

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: 06/16/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 06/10/2021

CERTIFICATE # 2018-5795

ACCOUNT # 494123GB0060

ALTERNATE KEY # 238301

TAX DEED APPLICATION # 47187

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 No. 106 of CONDOMINIUM I-8 OF THE MANORS OF INVERRARY, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 5954, Page 776, of the Public Records of Broward County, as amended, together with an undivided interest in the common elements appurtenant thereto.

PROPERTY ADDRESS: 4170 INVERRARY DRIVE #106, LAUDERHILL FL 33319

OWNER OF RECORD ON CURRENT TAX ROLL:

JOHN A CIOL

4170 INVERRARY DR UNIT 106

LAUDERHILL, FL 33319 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JOHN A. CIOL

OR: 34338, Page: 1265

4170 INVERRARY DRIVE #106

LAUDERHILL, FL 33319 (Per Deed)

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.

Instrument: 113997248

5581 W OAKLAND PARK

LAUDERHILL, FL 33313 (Per Lien)

LESWILL INVESTMENT CORP.

Instrument: 115477307

20764 WEST DIXIE HIGHWAY

AVENTURA, FL 33180 (Per Lien)

CLIFFORD B AIN, REGISTERED AGENT
O/B/O LESWILL INVESTMENT CORP.
20764 WEST DIXIE HIGHWAY
AVENTURA, FL 33180 (Per Sunbiz. Declaration of Land Use and Lease Agreement recorded in 5592-1.)

THE MANORS OF INVERRARY
CONDOMINIUM I ASSOCIATION, INC.
4162 INVERRARY DRIVE
LAUDERHILL, FL 33319 (Per Lien and Sunbiz) Instrument: 117251142

THE MANORS OF INVERRARY
CONDOMINIUM I ASSOCIATION, INC.
DANIEL WASSERSTEIN, ESQ.
WASSERSTEIN, P.A.
301 YAMATO ROAD SUITE 2199
BOCA RATON, FL 33431 (Per Lis Pendens) Instrument: 117343173

WASSERSTEIN, P.A., REGISTERED AGENT
O/B/O THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC.
301 YAMATO ROAD, SUITE 2199
BOCA RATON, FL 33431 (Per Sunbiz. Declaration recorded in 5954-776.)

ORACLE ELEVATOR SERVICES, INC.
5451 NW 24TH ST #5
MARGATE, FL 33063 (Per Notice of Commencement) Instrument: 117301213

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 23 GB 0060

CURRENT ASSESSED VALUE: \$22,050

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed

OR: 27471, Page: 815

Notice

OR: 34338, Page: 1277

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

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

Kim Pickett

Title Examiner



MARTY KIARD
BR  **WARD**
 COUNTY
 PROPERTY APPRAISER

| | | | |
|-------------------------------|--|----------------|-----------------|
| Site Address | 4170 INVERRARY DRIVE #106, LAUDERHILL FL 33319 | ID # | 4941 23 GB 0060 |
| Property Owner | CIOL, JOHN A | Millage | 1912 |
| Mailing Address | 4170 INVERRARY DR UNIT 106 LAUDERHILL FL 33319 | Use | 04 |
| Abbr Legal Description | THE MANORS OF INVERRARY I-8 CONDO UNIT 106 PER CDO BK/PG: 5954/776 | | |

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 | \$4,740 | \$42,700 | \$47,440 | \$22,050 | | | | |
| 2019 | \$4,150 | \$37,320 | \$41,470 | \$21,560 | \$888.00 | | | |
| 2018 | \$3,680 | \$33,120 | \$36,800 | \$21,160 | \$698.00 | | | |
| 2020 Exemptions and Taxable Values by Taxing Authority | | | | | | | | |
| | County | School Board | Municipal | Independent | | | | |
| Just Value | \$47,440 | \$47,440 | \$47,440 | \$47,440 | | | | |
| Portability | 0 | 0 | 0 | 0 | | | | |
| Assessed/SOH 04 | \$22,050 | \$22,050 | \$22,050 | \$22,050 | | | | |
| Homestead 100% | \$22,050 | \$22,050 | \$22,050 | \$22,050 | | | | |
| 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 | 0 | 0 | 0 | 0 | | | | |
| Sales History | | | | Land Calculations | | | | |
| Date | Type | Price | Book/Page or CIN | Price | Factor | Type | | |
| 12/23/2002 | WD | \$49,000 | 34338 / 1265 | | | | | |
| 12/15/1997 | WD | \$24,700 | 27471 / 815 | | | | | |
| 8/1/1980 | WD | \$44,000 | 9070 / 676 | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | Adj. Bldg. S.F. | | 783 | | |
| | | | | Units/Beds/Baths | | 1/1/1.5 | | |
| | | | | Eff./Act. Year Built: | | 1975/1974 | | |
| Special Assessments | | | | | | | | |
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 19 | | | | | LG | | | |
| R | | | | | | | | |
| 1 | | | | | | | | |

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #47187

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:

