

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: 07/21/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 07/18/2021

CERTIFICATE # 2018-5681

ACCOUNT # 494123BB0810

ALTERNATE KEY # 236444

TAX DEED APPLICATION # 47460

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. 303, Building No.4, of GARDENS 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.

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

OWNER OF RECORD ON CURRENT TAX ROLL:

LENNOX PATTERSON

7361 NW 37 ST

LAUDERHILL, FL 33319-4930 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

LENNOX PATTERSON

OR: 23847, Page: 191

7361 N.W. 37TH STREET

LAUDERHILL, FL 33319 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MERCURY FUNDING, LLC

PO BOX 772837

MEMPHIS, TN 38177 (Tax Deed Applicant)

CITY OF LAUDERHILL

Instrument: 115870351

FINANCE DEPT.

Instrument: 115870353

5581 W OAKLAND PARK BLVD.

Instrument: 117346311

LAUDERHILL, FL 33313 (Per Liens)

THE LAKES OF INVERRARY CONDOMINIUMS, INC.

Instrument: 116605097

C/O PHOENIX MANAGEMENT SERVICES, INC.

4800 N. STATE ROAD SEVEN, #105

LAUDERDALE LAKES, FL 33319 (Per Lien and Sunbiz)

THE LAKES OF INVERRARY CONDOMINIUM, INC. Instrument: 116724147
ROBIN F. SCHALL, ESQ.
THE FRYDMAN LAW GROUP, PLLC
3111 N. UNIVERSITY DRIVE, SUITE #403
CORAL SPRINGS, FL 33065 (Per Lis Pendens)

ALESSANDRA STIVELMAN, ESQ., REGISTERED AGENT
O/B/O THE LAKES OF INVERRARY CONDOMINIUMS, INC.
4000 HOLLYWOOD BLVD SUITE 265-S
HOLLYWOOD, FL 33021 (Per Sunbiz. Declaration recorded in 4987-448.)

(The Lakes of Inverrary Condominiums, Inc. a/k/a The Lakes of Inverrary Condominium, Inc.)

THE INVERRARY ASSOCIATION, INC.
8010 N. UNIVERSITY DRIVE
TAMARAC, FL 33321 (Per Sunbiz. Declaration recorded in 4560-682.)

ELAINE GATSOS LAW, REGISTERED AGENT
O/B/O THE INVERRARY ASSOCIATION, INC.
5541 N UNIVERSITY DR
S-102
CORAL SPRINGS, FL 33067 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 23 BB 0810

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.

Wendy Carter

Title Examiner

#13
↓

95-372523 T#003
08-29-95 03:08PM
\$ 273.00
DOCU. STAMPS-DEED
RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

RETURN TO:
DOMINION TITLE SERVICES, INC.
800 W. SHERIDAN STREET, SUITE 152
PEMBROKE PINES, FLORIDA 33024

This Instrument Prepared by:

Mildred C. Mariner, Esq.
9000 W. SHERIDAN ST., SUITE 152
PEMBROKE PINES, FL 33024

Property Appraisers Parcel Identification (Folio) Numbers:
9123-BB-081

Grantee SS #: [REDACTED]

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 24th day of August, A.D. 1995 by **MIRIAM LEHMAN, AN UNREMARIED WIDOW, and JACK M. LEHMAN, A SINGLE MAN and GERALD J. LEHMAN, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** herein called the grantors, to **LENNOX PATTERSON, a married man** whose post office address is: **7361 N.W. 37TH STREET, LAUDERHILL, FL 33319**, hereinafter called the Grantee:

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

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

Dwelling Unit No. 303, Building No. 4, of **GARDENS 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 76.

Grantor, **Gerald J. Lehman**, warrants that the subject property is not his Homestead nor has it ever been the homestead of any member of his immediate family, and he in fact resides at 19701 Gunpowder Rd., Millers, MD 21107.

