalties which are required to be paid in order to conduct business within the City of Lauderhill. This amount is delinquent and due notice was initially given on or about October 1, 2020, prior to the imposition of said lien and if the lien is claimed by one not in privity with the owner that the City served its notice to owner on July 1, 2020 by: U.S. Mail (method of service).

WITNESSES:

Heather Forbes
WITNESS #1 - Sign Name Here

Heather Forbes
Print Name Here

WITNESS #2 - Sign Name Here

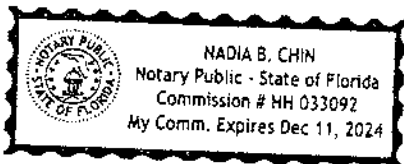
Claire Ansall
Print Name Here

Desorae Giles-Smith

DESORAE GILES-SMITH, City Manager
City of Lauderhill
5581 W. Oakland Park Blvd. Lauderhill, FL, 33313

STATE OF FLORIDA:
COUNTY OF BROWARD:

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared by means of physical presence DESORAE GILES-SMITH, City Manager of Lauderhill, personally known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same. SWORN TO and SUBSCRIBED before me in the County and State as aforesaid this 1 day of JUNE, 2021.



Nadia B. Chin
NOTARY PUBLIC, State of Florida
Print Name: *Nadia B. Chin*
My Commission Expires: 12/11/24

State of Florida:
Broward County:

I DO HEREBY CERTIFY the within is a true and correct copy of the original of the City of Lauderhill, Broward County, Florida. WITNESS my hand and Official Seal at Lauderhill, Florida, this

1 day of June, 2021

Andrea M. Anderson
Andrea M. Anderson, City Clerk

Return to:
City of Lauderhill Finance Dept.
5581 W Oakland Park
Lauderhill, FL 33313



This Instrument Prepared By:
Record and Return to:
Rachel E. Frydman, Esq.
The Frydman Law Group, PLLC
3111 N. University Drive, Suite #403
Coral Springs, Fl 33065

CLAIM OF LIEN

That **The Lakes of Inverrary Condominiums, Inc.** (hereinafter referred to as "ASSOCIATION") a Florida non-profit Corporation, whose principal place of business address is c/o **Phoenix Management Services, Inc., 4800 N. State Road Seven, #105, Lauderdale Lakes, FL 33319**, files this Claim of Lien upon the following described real property, situate, lying and being in Broward County, Florida, to wit:

Dwelling unit No. 310, Building 3 of GARDEN LAKES OF INVERRARY, PHASE II condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4987, Page 148, of the Public Records of Broward County, Florida, together with all appurtenances thereto, including an undivided interest in the Common Elements of said Condominium, set forth in the Declaration and limited Common Element being Parking Space 35.

The total amount owed to the ASSOCIATION, from the point of delinquency, is **\$3,320.50**. The breakdown of said amount is as follows:

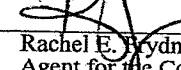
| <u>DESCRIPTION</u> | <u>AMOUNT</u> |
|---|---------------|
| Delinquent assessments from - 5/1/20 - 10/1/20 @ \$373.00 per month | \$2,238.00 |
| Late Fees from 6/17/20 - 9/17/20 @ \$25.00 per month | \$ 50.00 |
| Demand Letter - 7/7/20 | \$ 95.00 |
| Attorneys' Fees | \$ 871.00 |
| Certified Costs | \$ 16.10 |
| Costs | \$ 50.40 |

This Claim of Lien secures interest at the rate of 0% per annum plus late fees, if any, as well as costs and reasonable attorneys' fees incurred by the Association pursuant to, and as provided in, the recorded governing documents of the Association and Florida Statutes. Additionally, this Claim of Lien secures all assessments which come due, less any payments received, after the filing of this Claim of Lien, including all future assessments that come due through the transfer of title. For payoff information, please contact the undersigned Law Firm.