JOHN A. CIOL
4170 INVERRARY DRIVE #106
LAUDERHILL, FL 33319

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

LESWILL INVESTMENT CORP.
20764 WEST DIXIE HIGHWAY
AVENTURA, FL 33180

THE MANORS OF INVERRARY
CONDOMINIUM I ASSOCIATION,
INC.
4162 INVERRARY DRIVE
LAUDERHILL, FL 33319

THE MANORS OF INVERRARY
CONDOMINIUM I ASSOCIATION,
INC. DANIEL WASSERSTEIN,
ESQ. WASSERSTEIN, P.A.
301 YAMATO ROAD SUITE 2199
BOCA RATON, FL 33431

CLIFFORD B AIN, REGISTERED
AGENT O/B/O LESWILL
INVESTMENT CORP.
20764 WEST DIXIE HIGHWAY
AVENTURA, FL 33180

ORACLE ELECTRICAL
SERVICES, INC.
5451 NW 24TH ST STE 5
MARGATE, FL 33063-7775

WASSERSTEIN, P.A.,
REGISTERED AGENT O/B/O
THE MANORS OF INVERRARY
CONDOMINIUM I ASSOCIATION,
INC.
301 YAMATO ROAD, SUITE 2199
BOCA RATON, FL 33431

BROWARD COUNTY CLERK OF
THE COURTS
201 SE 6TH ST RM 18150
FT LAUDERDALE, FL 33301-
3303

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

WARD, DAMON, POSNER,
PHETERSON & BLEAU
4420 BEACON CIR
WEST PALM BEACH, FL
33407-3281

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 47187

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-GB-0060
Certificate Number: 5795
Date of Issuance: 05/23/2019
Certificate Holder: ATCF II FLORIDA-A LLC
Description of Property: THE MANORS OF INVERRARY I-8
CONDO UNIT 106
PER CDO BK/PG: 5954/776

Name in which assessed: CIOL,JOHN A
Legal Titleholders: CIOL,JOHN A
4170 INVERRARY DR UNIT 106
LAUDERHILL, FL 33319

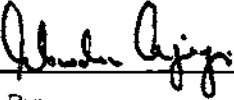
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 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:

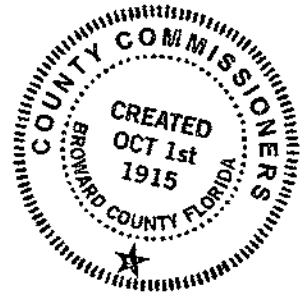
broward.deedauction.net
**Pre-registration is required to bid.*

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: 14162.65

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Description of Property: THE MANORS OF INVERRARY I-8
CONDO UNIT 106
PER CDO BK/PG: 5954/776

Unit No. 106 of CONDOMINIUM I-8 OF THE MANORS OF INVERRARY, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 5954, Page 776, of the Public Records of Broward County, as amended, together with an undivided interest in the common elements appurtenant thereto.

Name in which assessed: CIOL,JOHN A

Legal Titleholders: CIOL,JOHN A
4170 INVERRARY DR UNIT 106
LAUDERHILL, FL 33319

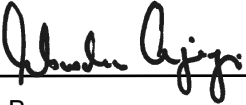
All of said property being in the County of Broward, State of Florida.

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

Dated this 15th 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: 14499.65

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 // 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

47187
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 5795

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.

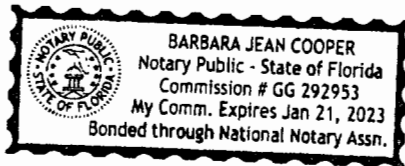
Scherrie A Thomas

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 47187**

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Certificate Holder:

ATCF II FLORIDA-A LLC

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CONDO UNIT 106
PER CDO BK/PG: 5954/776

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tenant thereto.

Name in which assessed:

CIOL, JOHN A

Legal Titleholders:

CIOL, JOHN A

4170 INVERRARY DR UNIT 106
LAUDERHILL, FL 33319

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 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 15th day of July, 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: 14499.65

401-314

9/16-23-30 10/7 21-19/0000550142B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21042771

Broward County, FL VS John A Ciol

RETURN OF SERVICE



Court Case # TD 47187

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: **John A Ciol 4170 Inverrary Drive #106 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: 8:28 AM

On John A Ciol 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

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: Mark Tutton CCN 19009
M. Tutton, #19009

D.S.

RECEIPT INFORMATION

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

EXECUTION COSTS

DEMAND/LEVY INFORMATION

| | |
|-----------------------|--------|
| Judgment Date | n/a |
| Judgment Amount | \$0.00 |
| Current Interest Rate | 0.00% |
| Interest Amount | \$0.00 |
| Liquidation Fee | \$0.00 |
| Sheriff's Fees | \$0.00 |
| Sheriff's Cost | \$0.00 |
| Total Amount | \$0.00 |

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494123-GB-0060 (TD #47187)

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\$3,431.55

Or

* Amount due if paid by October 19, 2021\$3,474.65

*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

CIOL, JOHN A
4170 INVERRARY DR #106
LAUDERHILL, FL 33319

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

97-675537 T#001
12-29-97 04:37PM
\$ 172.90
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY
COUNTY ADMIN.