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

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

AND, the grantors hereby covenant with said grantee that the grantors 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 persons 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:

Cheryl L. Messina
Signature
Cheryl L. Messina
Printed Signature
Wendy M. Carr
Signature
Wendy M. Carr
Printed Signature
Carol R. Hendrix
Signature
Carol R. Hendrix
Printed Signature

Miriam Lehman L.S.
MIRIAM LEHMAN
13 COOPER BEACH LANE, RIDGEFIELD, CT 06877
Jack M. Lehman L.S.
JACK M. LEHMAN
13 COOPER BEACH LANE, RIDGEFIELD, CT 06877
Gerald J. Lehman 7/17/95 L.S.
GERALD J. LEHMAN
19701 Gunpowder Rd., Millers, MD 21107

BK23847PG0191

244

STATE OF CONNECTICUT
COUNTY OF Fairfield

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared MIRIAM LEHMAN and JACK M. LEHMAN ~~and GERALD J. LEHMAN~~ who is/are personally known to me or who has/have produced Drivers License as identification and who did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of July, 1995.

SEAL

W.M.R.
Notary Signature
WENDY M. CURRYVAN, NOTARY PUBLIC

Printed Notary Signature
My Commission Expires:

MY COMMISSION EXPIRES MAY 31, 2000

STATE OF Maryland
COUNTY OF Baltimore

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared **GERALD J. LEHMAN** and who is/are personally known to me or who has/have produced driver's license as identification and who did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of July, 1995.

SEAL

Carol R. Hendrix
Notary Signature

Carol R. Hendrix
Printed Notary Signature
My Commission Expires: 9-1-96

CAROL R. HENDRIX
Notary Public State of Maryland
Baltimore County
Commission Expires Sept. 1, 1996

BK23847PG0192

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

I HEREBY CERTIFY that on this day before me, an officer, duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared MIRIAM LEHMAN and JACK M. LEHMAN who is/are personally known to me or who has/have produced Drivers License as identification and who did take an oath.

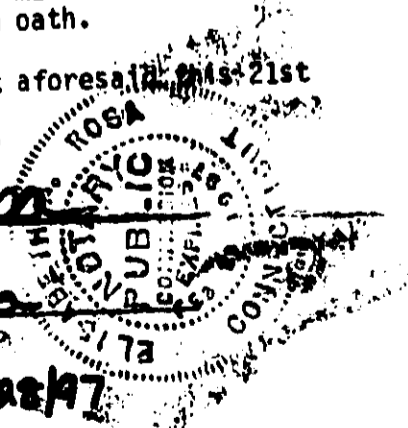
WITNESS my hand and official seal in the County and State last aforesaid this 21st day of August, 1995.

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

Elizabeth A. Bosa
Notary Signature

Elizabeth A. Bosa
Printed Notary Signature

My commission Expires: 2/28/97





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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

01/04/2021 -- ANNUAL REPORT	View image in PDF format
11/04/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
06/19/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
03/01/2019 -- ANNUAL REPORT	View image in PDF format
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03/30/2010 -- ANNUAL REPORT	View image in PDF format
07/01/2009 -- ANNUAL REPORT	View image in PDF format
03/03/2009 -- ANNUAL REPORT	View image in PDF format
03/10/2008 -- ANNUAL REPORT	View image in PDF format

[08/01/2007 -- Reg. Agent Change](#)

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

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Detail by Entity Name

Florida Not For Profit Corporation
THE INVERRARY ASSOCIATION, INC.

Filing Information

Document Number	721456
FEI/EIN Number	59-1382933
Date Filed	08/03/1971
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	07/17/2002
Event Effective Date	NONE

Principal Address

3310 Inverrary Blvd
Lauderhill, FL 33319

Changed: 04/02/2019

Mailing Address

8010 N. University Drive
TAMARAC, FL 33321

Changed: 04/22/2015

Registered Agent Name & Address

Elaine Gatsos Law
5541 N University Dr
S-102
Coral Springs, FL 33067

Name Changed: 04/02/2019

Address Changed: 04/02/2019

Officer/Director Detail

Name & Address

Title President

HARNEY, TOM

5502 Dogwood Way
Lauderhill, FL 33319

Title Treasurer

RICE, BRENDA
3940 Inverrary BLVD.
Lauderhill, FL 33319

Title VP

Paisse, Criss
3581 Inverrary Drive #204
Lauderhill, FL 33319

Title Secretary

Benton-Brown, Naomi
5530 NW 44th Street
#404
Lauderhill, FL 33319

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	05/01/2020
2021	03/17/2021

Document Images

03/17/2021 -- ANNUAL REPORT	View image in PDF format
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03/27/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
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04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/11/2014 -- ANNUAL REPORT	View image in PDF format
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01/10/2003 -- ANNUAL REPORT	View image in PDF format