The record owners of this unit/parcel are: **Lennox Patterson and Sonia Patterson, his wife**

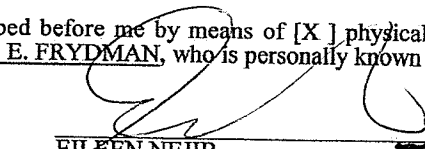
IN WITNESS WHEREOF, ASSOCIATION has caused this Claim of Lien to be executed on the 1st day of October, 2020.

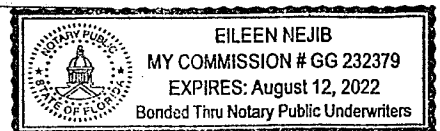
The Lakes of Inverrary Condominiums, Inc.
c/o The Frydman Law Group, PLLC
3111 N. University Drive, Suite #403
Coral Springs, FL 33065

BY: 
Rachel E. Frydman, Esq.
Agent for the Corporation

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing Claim of Lien was sworn to and subscribed before me by means of physical presence or online notarization, this 1st day of October, 2020, by RACHEL E. FRYDMAN, who is personally known to me or has produced a driver's license as identification.


EILEEN NEJIB
Notary Public, State of Florida
My Commission Expires:



CLAIM OF LIEN

Today's Date: 5/29/19

Invoice Number: 13161

Invoice Date: JULY 1, 2018

(STATE OF FLORIDA,
COUNTY OF BROWARD)

This Space Reserved for County Recorder Use

BEFORE ME, the undersigned authority, personally appeared Charles Faranda, City Manager of the City of LAUDERHILL, FLORIDA, A municipal corporation organized and existing under the laws of the State of Florida, and that in compliance with City of Lauderhill City Code Section 12-50, the CITY OF LAUDERHILL hereby imposes this LIEN for delinquent Local Business Tax, Fees and/or Penalties which are due and owing including recording fees in the total principal of:

ONE THOUSAND THREE HUNDRED TWENTY-TWO DOLLARS AND FORTY-SIX CENTS. (\$1,322.46) which there remains unpaid) which the City claims a lien pursuant to City Code Section 12-50(b) AGAINST THE PERSON OR ENTITY HERE IN NAMED AND ALSO UPON THE FOLLOWING REAL PROPERTY WHERE THE VIOLATION OCCURRED the following described real property in the City of Lauderhill, Broward County, Florida, and is described as follows:

NAME OF PERSON(S) OR ENTITY: PATTERSON, LENNOX & PATTERSON, SONIA

LEGAL DESCRIPTION: GARDEN LAKES OF INVERRARY PHASE II CONDO UNIT 310 BLDG 3

FOLIO: 4941 23 BB 0360

PROPERTY ADDRESS: 3330 SPANISH MOSS TERRACE #310, LAUDERHILL FL 33319

MAILING ADDRESS: 9061 NW 13 ST PLANTATION FL 33322

NOTE: This principal LIEN amount shall bear interest at a rate consistent with stator legal rate per annum plus incur any applicable fees or penalties which shall remain due. In addition, pursuant to Fl. Stat. 205.003 and 165.201 and Code section 12-50, you responsible for all collection fees, attorney's fees and administration fees necessary for collections efforts for this lien.

Affiant further states that the City is owed the amount stated for Local Business Taxes and/or Penalties which are required to be paid in order to conduct business within the City of Lauderhill. The amount is delinquent and due notice was initially given on or about (10/1/2018), prior to the imposition of said liens is claimed by one not in private with the owner that the City served its notice to owner on (7/1/2018) by US Mail

WITNESSES:

WITNESS #1 - Sign Name Here
Travis Johnson
Print Name Here

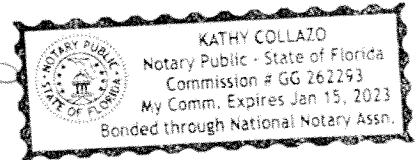
[Signature]
CHARLES FARANDA, City Manager
City of Lauderhill
5581 W. Oakland Park Blvd. Lauderhill, FL, 33313

WITNESS #2 - Sign Name Here
Fiona Jagroop
Print Name Here

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared CHARLES FARANDA, City Manager of Lauderhill, personally known to me to be the person described therein and who executed the foregoing instrument and acknowledge before me that he executed same. SWORN TO and SUBSCRIBED before me in the County and State as aforesaid this 5 day of June, 2019.