Prepared By:
Record and Return To:
Joanne Carpenter
SUN TITLE & ABSTRACT CO.
210 N. UNIVERSITY DRIVE, #208
CORAL SPRINGS, FL 33071
97-20253
HURLEY/MALLIN

W/c

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this 15th day of December, 1997 BETWEEN BEATRICE MALLIN, A SINGLE WOMAN, as Sellers whose address is 7530 ASHMONT CIRCLE, #209, TAMARAC, FL, GRANTOR*, and LINDA KAREN HURLEY, A SINGLE WOMAN, as GRANTEE*, of 4170 INVERRARY DRIVE, #106, FORT LAUDERDALE, FL 33319.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 grantee and grantee's heirs forever the following described land located in the County of BROWARD, State of Florida, to-wit:

UNIT 106 OF THE MANORS OF INVERRARY CONDOMINIUM I, BUILDING 8, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 5954, PAGE 776 ET SEQ., OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

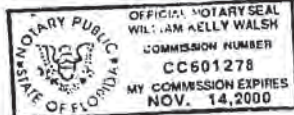
William Kelly Walsh
PRINT William Kelly Walsh

Beatrice Mallin
BEATRICE MALLIN

Joanne M Carpenter
PRINT Joanne Carpenter

COUNTY OF Broward
STATE OF Florida

I HEREBY CERTIFY that on this 15th day of December, 1997, before me, an officer duly qualified to take acknowledgements, personally appeared: BEATRICE MALLIN, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.



William Kelly Walsh

NOTARY PUBLIC
COMMISSION EXPIRATION:

BK271471PG0815

✓
② *W*

The Manors of Inverrary
Condominium I Association, Inc.
4162 Inverrary Drive
Lauderhill, Florida 33319
(305) 485-2115



Ms. Linda Hurley
3715 Turtle Run Blvd. #215
Pompano Beach, Fl. 33067

Date November 26, 1997

Dear Ms Hurley,

This is to advise you that the Board of Directors of The Manors of Inverrary Condominium I Association, Inc. has approved your purchase of apartment unit # 106, Building # 4758, at 4170 Inverrary Drive, Lauderdale, Florida 33319, from Bea Mallin.

Sincerely,

Phil Skaler v.p.

Phil Skaler

BK 27471 PG 0816

STATE OF FLORIDA
COUNTY OF BROWARD:

BEFORE ME personally appeared Phil Skaler and Milton Koff, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as directors of the above named corporation and severally acknowledged to and before me that they executed such instrument as such directors of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 10th day of December 1997.

Teri L Burgess
Notary Public

My Commission Expires:

OFFICIAL NOTARY SEAL
TERI L BURGESS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC596418
MY COMMISSION EXP. OCT. 27, 2000

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



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

Detail by Entity Name

Florida Not For Profit Corporation

THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC.

Filing Information

Document Number 727138
FEI/EIN Number 23-7441077
Date Filed 08/08/1973
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 05/13/2019
Event Effective Date NONE

Principal Address

4162 INVERRARY DRIVE
 LAUDERHILL, FL 33319

Mailing Address

4162 INVERRARY DRIVE
 LAUDERHILL, FL 33319

Changed: 03/30/2012

Registered Agent Name & Address

WASSERSTEIN, P.A.
 301 YAMATO ROAD, SUITE 2199
 BOCA RATON, FL 33431

Name Changed: 12/14/2020

Address Changed: 12/14/2020

Officer/Director Detail

Name & Address

Title Director

FRANCISCO, KATIUSKA
 4162 Inverrary Dr
 LAUDERHILL, FL 33319

Title VP

SPARKS, DWAYNE
4162 Inverrary Dr
Lauderhill, FL 33319

Title Treasurer

JEAN, POLIARD
4162 Inverrary Dr
LAUDERHILL, FL 33319

Title Secretary

GRANT, PHYLLIS
4162 Inverrary Dr
LAUDERHILL, FL 33319

Title DIRECTOR

SINCLAIR, DAVE
4162 Inverrary Dr
Lauderhill, FL 33319

Title PRESIDENT

WILLIAMS, MICHAEL
4162 INVERRARY DRIVE
LAUDERHILL, FL 33319

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2020 | 03/09/2020 |
| 2020 | 05/12/2020 |
| 2021 | 01/27/2021 |

Document Images

| | |
|---|--|
| 01/27/2021 -- ANNUAL REPORT | View image in PDF format |
| 12/14/2020 -- Reg. Agent Change | View image in PDF format |
| 05/12/2020 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 03/09/2020 -- ANNUAL REPORT | View image in PDF format |
| 05/13/2019 -- Amendment | View image in PDF format |
| 03/07/2019 -- ANNUAL REPORT | View image in PDF format |
| 03/13/2018 -- ANNUAL REPORT | View image in PDF format |
| 10/09/2017 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 05/22/2017 -- ANNUAL REPORT | View image in PDF format |
| 03/02/2016 -- ANNUAL REPORT | View image in PDF format |
| 04/14/2015 -- ANNUAL REPORT | View image in PDF format |
| 03/06/2014 -- ANNUAL REPORT | View image in PDF format |

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[09/27/2012 -- Amendment](#)

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[03/31/2011 -- ANNUAL REPORT](#)

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[08/02/2010 -- Amendment](#)

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[04/26/2010 -- Reg. Agent Change](#)

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[04/03/1995 -- ANNUAL REPORT](#)

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Case Number: CACE-21-011549 Division: 25
Filing # 128604199 E-Filed 06/11/2021 03:10:51 PM

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

THE MANORS OF INVERRARY
CONDOMINIUM I ASSOCIATION, INC.,

Plaintiff,

v.