07/17/2002 -- Amended and Restated Articles	View image in PDF format
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01/30/2001 -- ANNUAL REPORT	View image in PDF format
02/15/2000 -- ANNUAL REPORT	View image in PDF format
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03/24/1998 -- ANNUAL REPORT	View image in PDF format
05/08/1997 -- ANNUAL REPORT	View image in PDF format
04/10/1996 -- ANNUAL REPORT	View image in PDF format
04/12/1995 -- ANNUAL REPORT	View image in PDF format

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. 303, Building No. 4, of GARDENS 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 76.

The total amount owed to the ASSOCIATION, from the point of delinquency, is **\$3,295.50**. The breakdown of said amount is as follows:

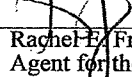
<u>DESCRIPTION</u>	<u>AMOUNT</u>
Delinquent assessments from - 2/1/20 - 7/28/20 @ \$373.00 per month	\$2,238.00
Late Fee from 6/17/20 @ \$25.00 per month	\$ 25.00
Demand letter - 4/22/20	\$ 95.00
Attorneys' Fees	\$ 871.00
Certified Costs	\$ 16.10
Costs	\$ 50.40

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, a married man**

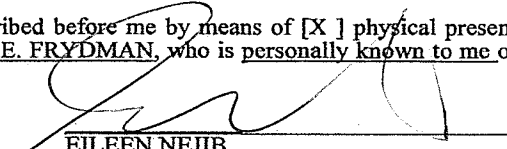
IN WITNESS WHEREOF, ASSOCIATION has caused this Claim of Lien to be executed on the 10th day of July, 2020.

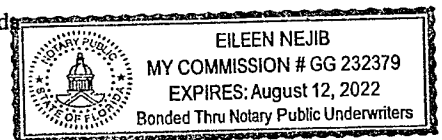
The Lakes of Inverrary Condominiums, Inc.
c/o The Frydman Law Group, PLLC
3111 N. University Drive, Suite #403
Coral Springs, FL 33065

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 10th day of July, 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:



Case Number: CACE-20-014932 Division: 12
Filing # 113185840 E-Filed 09/10/2020 05:07:46 PM

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

CASE NO.:

THE LAKES OF INVERRARY CONDOMINIUM,
INC., a Florida not for profit corporation,

Plaintiff,

v.

LENNOX PATTERSON, a married man,
TENANT #1 AND TENANT #2, the names being
fictitious to account for parties in possession, all
UNKNOWN PARTIES claiming by and through,
under, and against the herein named individual
Defendant who are not known to be dead or alive,
whether said unknown parties may claim an interest, as
Spouses, Heirs, Devisees, Grantees, or other Claimant,
if any,

Defendants.

NOTICE OF LIS PENDENS

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

YOU ARE HEREBY NOTIFIED that a suit was instituted by the above-named Plaintiff against the above-named Defendants seeking to foreclose a claim of lien by the Plaintiff encumbering the following described real property located in Broward , Florida:

Dwelling Unit No. 303, Building No. 4, of GARDENS 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 76. Including the building and appurtenances located thereon and fixtures situated therein,

Property Address: 3360 Spanish Moss Terrace, #303, Lauderhill, FL 33319

DATED on September 10, 2020

THE FRYDMAN LAW GROUP, PLLC
3111 N. University Drive, Suite #403
Coral Springs, FL 33065
Telephone (954) 227-3916
Facsimile (954) 227-3917
Email: robin@frydmanlawgroup.com

Robin F. Schall, Esq.

Robin F. Schall, Esq.
Florida Bar No. 826693

This law firm may be deemed a "debt collector" under the Fair Debt Collection Practices Act. We are attempting to collect a debt, and any information obtained will be used for that purpose only.