[Signature]
NOTARY PUBLIC, State of Florida
Print Name: Kathy Collazo
My Commission Expires:



State of Florida)
Broward County)

Return to:
City of Lauderhill Finance Dept.
5581 W Oakland Park
Lauderhill, FL 33313

I DO HEREBY CERTIFY the within is a true and correct copy of
The original of the City of Lauderhill, Broward County, Florida,
WITNESS my hand and Official Seal at Lauderhill, Florida, this

5 day of June, 2019
[Signature]

Andrea M. Anderson, City Clerk

CLAIM OF LIEN

Today's Date: 5/29/19

Invoice Number: 13161

Invoice Date: JULY 1, 2018

(STATE OF FLORIDA,
COUNTY OF BROWARD)

This Space Reserved for County Recorder Use

BEFORE ME, the undersigned authority, personally appeared Charles Faranda, City Manager of the City of LAUDERHILL, FLORIDA, A municipal corporation organized and existing under the laws of the State of Florida, and that in compliance with City of Lauderhill City Code Section 12-50, the CITY OF LAUDERHILL hereby imposes this LIEN for delinquent Local Business Tax, Fees and/or Penalties which are due and owing including recording fees in the total principal of:

ONE THOUSAND THREE HUNDRED TWENTY-TWO DOLLARS AND FORTY-SIX CENTS. (\$1,322.46) which there remains unpaid) which the City claims a lien pursuant to City Code Section 12-50(b) AGAINST THE PERSON OR ENTITY HERE IN NAMED AND ALSO UPON THE FOLLOWING REAL PROPERTY WHERE THE VIOLATION OCCURRED the following described real property in the City of Lauderhill, Broward County, Florida, and is described as follows:

NAME OF PERSON(S) OR ENTITY: PATTERSON, LENNOX & PATTERSON, SONIA

LEGAL DESCRIPTION: GARDEN LAKES OF INVERRARY PHASE II CONDO UNIT 310 BLDG 3

FOLIO: 4941 23 BB 0360

PROPERTY ADDRESS: 3330 SPANISH MOSS TERRACE #310, LAUDERHILL FL 33319

MAILING ADDRESS: 9061 NW 13 ST PLANTATION FL 33322

NOTE: This principal LIEN amount shall bear interest at a rate consistent with stator legal rate per annum plus incur any applicable fees or penalties which shall remain due. In addition, pursuant to Fl. Stat. 205.003 and 165.201 and Code section 12-50, you responsible for all collection fees, attorney's fees and administration fees necessary for collections efforts for this lien.

Affiant further states that the City is owed the amount stated for Local Business Taxes and/or Penalties which are required to be paid in order to conduct business within the City of Lauderhill. The amount is delinquent and due notice was initially given on or about (10/1/2018), prior to the imposition of said liens is claimed by one not in private with the owner that the City served its notice to owner on (7/1/2018) by US Mail

WITNESSES:

WITNESS #1 - Sign Name Here
Travis Johnson
Print Name Here

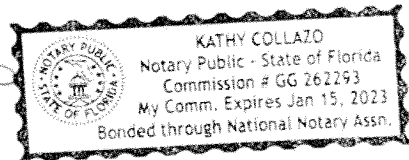
[Signature]
CHARLES FARANDA, City Manager
City of Lauderhill
5581 W. Oakland Park Blvd. Lauderhill, FL, 33313

WITNESS #2 - Sign Name Here
Fiona Jagroop
Print Name Here

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared CHARLES FARANDA, City Manager of Lauderhill, personally known to me to be the person described therein and who executed the foregoing instrument and acknowledge before me that he executed same. SWORN TO and SUBSCRIBED before me in the County and State as aforesaid this 5 day of June, 2019.