JOHN A. CIOL, UNKNOWN SPOUSE OF
JOHN A. CIOL, UNKNOWN TENANT IN
POSSESSION #1, UNKNOWN TENANT IN
POSSESSION #2,

Defendants.

CASE NO.:
DIVISION:

NOTICE OF LIS PENDENS

TO DEFENDANTS: JOHN A. CIOL, UNKNOWN SPOUSE OF JOHN A. CIOL, UNKNOWN
TENANT IN POSSESSION #1, UNKNOWN TENANT IN POSSESSION #2
AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED of the institution of this action by the Plaintiff against you to
foreclose a Claim of Lien on the following real property located in Broward County, Florida:

**UNIT NO. 106 OF CONDOMINIUM I-8 OF THE MANORS OF INVERRARY, A
CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM
RECORDED IN O.R. BOOK 5954, PAGE 776, AND ALL EXHIBITS AND
AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.**

Street Address: 4170 Inverrary Drive, Unit 106, Lauderhill, FL 33319.

DATED this 11th day of June, 2021.

WASSERSTEIN, P.A.
301 Yamato Road
Suite 2199
Boca Raton, Florida 33431
Tel.: (561) 288-3999
Primary E-Mail: danw@wassersteinpa.com

By: /s Daniel Wasserstein
DANIEL WASSERSTEIN, ESQ.
Florida Bar No. 42840



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

Detail by Entity Name

Florida Profit Corporation

LESWILL INVESTMENT CORP.

Filing Information

| | |
|-----------------------------|---------------------|
| Document Number | P93000063181 |
| FEI/EIN Number | 65-0444407 |
| Date Filed | 09/10/1993 |
| State | FL |
| Status | ACTIVE |
| Last Event | CANCEL ADM DISS/REV |
| Event Date Filed | 06/08/2009 |
| Event Effective Date | NONE |

Principal Address

20764 WEST DIXIE HIGHWAY
AVENTURA, FL 33180

Changed: 06/08/2009

Mailing Address

20764 WEST DIXIE HIGHWAY
AVENTURA, FL 33180

Changed: 06/08/2009

Registered Agent Name & Address

AIN, CLIFFORD B
20764 WEST DIXIE HIGHWAY
AVENTURA, FL 33180

Name Changed: 06/08/2009

Address Changed: 06/08/2009

Officer/Director Detail

Name & Address

Title PD

LESNIAK, IRWIN
5435 DE TERREBONNE, SUITE 101
MONTREAL, PQ CA

Title SD

LESNIAK, STANLEY
10893 KING BAY DRIVE
BOCA RATON, FL 33498-4550

Title VD

WILDSTEIN, LEON
1 WESTMOUNT SQUARE, SUITE 1250
WESTMOUNT, QUEBEC, CA H3Z 2P9 CA

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2019 | 01/25/2019 |
| 2020 | 06/02/2020 |
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Document Images

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| 02/16/2018 -- ANNUAL REPORT | View image in PDF format |
| 01/19/2017 -- ANNUAL REPORT | View image in PDF format |
| 02/18/2016 -- ANNUAL REPORT | View image in PDF format |
| 04/16/2015 -- ANNUAL REPORT | View image in PDF format |
| 01/14/2014 -- ANNUAL REPORT | View image in PDF format |
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| 01/24/2012 -- ANNUAL REPORT | View image in PDF format |
| 01/21/2011 -- ANNUAL REPORT | View image in PDF format |
| 02/11/2010 -- ANNUAL REPORT | View image in PDF format |
| 06/08/2009 -- REINSTATEMENT | View image in PDF format |

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|---|--|
| 09/09/2009 -- RENEWAL STATEMENT | View image in PDF format |
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| 04/14/2006 -- ANNUAL REPORT | View image in PDF format |
| 04/04/2005 -- ANNUAL REPORT | View image in PDF format |
| 04/26/2004 -- ANNUAL REPORT | View image in PDF format |
| 04/14/2003 -- ANNUAL REPORT | View image in PDF format |
| 05/19/2002 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2001 -- ANNUAL REPORT | View image in PDF format |
| 03/28/2000 -- ANNUAL REPORT | View image in PDF format |
| 05/10/1999 -- ANNUAL REPORT | View image in PDF format |
| 06/18/1998 -- ANNUAL REPORT | View image in PDF format |
| 02/13/1997 -- ANNUAL REPORT | View image in PDF format |
| 03/26/1996 -- ANNUAL REPORT | View image in PDF format |
| 02/27/1995 -- ANNUAL REPORT | View image in PDF format |

Prepared by

Joseph L. Kohn, Esq.
210 University Drive, Ste 301
Coral Springs, Florida 33071
SS# - GRANTEE 1: - -

RETURN TO:

PETER N. HANNA
500 S.E. 12TH STREET
FORT LAUDERDALE, FL 33316

WARRANTY DEED

File No.: 221417-JKS

THIS INDENTURE, made this 23 day of December, A.D. 2002 between

LINDA KAREN OHAB, a married woman, FORMLEY KNOWN AS LINDA KAREN HURLEY JOINED BY HER SPOUSE and RASHEED M. OHAB as Grantor*, whose address is: 6252 Willoughby Crk., Lake Lake FL 33463 and

JOHN A. Ciol

as Grantee*, whose address is: 4170 INVERRARY DRIVE #106, LAUDERHILL, FLORIDA 33319

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Broward, State of Florida, to-wit:

UNIT NO. 106 OF CONDOMINIUM I-8 OF THE MANORS OF INVERRARY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 5954, PAGE 776; AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Property Tax ID Number: 19123-GB-00600

SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for 2002 and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses

(WITNESS 1)

SIGN AND PRINT NAME

[Signature]

(WITNESS 2)

SIGN AND PRINT NAME

[Signature]
Janet Mercado

[Signature]
LINDA KAREN OHAB

[Signature]
RASHEED M. OHAB

State of FLORIDA
County of BROWARD

The foregoing instrument was acknowledged before me on this 23 day of December, 2002 by LINDA KAREN OHAB, a married woman and RASHEED M. OHAB, who is known to me or who has produced Dm Lia as identification and did _____ take an oath.

My Commission Expires:

(SEAL)

NOTARY PUBLIC
PRINT OR TYPE NAME: Joh L K



5

THIS INSTRUMENT PREPARED BY:

Daniel Wasserstein, Esq.
WASSERSTEIN, P.A.
301 Yamato Road, Suite 2199
Boca Raton, Florida 33431

CLAIM OF LIEN

KNOW ALL MEN BY THESE PRESENTS THAT: The Manors of Inverrary Condominium I Association, Inc., a Florida not-for-profit corporation, whose mailing address is c/o 4162 Inverrary Drive, Lauderhill, FL 33319, claims this lien against the following property:

UNIT NO. 106 OF CONDOMINIUM I-8 OF THE MANORS OF INVERRARY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 5954, PAGE 776, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Street Address: **4170 Inverrary Drive, Unit 106, Lauderhill, FL 33319.**

Record title to such property is currently held by **John A. Ciol.**

The total amount due to the Association is **\$9,671.68**, as follows:


| | |
|--|------------|
| Account Balance as of 9/30/19 | (\$171.49) |
| Quarterly Assessment (1 at \$1,180.81) beginning 10/1/19 through 12/31/19 | \$1,180.81 |
| Quarterly Assessments (5 at \$1,178.56) beginning 1/1/20 through 3/31/21 | \$5,892.80 |
| Quarterly Assessment (1 at \$1,175.64) beginning 4/1/21 through 4/23/21 | \$1,175.64 |
| Interest at 10% per year on Quarterly Assessments from 10/1/19 through 4/23/21 | \$633.92 |
| Attorney's Fees | \$950.00 |
| Recording Cost for Claim of Lien | \$10.00 |

This Claim of Lien shall also secure all unpaid assessments, interest, late fees (if any), reasonable costs and attorney's fees that are due and that may accrue subsequent to the recording of this Claim of Lien and through the entry of a final judgment.

The total amount due and owing to the Association as referenced in this Claim of Lien remains outstanding as of April 23, 2021.

Dated this 23rd day of April, 2021.

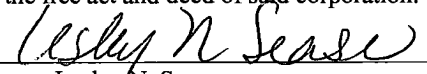
The Manors of Inverrary Condominium Association, Inc.

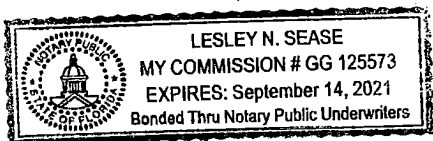
By: 
Daniel Wasserstein, Esq.,
Attorney and Agent of the Association

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

BEFORE ME, the undersigned authority, personally appeared Daniel Wasserstein as Attorney and Agent of The Manors of Inverrary Condominium Association, Inc. who is personally known to me, who did take an oath and who acknowledged before me by means of physical presence, this 23rd day of April, 2021, that he executed the above Claim of Lien as such Attorney and Agent of said corporation, and that the same is the free act and deed of said corporation.

My Commission Expires:

/s/ 
Print Name: Lesley N. Sease
NOTARY PUBLIC, State of Florida



①

THIS INSTRUMENT PREPARED BY:
Michael J Posner, Esq.
Ward Damon
4420 Beacon Circle
West Palm Beach, Florida 33407

CLAIM OF LIEN

TO: John A. Ciol, 4170 Inverrary Drive, #106, Lauderdale, Florida 33319 (the "Owner") and to whom else it may concern:

Notice is hereby given that the Leswill Investment Corp. (the "Lienor"), 20764 West Dixie Highway, Aventura, Florida 33180 has and claims a lien for unpaid quarterly assessments ("Rent") pursuant to the Declaration of Land Use and Lease Agreement, recorded in Official Records Book 5592, Page 1, et seq. of the Public Records of Broward County, Florida (the "Declaration").