THE FRYDMAN LAW GROUP, PLLC
3111 N. UNIVERSITY DRIVE, SUITE #403 • CORAL SPRINGS, FLORIDA 33065 • TELEPHONE 954.227.3916 • FACSIMILE 954.227.3917

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:

Trasha Forbes
WITNESS #1 – Sign Name Here

Trasha Forbes
Print Name Here

WITNESS #2 – Sign Name Here

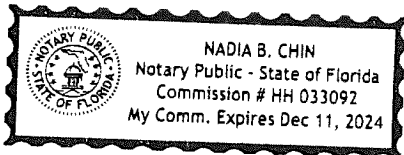
Claire Mansalle
Print Name Here

[Signature]

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

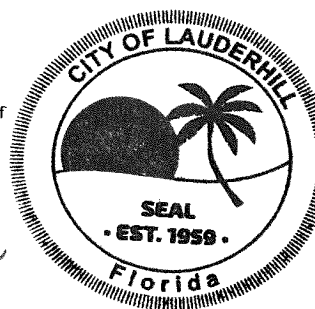
State of Florida:
Broward County:

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

1 day of June, 2021

Andrea M. Anderson
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
Teavis Johnson
Print Name Here

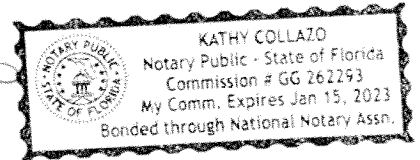
[Signature]
CHARLES FARANDA, City Manager
City of Lauderhill
5581 W. Oakland Park Blvd. Lauderhill, FL, 33313

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:

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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

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WITNESSES:

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

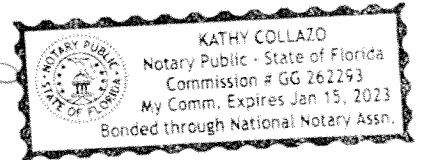
[Signature]
CHARLES FARANDA, City Manager
City of Lauderhill
5581 W. Oakland Park Blvd. Lauderhill, FL, 33313

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #47460

**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 December 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:

THE LAKES OF INVERRARY
CONDOMINIUM, INC.
C/O THE FRYDMAN LAW
GROUP, PLLC
ROBIN F. SCHALL, ESQ.
3111 N UNIVERSITY DRIVE,
SUITE #403
CORAL SPRINGS, FL 33065

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

THE INVERRARY ASSOCIATION,
INC.
8010 N UNIVERSITY DRIVE
TAMARAC, FL 33321

CITY OF LAUDERHILL
CITY MANAGER
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

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

LENNOX PATTERSON
9061 NW 13 ST
PLANTATION, FL 33322

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 33021

ELAINE GATSOS LAW,
REGISTERED AGENT
O/B/O THE INVERRARY
ASSOCIATION, INC.
5541 N UNIVERSITY DR S-102
CORAL SPRINGS, FL 33067

THE INVERRARY ASSOCIATION,
INC.
3310 INVERRARY BLVD
LAUDERHILL, FL 33319

THE INVERRARY ASSOCIATION,
INC.
8010 N UNIVERSITY DR
TAMARAC, FL 33321

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

LENNOX PATTERSON
7361 NW 37 STREET
LAUDERHILL, FL 33319

LENNOX PATTERSON
3360 SPANISH MOSS TERRACE
#303
LAUDERHILL, FL 33319

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 December 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**

6

Broward County, Florida

INSTR # 117636583
Recorded 10/05/21 at 01:40 PM
Broward County Commission
1 Page(s)
#6

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47460

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-0810

Certificate Number: 5681

Date of Issuance: 05/23/2019

Certificate Holder: MERCURY FUNDING, LLC

Description of Property: GARDEN LAKES OF INVERRARY
PHASE II CONDO
UNIT 303 BLDG 4
PER CDO BK/PG: 4987/448

Name in which assessed: PATTERSON,LENNOX

Legal Titleholders: PATTERSON,LENNOX
7361 NW 37 ST
LAUDERHILL, FL 33319-4930

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 19th day of January ,2022 . 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 October , 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: 12/16/2021, 12/23/2021, 12/30/2021 & 01/06/2022
Minimum Bid: 6959.77

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47460

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Certificate Number: 5681
Date of Issuance: 05/23/2019
Certificate Holder: MERCURY FUNDING, LLC
Description of Property: GARDEN LAKES OF INVERRARY
PHASE II CONDO
UNIT 303 BLDG 4
PER CDO BK/PG: 4987/448

Dwelling Unit No. 303, Building No.4, of GARDENS 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.