[Signature]
NOTARY PUBLIC, State of Florida
Print Name: Kathy Collazo
My Commission Expires:



State of Florida)
Broward County)

Return to:
City of Lauderhill Finance Dept.
5581 W Oakland Park
Lauderhill, FL 33313

I DO HEREBY CERTIFY the within is a true and correct copy of
The original of the City of Lauderhill, Broward County, Florida,
WITNESS my hand and Official Seal at Lauderhill, Florida, this

5 day of June, 2019
[Signature]

Andrea M. Anderson, City Clerk

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

DATE: September 1st, 2021
PROPERTY ID # 494123-BB-0360 (TD # 47185)

WARNING

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

LENNOX PATTERSON
3330 SPANISH MOSS TER APT 310
LAUDERHILL, FL 33319-5061

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3330 SPANISH MOSS TER APT 310 LAUDERHILL FL 33319-5061 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 September 30, 2021\$7,188.14
- Or
- * Estimated Amount due if paid by October 19, 2021\$7,283.28

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 20, 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: September 1st, 2021
PROPERTY ID # 494123-BB-0360 (TD # 47185)

WARNING

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

CITY OF LAUDERHILL FINANCE DEPT.
5581 W OAKLAND PARK
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3330 SPANISH MOSS TER APT 310 LAUDERHILL FL 33319-5061 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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www.broward.org/recordstaxestreasury

DATE: September 1st, 2021
PROPERTY ID # 494123-BB-0360 (TD # 47185)

WARNING

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

THE LAKES OF INVERRARY CONDOMINIUMS, INC. C/O PHOENIX MANAGEMENT SERVICES, INC.
4800 N. STATE ROAD SEVEN, #105
LAUDERDALE LAKES, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3330 SPANISH MOSS TER APT 310 LAUDERHILL FL 33319-5061 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 September 30, 2021\$7,188.14
- Or
- * Estimated Amount due if paid by October 19, 2021\$7,283.28

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 20, 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: September 1st, 2021
PROPERTY ID # 494123-BB-0360 (TD # 47185)

WARNING

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

ALESSANDRA STIVELMAN, ESQ., REGISTERED AGENT O/B/O THE LAKES OF
INVERRARY CONDOMINIUMS, INC.
4000 HOLLYWOOD BLVD SUITE 265-S
HOLLYWOOD, FL 33021

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3330 SPANISH MOSS TER APT 310
LAUDERHILL FL 33319-5061 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE
PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY
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FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND
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- Or
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LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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DATE: September 1st, 2021
PROPERTY ID # 494123-BB-0360 (TD # 47185)

WARNING

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

CITY OF LAUDERHILL
ATTN ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313-1411

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3330 SPANISH MOSS TER APT 310 LAUDERHILL FL 33319-5061 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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www.broward.org/recordstaxestreasury

DATE: September 1st, 2021
PROPERTY ID # 494123-BB-0360 (TD # 47185)

WARNING

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

LENNOX PATTERSON
9061 NW 13TH ST
PLANTATION, FL 33322-4915

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3330 SPANISH MOSS TER APT 310 LAUDERHILL FL 33319-5061 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: September 1st, 2021
PROPERTY ID # 494123-BB-0360 (TD # 47185)

WARNING

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

LENNOX PATTERSON
3360 SPANISH MOSS TER APT 303
LAUDERHILL, FL 33319-5008

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3330 SPANISH MOSS TER APT 310 LAUDERHILL FL 33319-5061 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

DATE: September 1st, 2021
PROPERTY ID # 494123-BB-0360 (TD # 47185)

WARNING

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

SONIA PATTERSON
3330 SPANISH MOSS TER APT 310
LAUDERHILL, FL 33319-5061

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DATE: September 1st, 2021
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WARNING

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SONIA PATTERSON
9061 NW 13TH ST
PLANTATION, FL 33322-4915

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www.broward.org/recordstaxestreasury

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\$ _____

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

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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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TD 47185 OCTOBER 2021 WARNING
LENNOX PATTERSON
3330 SPANISH MOSS TER APT 310
LAUDERHILL, FL 33319-5061

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TD 47185 OCTOBER 2021 WARNING
CITY OF LAUDERHILL FINANCE DEPT.
5581 W OAKLAND PARK
LAUDERHILL, FL 33313