1. Lienor's attorneys are Ward, Damon, Posner, Pheterson & Bleau with an address of 4420 Beacon Circle, West Palm Beach, Florida 33407.

2. The name of the owner of the property, hereinafter described, against whose interest Lienor claims a lien, is the Owner set forth above.

3. The property subject to the lien claimed herein is described as follows, to-wit:

Unit No. 106 of CONDOMINIUM I-8 OF THE MANORS OF INVERRARY, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 5954, Page 776, of the Public Records of Broward County, Florida, as amended, together with an undivided interest or share in the common elements appurtenant thereto (the "Property") PCN: 4941 23 GB 0060

4. As provided in the Declaration, the Owner of the Property is liable for the Assessment Rent due on the Dwelling Unit.

5. As provided in the Declaration, amounts assessed as Rent remaining unpaid constitute a lien against the Property with respect to which the assessment was made.

2

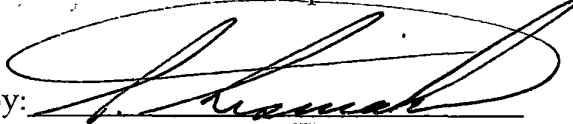
6. Assessment Rents, plus interest, attorney's fees and costs remain due and owing with respect to the Property as follows:

| <u>Type:</u> | <u>Amount</u> |
|--|-----------------|
| Quarterly Assessments (07/1/17 - 12/31/18) | 450.00 |
| Past due interest through 10/01/18 | 32.54 |
| Attorney's Fees | 420.00 |
| Lien Release Fee | 300.00 |
| Costs (recording, postage, etc.) | <u>55.50</u> |
| Total | \$ 1,258.04 |

7. The undersigned, acting on behalf of the Lienor claims a lien on the Property until all sums for unpaid Rent, interest, attorney's fees and costs thereon, as well as all future Rents, fees and costs, plus a release of lien fee that accrue subsequent to the date of the recording of this lien are paid in full.

Dated: ~~October~~ 16, 2018
Nov

Leswill Investment Corp.

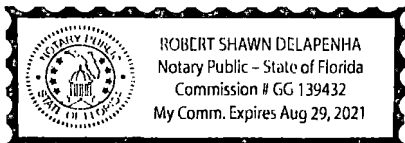
By: 
Stanley Lesniak, Secretary

STATE OF FLORIDA; COUNTY OF Broward) ss:

I HEREBY CERTIFY that on this day, sworn to and subscribed before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Stanley Lesniak, Secretary of Leswill Investment Corp., to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 16 day of ~~October~~ Nov, 2018.

My Commission Expires:




Notary Public, State of Florida at Large

RETURN TO:

PETER N. HANNA
500 S.E. 12TH STREET
FORT LAUDERDALE, FL 33316

The Manors of Inverrary
Condominium I Association, Inc.
4162 Inverrary Drive
Lauderhill, Florida 33319
(305) 485-2115

Date December 12, 2002

Mr. John Ciol

Dear Mr. Ciol

This is to advise you that the Board of Directors of The Manors of Inverrary Condominium I Association, Inc. has approved your purchase of apartment unit # 106, Building # 8, at 1170 Ms. Hurley Inverrary Drive, Lauderhill, Florida 33319, from

Sincerely,



STATE OF FLORIDA
COUNTY OF BROWARD:

BEFORE ME personally appeared Joseph Soifer and Edgar Rosenwasser, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as directors of the above named corporation and severally acknowledged to and before me that they executed such instrument as such directors of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 17th day of December 2002.


Notary Public

My Commission Expires:



AFTER RECORDING - RETURN TO:

Name: _____
Address: _____

PERMIT NUMBER: _____

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 manors BLOCK _____ TRACT _____ LOT _____ BLDG _____ UNIT _____
Parking lot

2. GENERAL DESCRIPTION OF IMPROVEMENT: new light poles

3. OWNER INFORMATION: a. Name MANORS Town Homes Condo Association

b. Address 4162 Inverry Dr, Lauderdale Hill, FL 33319 c. Interest in property _____

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

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:
Oracle Electrical Services, Inc 5451 NW 24Th St#5, Margate, FL 33063 954 588 1089

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

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

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by 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]
Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager

Horace Murphy, President
Print Name and Provide Signatory's Title/Office

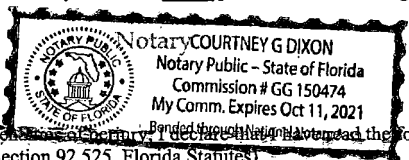
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 25 day of May, 2021

By Horace Murphy as President
(name of person) (type of authority, ...e.g. officer, trustee, attorney in fact)

For Manors Townhouse Condo
(name of party on behalf of whom instrument was executed)

Personally known or _____ produced the following type of identification: _____



[Signature]
(Signature of Notary Public)

Under Penalty 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]
Signature(s) of Owner(s) or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above:
By _____

This Space Reserved for County Recorder Use

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

Today's Date: JUNE 16, 2016

Invoice Number: 20112

Invoice Date: JULY 1, 2015

STATE OF FLORIDA,

COUNTY OF BROWARD:

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, 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:

FIVE HUNDRED FORTY SEVEN DOLLARS AND FORTY FIVE 45/100 CENT(S), (\$547.45) 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: MANORS OF INVERRARY CONDO I ASSN INC % FLORIDA COMM LAW

LEGAL DESCRIPTION: MANORS OF INVERRARY 1-9 CONDO UNIT 207

FOLIO #: 4941 23 GC 0170

PROPERTY ADDRESS WHERE VIOLATION OCCURRED: 4168 INVERRARY DRIVE 207, LAUDERHILL

MAILING ADDRESS: 1000 E HALLANDALE BCH BLVD STE B HALLANDALE BEACH FL 33009

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

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, 2014), 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, 2014 by: U.S. Mail.