Name in which assessed: PATTERSON,LENNOX
Legal Titleholders: PATTERSON,LENNOX
7361 NW 37 ST
LAUDERHILL, FL 33319-4930

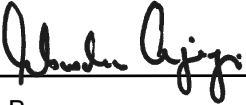
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of January, 2022. 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 1st day of October, 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: 12/16/2021, 12/23/2021, 12/30/2021 & 01/06/2022
Minimum Bid: 6959.77

BROWARD

**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

47460
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 5681

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

12/16/2021 12/23/2021 12/30/2021 01/06/2022

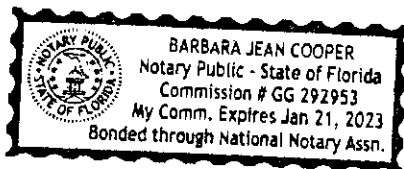
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Scherrie A. Thomas

Sworn to and subscribed before me this
6 day of JANUARY, A.D. 2022

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 47460**

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-0810
Certificate Number: 5681
Date of Issuance: 05/23/2019
Certificate Holder:
MERCURY FUNDING, LLC
Description of Property:
GARDEN LAKES OF INVERRARY
PHASE II CONDO
UNIT 303 BLDG 4
PER CDO BK/PG: 4987/448
Dwelling Unit No. 303, Building
No. 4, of GARDENS LAKES OF
INVERRARY, PHASE II CON-
DOMINIUM, 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 appur-
tenances thereto, including an
undivided interest in the common
elements of said Condominium.
Name in which assessed:
PATTERSON, LENNOX
Legal Titleholders:
PATTERSON, LENNOX
7361 NW 37 ST
LAUDERHILL, FL 33319-4930

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of January, 2022. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deeduction.net
*Pre-registration is required to bid.
Dated this 1st day of October, 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: 6959.77
401-314
12/16-23-30 1/6 21-07/0000566433B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21057291

Broward County, FL VS Lennox Patterson

RETURN OF SERVICE



Court Case # TD 47460

Hearing Date: 01/19/2022

Received by CCN 19009

12/03/2021 1:47 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Lennox Patterson 3360 Spanish Moss Terrace #303 Lauderhill FL 33319**

Served:

Not Served:

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

Date: 12/06/2021 Time: 9:36 AM

On Lennox 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

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

D.S.

M. Tutton, #19009

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-0810 (TD #47460)**

RECEIVED SHERIFF
2021 DEC -1 PM 3:06
BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by December 30, 2021\$7,280.87

Or

* Amount due if paid by January 18, 2022\$7,372.77

*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 January 19, 2022 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
3360 SPANISH MOSS TER #303
LAUDERHILL, FL. 33319

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21057291

Broward County, FL VS Lennox Patterson

RETURN OF SERVICE



Court Case # TD 47460

Hearing Date:01/19/2022

Received by CCN 19009

12/03/2021 1:47 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Lennox Patterson 7361 NW 37 Street Lauderhill FL 33319**

Served:

Not Served:

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

Date: 12/06/2021 Time: 8:04 AM

On Lennox 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 Front (Right Hand) Entrance Door of address stated / Posting following door knock / No Answer at address

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

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

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

D.S.

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-0810 (TD # 47460)

RECEIVED SHERIFF
2021 DEC -1 PM 3:06
BROWARD COUNTY, FLORIDA

WARNING

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

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

ORIGINAL DOCUMENT

NOTE

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* Amount due if paid by December 30, 2021\$7,280.87

Or

* Amount due if paid by January 18, 2022\$7,372.77

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THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON January 19, 2022 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
7361 NW 37 ST
LAUDERHILL, FL. 33319-4930

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494123-BB-0810 (TD #47460)

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 December 30, 2021\$7,280.87

Or

* Amount due if paid by January 18, 2022\$7,372.77

*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 January 19, 2022 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
3360 SPANISH MOSS TER #303
LAUDERHILL, FL. 33319**

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494123-BB-0810 (TD # 47460)

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BROWARD COUNTY SHERIFF'S DEPT
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FT LAUDERDALE, FL 33312

**ORIGINAL
DOCUMENT**

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7361 NW 37 ST
LAUDERHILL, FL. 33319-4930**

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DATE: December 1st, 2021
PROPERTY ID # 494123-BB-0810 (TD # 47460)

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THE LAKES OF INVERRARY CONDOMINIUM, INC.
C/O THE FRYDMAN LAW GROUP, PLLC
ROBIN F. SCHALL, ESQ.
3111 N UNIVERSITY DRIVE, SUITE #403
CORAL SPRINGS, FL 33065

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

DATE: December 1st, 2021
PROPERTY ID # 494123-BB-0810 (TD # 47460)

WARNING

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

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DATE: December 1st, 2021
PROPERTY ID # 494123-BB-0810 (TD # 47460)

WARNING

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THE INVERRARY ASSOCIATION, INC.
8010 N UNIVERSITY DRIVE
TAMARAC, FL 33321

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DATE: December 1st, 2021
PROPERTY ID # 494123-BB-0810 (TD # 47460)

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CITY OF LAUDERHILL
CITY MANAGER
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

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

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LENNOX PATTERSON
9061 NW 13 ST
PLANTATION, FL 33322

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

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

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ELAINE GATSOS LAW, REGISTERED AGENT
O/B/O THE INVERRARY ASSOCIATION, INC.
5541 N UNIVERSITY DR S-102
CORAL SPRINGS, FL 33067

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THE INVERRARY ASSOCIATION, INC.
3310 INVERRARY BLVD
LAUDERHILL, FL 33319

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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TAMARAC, FL 33321

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3360 SPANISH MOSS TER #303 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.

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 December 30, 2021\$7,280.87
Or
* Estimated Amount due if paid by January 18, 2022\$7,372.77

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 19, 2022 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/recordstaxestresury

DATE: December 1st, 2021
PROPERTY ID # 494123-BB-0810 (TD # 47460)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3360 SPANISH MOSS TER #303 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.

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

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

DATE: December 1st, 2021
PROPERTY ID # 494123-BB-0810 (TD # 47460)

WARNING

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

LENNOX PATTERSON
7361 NW 37 STREET
LAUDERHILL, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3360 SPANISH MOSS TER #303 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.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: December 1st, 2021
PROPERTY ID # 494123-BB-0810 (TD # 47460)

WARNING

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

LENNOX PATTERSON
3360 SPANISH MOSS TERRACE #303
LAUDERHILL, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3360 SPANISH MOSS TER #303 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.

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Or
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

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Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4[®]

TD 47460 JANUARY 2022 WARNING

LENNOX PATTERSON
3360 SPANISH MOSS TERRACE #303
LAUDERHILL, FL 33319

7202 0950 0000 3270 0662

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Street and Apt. No., or PO Box No.

City, State, ZIP+4®

TD 47460 JANUARY 2022 WARNING

LENNOX PATTERSON
7361 NW 37 STREET
LAUDERHILL, FL 33319

7021 0950 0000 3270 0655

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Sent To

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TD 47460 JANUARY 2022 WARNING
CITY OF LAUDERHILL FINANCE DEPT.
5581 W OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

7021 0950 0000 3270 0648

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TD 47460 JANUARY 2022 WARNING

THE INVERRARY ASSOCIATION, INC.
8010 N UNIVERSITY DR
TAMARAC, FL 33321

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City, State, ZIP+4®

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City, State, ZIP+4®

TD 47460 JANUARY 2022 WARNING

THE INVERRARY ASSOCIATION, INC.

3310 INVERRARY BLVD

LAUDERHILL, FL 33319

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

See Reverse for Instructions

7021 0950 0000 3270 0624

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

Return Receipt (hardcopy) \$

TD 47460 JANUARY 2022 WARNING

ELAINE GATSOS LAW, REGISTERED AGENT
O/B/O THE INVERRARY ASSOCIATION, INC.
5541 N UNIVERSITY DR S-102
CORAL SPRINGS, FL 33067

ark

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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TD 47460 JANUARY 2022 WARNING
ALESSANDRA STIVELMAN, ESQ., REGISTERED AGENT
O/B/O THE LAKES OF INVERRARY CONDOMINIUMS, INC.
4000 HOLLYWOOD BLVD SUITE 265-S
HOLLYWOOD, FL 33021

0090 022C 0000 3270 0600
7021 0950 0000 1202

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City, State, ZIP+4®

TD 47460 JANUARY 2022 WARNING

THE LAKES OF INVERRARY CONDOMINIUMS, INC.

C/O PHOENIX MANAGEMENT SERVICES, INC.

4800 N STATE ROAD SEVEN, #105

LAUDERDALE LAKES, FL 33319

7021 0950 0000 3270 0560 1204

7021 0950 0000 3270 0587

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TD 47460 JANUARY 2022 WARNING

LENNOX PATTERSON

9061 NW 13 ST

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TD 47460 JANUARY 2022 WARNING

CITY OF LAUDERHILL

FINANCE DEPT

5581 W OAKLAND PARK

LAUDERHILL, FL 33313

7021 0950 0000 3270 0570

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City, State, ZIP+4®

TD 47460 JANUARY 2022 WARNING

CITY OF LAUDERHILL

CITY MANAGER

5581 W OAKLAND PARK BLVD

LAUDERHILL, FL 33313

PS Form 3800, April 2015 PSN 7530-02-000-9047 . See Reverse for Instructions

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TD 47460 JANUARY 2022 WARNING

THE INVERRARY ASSOCIATION, INC.
8010 N UNIVERSITY DRIVE
TAMARAC, FL 33321

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Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047. See Reverse for Instructions

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TD 47460 JANUARY 2022 WARNING

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

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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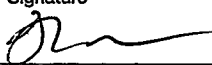

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TD 47460 JANUARY 2022 WARNING
THE LAKES OF INVERRARY CONDOMINIUM, INC. C/O THE
FRYDMAN LAW GROUP, PLLC ROBIN F. SCHALL, ESQ.
3111 N UNIVERSITY DRIVE, SUITE #403
CORAL SPRINGS, FL 33065

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>																
1. Article Addressed to:	<p>B. Received by (<i>Printed Name</i>) VET R9 C19</p> <p>C. Date of Delivery 12/6</p>																
<p>TD 47460 JANUARY 2022 WARNING ELAINE GATSOS LAW, REGISTERED AGENT O/B/O THE INVERRARY ASSOCIATION, INC. 5541 N UNIVERSITY DR S-102 CORAL SPRINGS, FL 33067</p>  <p>9590 9402 6614 1028 9014 82</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
2. Article Number (<i>Transfer from service label</i>)	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery	
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PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt																

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY															
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature</p> <p>X  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>															
<p>1. Article Addressed to:</p>	<p>B. Received by (Printed Name)</p> <p><i>Roy Jones</i></p>	<p>C. Date of Delivery</p> <p><i>12/6/21</i></p>														
<p>TD 47460 JANUARY 2022 WARNING THE INVERRARY ASSOCIATION, INC. 8010 N UNIVERSITY DR TAMARAC, FL 33321</p>  <p>9590 9402 6575 1028 8790 97</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>															
<p>2. Article Number (Transfer from service label)</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> </table>		<input checked="" type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail	
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<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>														

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47460 JANUARY 2022 WARNING
THE INVERRARY ASSOCIATION, INC.
8010 N UNIVERSITY DRIVE
TAMARAC, FL 33321



9590 9402 6614 1028 9014 75

2. Article Number (Transfer from service label)

7021 0950 0000 3270 0556

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

Roy Jones


C. Date of Delivery

12/6/21

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature</p> <p>X <i>Maria Battle</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>												
<p>1. Article Addressed to:</p>	<p>B. Received by (Printed Name)</p> <p>C. Date of Delivery 12/10/20</p>												
<p>TD 47460 JANUARY 2022 WARNING ALESSANDRA STIVELMAN, ESQ., REGISTERED AGENT O/B/O THE LAKES OF INVERRARY CONDOMINIUMS, INC. 4000 HOLLYWOOD BLVD SUITE 265-S HOLLYWOOD, FL 33021</p>  <p>9590 9402 6614 1028 9014 99</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
<p>2. Article Number (Transfer from service label)</p> <p>7021 0950 0000 3270 0600</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table> <p>4. Mail Restricted Delivery (over \$500)</p>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47460 JANUARY 2022 WARNING

LENNOX PATTERSON
7361 NW 37 STREET
LAUDERHILL, FL 33319



9590 9402 6575 1028 8790 11

2. Article Number (Transfer from service label)

7021 0950 0000 3270 0655

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *C19/35/B6*

- Agent
- Addressee

B. Received by (Printed Name)

L. PATTERSON

C. Date of Delivery

1-6-22

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

3. Service Type

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

Mail Restricted Delivery (0)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47460 JANUARY 2022 WARNING
THE LAKES OF INVERRARY CONDOMINIUMS, INC.
C/O PHOENIX MANAGEMENT SERVICES, INC.
4800 N STATE ROAD SEVEN, #105
LAUDERDALE LAKES, FL 33319



9590 9402 6614 1028 9015 12

2. Article Number (Transfer from service label)

7021 0950 0000 3270 0594

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

Ma Kinney

C. Date of Delivery

12-6-21

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

Mail Restricted Delivery (D)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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1. Article Addressed to:

TD 47460 JANUARY 2022 WARNING
CITY OF LAUDERHILL FINANCE DEPT.
5581 W OAKLAND PARK BLVD.
LAUDERHILL, FL 33313



9590 9402 6575 1028 8790 80

2. Article Number (Transfer from service label)

7021 0950 0000 3270 0648

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

12/6/2024

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47460 JANUARY 2022 WARNING
CITY OF LAUDERHILL
FINANCE DEPT
5581 W OAKLAND PARK
LAUDERHILL, FL 33313



9590 9402 6614 1028 9015 36

2. Article Number (Transfer from service label)

7021 0950 0000 3270 0570

COMPLETE THIS SECTION ON DELIVERY

A. Signature *x T. Brown* Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

12-6-2021

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
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Mail Restricted Delivery
10)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47460 JANUARY 2022 WARNING
CITY OF LAUDERHILL
CITY MANAGER
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313



9590 9402 6614 1028 9022 12

2. Article Number (Transfer from service label)

7021 0950 0000 3270 0563

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *T. Brown*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery


12-6-21

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

Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
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1. Article Addressed to:	B. Received by (Printed Name)	C. Date of Delivery											
<p style="text-align: center;">TD 47460 JANUARY 2022 WARNING</p> <p style="text-align: center;">CITY OF LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313</p>  <p style="text-align: center;">9590 9402 6614 1028 9022 29</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
	<p>3. Service Type</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input checked="" type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™ Restricted Delivery</td> </tr> <tr> <td><input checked="" type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>		<input checked="" type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input checked="" type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™ Restricted Delivery	<input checked="" type="checkbox"/> Collect on Delivery Restricted Delivery
<input checked="" type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input checked="" type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™ Restricted Delivery												
<input checked="" type="checkbox"/> Collect on Delivery Restricted Delivery													
2. Article Number (Transfer from service label)	<p>7021 0950 0000 3270 0549</p> <p style="font-size: small;">Mail Restricted Delivery (D)</p>												

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>VETROCI 12/8</p>												
<p>1. Article Addressed to:</p> <p>TD 47460 JANUARY 2022 WARNING THE LAKES OF INVERRARY CONDOMINIUM, INC. CD THE FRYDMAN LAW GROUP, PLLC ROBIN F. SCHALLGESQ. 3111 UNIVERSITY DRIVE, SUITE #403 CORAL SPRINGS, FL 33065</p>  <p>9590 9402 6614 1028 9014 20</p>	<p>D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
<p>2. Article Number (Transfer from service label)</p> <p>7024 0950 0000 3270 0532</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table> <p>Mail Restricted Delivery ID)</p>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													