7020 1A10 0000 1308 3099

U.S. Postal Service™
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TD 47185 OCTOBER 2021 WARNING
THE LAKES OF INVERRARY CONDO, INC.
C/O PHOENIX MGMT SVCS, INC.
4800 N. STATE ROAD SEVEN, #105
LAUDERDALE LAKES, FL 33319

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

See Reverse for Instructions

7020 1810 0000 1308 3105

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TD 47185 OCTOBER 2021 WARNING
ALESSANDRA STIVELMAN, ESQ., REG AGENT O/B/O
THE LAKES OF INVERRARY CONDO, INC.
4000 HOLLYWOOD BLVD SUITE 265-S
HOLLYWOOD, FL 33021

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

See Reverse for Instructions

7020 1810 0000 1308 3112

U.S. Postal Service™
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| Extra Services & Fees (check box, add fee as appropriate) | |
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Sent

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TD 47185 OCTOBER 2021 WARNING

CITY OF LAUDERHILL

ATTN ANA SANCHEZ

5581 W OAKLAND PARK BLVD

LAUDERHILL, FL 33313-1411

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

See Reverse for Instructions

7020 1810 0000 1308 3129

7020 1810 0000 1308 3136

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OFFICIAL USE

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Total

TD 47185 OCTOBER 2021 WARNING

\$ _____

Sent

SONIA PATTERSON

Street

9061 NW 13TH ST

City

PLANTATION, FL 33322-4915

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

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OFFICIAL USE

Certified Mail Fee

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

- Return Receipt (hardcopy) \$ _____
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TD 47185 OCTOBER 2021 WARNING
LENNOX PATTERSON
9061 NW 13TH ST
PLANTATION, FL 33322-4915

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7020 1610 0000 1308 3150

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

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

OFFICIAL USE

Certified Mail Fee

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

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TD 47185 OCTOBER 2021 WARNING
LENNOX PATTERSON
3360 SPANISH MOSS TER APT 303
LAUDERHILL, FL 33319-5008

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

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OFFICIAL USE

Certified Mail Fee

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

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TD 47185 OCTOBER 2021 WARNING
SONIA PATTERSON
3330 SPANISH MOSS TER APT 310
LAUDERHILL, FL 33319-5061

7020 1810 0000 1308 3167

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 47185 OCTOBER 2021 WARNING
ALESSANDRA STIVELMAN, ESQ., REG AGENT O/B/O
THE LAKES OF INVERRARY CONDO, INC.
4000 HOLLYWOOD BLVD SUITE 265-S
HOLLYWOOD, FL 33021



9590 9402 6146 0209 0984 58

2. Article Number (Transfer from service label)

7020 1810 0000 1308 3112

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Marta Battle

- Agent
- Addressee

B. Receiver (Printed Name)

C. Date of Delivery

9/7/21

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

3. Service Type


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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47185 OCTOBER 2021 WARNING
 CITY OF LAUDERHILL
 ATTN ANA SANCHEZ
 5581 W OAKLAND PARK BLVD
 LAUDERHILL, FL 33313-1411



9590 9402 6146 0209 0984 41

2. Article Number (Transfer from service label)

7020 1810 0000 1308 3129

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *T. Brown* Agent
 Addressee

B. Received by (Printed Name)
C19 1332 A

C. Date of Delivery
9.7.21

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"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery | |

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- 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 47185 OCTOBER 2021 WARNING
 CITY OF LAUDERHILL FINANCE DEPT.
 5581 W OAKLAND PARK
 LAUDERHILL, FL 33313



9590 9402 6146 0209 0977 58

2. Article Number (Transfer from carrier label)

7020 1810 0000 1308 3099

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X T. Brown

B. Received by (Printed Name) Agent
C19 1332 Au

C. Date of Delivery
9-7-2021

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

3. Service Type

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

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 47185 OCTOBER 2021 WARNING
 LENNOX PATTERSON
 3360 SPANISH MOSS TER APT 303
 LAUDERHILL, FL 33319-5008**



9590 9402 6146 0209 0976 35

2. Article Number (Transfer from service label)

7020 1810 0000 1308 3150

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

| | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery (00) | |