WITNESSES:

Juli M Bay
WITNESS #1 - Sign Name Here

Juli M Bay
Print Name Here

Regina Anderson
WITNESS #2 - Sign Name Here

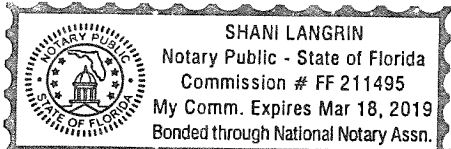
Regina Anderson
Print Name Here

Charles Faranda
CHARLES FARANDA, City Manager
City of Lauderhill
5581 W. Oakland Park Blvd. Lauderhill, FL, 33313

STATE OF FLORIDA:
COUNTY OF BROWARD:

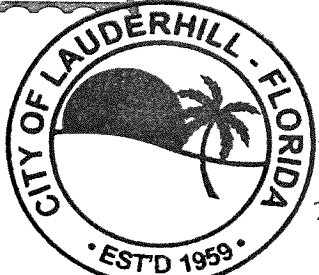
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared CHARLES FARANDA, City Manager of Lauderhill, personally known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same. SWORN TO and SUBSCRIBED before me in the County and State as aforesaid this 27 day of June 2016.

Shani Langrin
NOTARY PUBLIC, State of Florida
Print Name: Shani Langrin
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

27 day of June 2016
Andrea M. Anderson
Andrea M. Anderson, City Clerk

DATE: September 1st, 2021
PROPERTY ID # 494123-GB-0060 (TD # 47187)

WARNING

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

JOHN A. CIOL
4170 INVERRARY DRIVE #106
LAUDERHILL, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4170 INVERRARY DR #106 LAUDERHILL FL 33319 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

- * Estimated Amount due if paid by September 30, 2021\$3,431.55
- Or
- * Estimated Amount due if paid by October 19, 2021\$3,474.65

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-GB-0060 (TD # 47187)

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

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

DATE: September 1st, 2021
PROPERTY ID # 494123-GB-0060 (TD # 47187)

WARNING

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LESWILL INVESTMENT CORP.
20764 WEST DIXIE HIGHWAY
AVENTURA, FL 33180

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DATE: September 1st, 2021
PROPERTY ID # 494123-GB-0060 (TD # 47187)

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THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC.
4162 INVERRARY DRIVE
LAUDERHILL, FL 33319

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THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC. DANIEL
WASSERSTEIN, ESQ. WASSERSTEIN, P.A.
301 YAMATO ROAD SUITE 2199
BOCA RATON, FL 33431

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DATE: September 1st, 2021
PROPERTY ID # 494123-GB-0060 (TD # 47187)

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CLIFFORD B AIN, REGISTERED AGENT O/B/O LESWILL INVESTMENT CORP.
20764 WEST DIXIE HIGHWAY
AVENTURA, FL 33180

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

DATE: September 1st, 2021
PROPERTY ID # 494123-GB-0060 (TD # 47187)

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ORACLE ELECTRICAL SERVICES, INC.
5451 NW 24TH ST STE 5
MARGATE, FL 33063-7775

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

DATE: September 1st, 2021
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WASSERSTEIN, P.A., REGISTERED AGENT O/B/O THE MANORS OF INVERRARY
CONDOMINIUM I ASSOCIATION, INC.
301 YAMATO ROAD, SUITE 2199
BOCA RATON, FL 33431

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

DATE: September 1st, 2021
PROPERTY ID # 494123-GB-0060 (TD # 47187)

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BROWARD COUNTY CLERK OF THE COURTS
201 SE 6TH ST RM 18150
FT LAUDERDALE, FL 33301-3303

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

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WARD, DAMON, POSNER, PHETERSON & BLEAU
4420 BEACON CIR
WEST PALM BEACH, FL 33407-3281

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

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Postage

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Total

TD 47187 OCTOBER 2021 WARNING

\$

Sent

JOHN A. CIOL

Street

4170 INVERRARY DRIVE #106

City

LAUDERHILL, FL 33319

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

See Reverse for Instructions

7020 1610 0000 1308 3174

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| Certified Mail Fee | |
| \$ | |
| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
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Postage

\$ _____

Total

\$ _____

Sent

Street

City, State, ZIP+4

TD 47187 OCTOBER 2021 WARNING
CITY OF LAUDERHILL FINANCE DEPT.
5581 W OAKLAND PARK
LAUDERHILL, FL 33313

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

See Reverse for Instructions

7020 1810 0000 1308 3181

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| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) \$ | |
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TD 47187 OCTOBER 2021 WARNING
LESWILL INVESTMENT CORP.
20764 WEST DIXIE HIGHWAY
AVENTURA, FL 33180

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7020 1810 0000 1308 3196

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

Postmark
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Postage

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Total Pk

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Sent To

Street a

City, Sta

TD 47187 OCTOBER 2021 WARNING
THE MANORS OF INVERRARY CONDOMINIUM I
ASSOCIATION, INC.
4162 INVERRARY DRIVE
LAUDERHILL, FL 33319

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

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

OFFICIAL USE

Certified Mail Fee
\$ _____

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

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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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City, State, ZIP+4®

TD 47187 OCTOBER 2021 WARNING
THE MANORS OF INVERRARY CONDOMINIUM I
ASSOCIATION, INC. DANIEL WASSERSTEIN, ESQ.
WASSERSTEIN, P.A.
301 YAMATO ROAD SUITE 2199
BOCA RATON, FL 33431

7020 1810 0000 1308 3211

7020 1610 0000 1308 3226

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OFFICIAL USE

Certified Mail Fee

\$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage

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Street

City

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TD 47187 OCTOBER 2021 WARNING
CLIFFORD B AIN, REGISTERED AGENT O/B/O
LESWILL INVESTMENT CORP.
20764 WEST DIXIE HIGHWAY
AVENTURA, FL 33180

U.S. Postal Service™
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OFFICIAL USE

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

Postmark
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Postage

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Total

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Sent

Street

City

TD 47187 OCTOBER 2021 WARNING

ORACLE ELECTRICAL SERVICES, INC.

5451 NW 24TH ST STE 5

MARGATE, FL 33063-7775

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

See Reverse for Instructions

7020 1610 0000 1308 3235

7020 1810 0000 1308 3242

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OFFICIAL USE

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

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TD 47187 OCTOBER 2021 WARNING
WASSERSTEIN, P.A., REGISTERED AGENT O/B/O
THE MANORS OF INVERRARY CONDOMINIUM I
ASSOCIATION, INC.
 301 YAMATO ROAD, SUITE 2199
 BOCA RATON, FL 33431

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OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

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Postage

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Total

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TD 47187 OCTOBER 2021 WARNING
BROWARD COUNTY CLERK OF THE COURTS
201 SE 6TH ST RM 18150
FT LAUDERDALE, FL 33301-3303

7020 1610 0000 1308 3259

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

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OFFICIAL USE

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

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| City, S | |

TD 47187 OCTOBER 2021 WARNING
CITY OF LAUDERHILL
ATTN ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313-1411

7020 1810 0000 1308 3266

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

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

OFFICIAL USE

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

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City, State, ZIP+4®

TD 47187 OCTOBER 2021 WARNING
WARD, DAMON, POSNER, PHETERSON &
BLEAU
4420 BEACON CIR
WEST PALM BEACH, FL 33407-3281

7020 1810 0000 1308 3273

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 47187 OCTOBER 2021 WARNING
WASSERSTEIN, P.A., REGISTERED AGENT O/B/O
THE MANORS OF INVERRARY CONDOMINIUM I
ASSOCIATION, INC.
301 YAMATO ROAD, SUITE 2199
BOCA RATON, FL 33431



9590 9402 6146 0209 0976 28

2. Article Number (Transfer from service label)

7020 1810 0000 1308 3242

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Add

X 

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 |
- (over 3500)

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 47187 OCTOBER 2021 WARNING
THE MANORS OF INVERRARY CONDOMINIUM I
ASSOCIATION, INC. DANIEL WASSERSTEIN, F.S.Q.
WASSERSTEIN, P.A.
301 YAMATO ROAD SUITE 2199
BOCA RATON, FL 33431



9590 9402 6146 0209 0985 33

2. Article Number (Transfer from service label)

7020 1810 0000 1308 3211

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47187 OCTOBER 2021 WARNING
CITY OF LAUDERHILL
ATTN ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313-1411



9590 9402 6146 0209 0976 04

2. Article Number (Transfer from service label)

7020 1810 0000 1308 3266

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *T. Brown*

Agent

Addressee

B. Received by (Printed Name)

1332 AD C19

C. Date of Delivery

9-7-2021

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

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

00)

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 47187 OCTOBER 2021 WARNING
CITY OF LAUDERHILL FINANCE DEPT.
5581 W OAKLAND PARK
LAUDERHILL, FL 33313



9590 9402 6146 0209 0977 27

2. Article Number (Transfer from service label)

7020 1810 0000 1308 3181

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *T. Brown*

Agent

Addressee

B. Received by (Printed Name)

CI9 1532 A0

C. Date of Delivery

9.7.2021

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

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Mail
Restricted Delivery

(00)

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 47187 OCTOBER 2021 WARNING
THE MANORS OF INVERRARY
CONDOMINIUM ASSOCIATION, INC.
4162 INVERRARY DRIVE
LAUDERHILL, FL 33319



9590 9402 6146 0209 0985 40

2. Article Number (Transfer from service label)

7020 1810 0000 1308 3204

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature] 9/7/21

- 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
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery