

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: 08/02/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 07/28/2021

CERTIFICATE # 2017-19417

ACCOUNT # 494125JG0800

ALTERNATE KEY # 249285

TAX DEED APPLICATION # 47507

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. 318, CYPRESS CHASE CONDOMINIUM NO. 5, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8412, Page 800, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto, as set forth in said Declaration.

PROPERTY ADDRESS: 3000 NW 48 TERRACE #318, LAUDERDALE LAKES FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

DIANAH HOGG

57 DEMILLE AVE

ELMONT, NY 11003 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

DIANAH HOGG

OR: 49830, Page: 1990

57 DEMILLE AVENUE

ELMONT, NY 11003 (Per Deed. Legal description contains a typo in condominium name: "Cypress Chase Condominium"; it should read: "Cypress Chase Condominium No. 5".)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FTB, AS COLLATERAL ASSIGNEE FOR SAVVY FL. LLC

P.O. BOX 1000

DEPT #3035

MEMPHIS, TN 38148-3035 (Tax Deed Applicant)

UNITED ELEVATOR SERVICE, INC.

Instrument 116667022

4500 OAK CIRCLE B-10

BOCA RATON, FL 33431 (Per Notice of Commencement)

CYPRESS CHASE CONDOMINIUM
ASSOCIATION "C", INC.
3070 NW 48TH TERRACE
LAUDERDALE LAKES, FL 33313 (Per Lien)

Instrument: 116668200

CYPRESS CHASE CONDOMINIUM
ASSOCIATION "C", INC.
VALERIE J. PETERS, ESQ.
PETERS & PETERS
ATTORNEYS AT LAW, PA
9900 STIRLING ROAD, SUITE 104
COOPER CITY, FL 33024 (Per Lis Pendens)

Instrument: 116820698

CYPRESS CHASE CONDOMINIUM ASSOCIATION "C", INC.
3070 NW 48TH TERRACE
CONDO OFFICE
LAUDERDALE LAKES, FL 33313-4215 (Per Sunbiz. Declaration recorded in 8412-800.)

PETERS & PETERS, P.A., REGISTERED AGENT
O/B/O CYPRESS CHASE CONDOMINIUM ASSOCIATION "C", INC.
WATER GARDEN PLACE
10400 GRIFFIN ROAD
SUITE 108
COOPER CITY, FL 33328 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 25 JG 0800

CURRENT ASSESSED VALUE: \$57,860

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed	OR: 8687, Page: 262
Affidavit	OR: 16094, Page: 726
Death Certificate	OR: 16094, Page: 727
Letters of Administration	OR: 41823, Page: 29
Affidavit (Unable to locate a Death Certificate of record for Pauline Terach.)	OR: 43967, Page: 971
Warranty Deed	OR: 43967, Page: 972
Warranty Deed	OR: 43967, Page: 974
Warranty Deed	OR: 43967, Page: 975
Warranty Deed	OR: 46794, Page: 1476

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

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

Kim Pickett

Title Examiner



Site Address	3000 NW 48 TERRACE #318, LAUDERDALE LAKES FL 33313	ID #	4941 25 JG 0800
Property Owner	HOGG, DIANA H	Millage	2012
Mailing Address	57 DEMILLE AVE ELMONT NY 11003	Use	04
Abbr Legal Description	CYPRESS CHASE CONDO NO.5 UNIT 318 PER CDO BK/PG: 8412/800		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$5,790	\$52,070	\$57,860	\$49,400	
2019	\$5,630	\$50,690	\$56,320	\$44,910	\$1,485.70
2018	\$4,800	\$43,200	\$48,000	\$40,830	\$1,346.05

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$57,860	\$57,860	\$57,860	\$57,860
Portability	0	0	0	0
Assessed/SOH	\$49,400	\$57,860	\$49,400	\$49,400
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$49,400	\$57,860	\$49,400	\$49,400

Sales History			
Date	Type	Price	Book/Page or CIN
5/16/2013	WD-Q-SS	\$31,000	111562246
12/22/2009	WD-D	\$35,500	46794 / 1476
3/30/2007	WD-Q	\$79,000	43967 / 972
12/1/1979	WD	\$37,000	8687 / 262

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		960
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1980/1979		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
20								
R								
1								

A

THIS INSTRUMENT PREPARED BY:

Frances Barrera, Esq. for
The Closing Specialists, inc.
10050 N.W. 1st Court
Plantation, Florida 33324

→ RETURN TO W/C TRI CO.
ALL FLORIDA TITLE COMPANY, INC.
SUITE 310
1995 EAST OAKLAND PARK BLVD.,
FT. LAUDERDALE, FL 33306
AFF 5281

Property Appraisers Parcel Identification (Folio) Numbers: 19125-JG-08000

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 30 day of March, 2007 by Phillis Terach, a single woman, whose post office address is 279 Seville Lane, Delray Beach, FL 33446 herein called the Grantor, to Leonid Fridman, a single man*, whose post office address is 509 SW 14 ST., FT LAUDERDALE, FL 33315 hereinafter called the Grantee: *and Mathew Fridman, a single man, as joint tenants with rights of survivorship
(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 Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Broward County, State of Florida, viz.:

Unit No. 318 of CYPRESS CHASE CONDOMINIUM NO. 5, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8412, Page 800, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto, as set forth in said Declaration.

Subject to easements, restrictions and reservations of record and taxes for the year 2007 and thereafter.

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

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

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

Signed, sealed and delivered in the presence of:

V. Siegel
Witness #1 Signature

Phillis Terach
Phillis Terach

Veronica Siegel
Witness #1 Printed Name

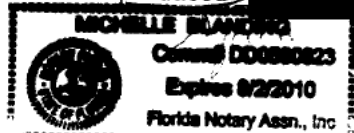
[Signature]
Witness #2 Signature

Jessical Jones
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF Delray Beach

The foregoing instrument was acknowledged before me this 30th day of March, 2007 by Phillis Terach who is personally known to me or has produced [redacted] as identification.

SEAL



[Signature]
Notary Public
Michelle Blamond
Printed Notary Name

My Commission Expires: 8/2/2010



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

Detail by Entity Name

Florida Not For Profit Corporation
CYPRESS CHASE CONDOMINIUM ASSOCIATION "C", INC.

Filing Information

Document Number 745639
FEI/EIN Number 59-1875191
Date Filed 01/18/1979
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 09/26/2000
Event Effective Date NONE

Principal Address

3070 NW 48TH TERRACE
LAUDERDALE LAKES, FL 33313

Changed: 04/30/2012

Mailing Address

3070 NW 48TH TERRACE
CONDO OFFICE
LAUDERDALE LAKES, FL 33313-4215

Changed: 04/30/2012

Registered Agent Name & Address

Peters & Peters, P.A.
Water Garden Place
10400 Griffin Road
Suite 108
COOPER CITY, FL 33328

Name Changed: 06/16/2020

Address Changed: 03/11/2021

Officer/Director Detail

Name & Address

Title P

FRIDMAN, SAMOIL
3070 NW 48TH TERRACE
LAUDERDALE LAKES, FL 33313

Title TREA

ROSENDAHL, MARY
3070 NW 48TH TERRACE
LAUDERDALE LAKES, FL 33313

Title Secretary

Conzentino, Juan
3000 NW 48th Ave
Unit 424
Lauderdale Lakes, FL 33313

Title VP

DORVIL, ELIE
3070 NW 48TH TERRACE
LAUDERDALE LAKES, FL 33313

Title Director

Mashbit, Joan
3001 NW 48th Ave
Unit 245
Lauderdale Lakes, FL 33313

Title Director

Landi, Robert
3001 NW 48th Ave
350
Lauderdale Lakes, FL 33313

Annual Reports

Report Year	Filed Date
2020	06/16/2020
2020	06/22/2020
2021	03/11/2021

Document Images

03/11/2021 -- ANNUAL REPORT	View image in PDF format
06/22/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
06/16/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/17/2018 -- ANNUAL REPORT	View image in PDF format

[02/17/2017 -- ANNUAL REPORT](#)

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[04/27/2016 -- ANNUAL REPORT](#)

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[04/10/2015 -- ANNUAL REPORT](#)

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[04/09/2014 -- ANNUAL REPORT](#)

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[04/29/2013 -- ANNUAL REPORT](#)

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[04/30/2012 -- ANNUAL REPORT](#)

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[02/15/2011 -- ANNUAL REPORT](#)

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[06/17/2010 -- ANNUAL REPORT](#)

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[05/29/2009 -- Reg. Agent Change](#)

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[04/18/2009 -- ANNUAL REPORT](#)

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[02/15/2008 -- ANNUAL REPORT](#)

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[03/12/2007 -- ANNUAL REPORT](#)

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[03/03/2006 -- ANNUAL REPORT](#)

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[02/04/2005 -- ANNUAL REPORT](#)

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[02/06/2003 -- ANNUAL REPORT](#)

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[01/31/2002 -- ANNUAL REPORT](#)

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[02/09/2001 -- ANNUAL REPORT](#)

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[09/26/2000 -- Amendment](#)

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[02/14/2000 -- ANNUAL REPORT](#)

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[02/19/1999 -- ANNUAL REPORT](#)

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[02/18/1998 -- ANNUAL REPORT](#)

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[02/12/1997 -- ANNUAL REPORT](#)

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[02/09/1996 -- ANNUAL REPORT](#)

View image in PDF format

[01/27/1995 -- ANNUAL REPORT](#)

View image in PDF format

80- 23631

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
P.B. JAN 23 '80 148.00

PREPARED BY:
VICTOR L. STOSIK, ESQ.
9555 N. Kendall Dr.
Miami FL 33176

WARRANTY DEED

THIS WARRANTY DEED, made this 27th day of December, 1979, by and between FIRST ATLANTIC BUILDING CORP., a corporation existing under the laws of the State of Florida, and having its principal place of business in the County of Dade, State of Florida, hereinafter called the Grantor, and

ABE TERACH AND PAULINE TERACH, his wife

whose mailing address is 3000 N.W. 48 Terrace, Lauderdale Lakes, Florida, hereinafter called the Grantee;

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does grant, bargain and sell unto the Grantee, all that certain real property situate, lying and being in the County of Broward, State of Florida, to-wit:

Unit No. 318 of Cypress Chase Condominium No. 5 according to the Declaration of Condominium thereof dated August 28, 1979, and recorded August 29, 1979, under Clerk's File No. 79-263772, in Official Records Book 8412, at Page 800 of the Public Records of Broward County, Florida.

TOGETHER WITH an undivided interest in the common elements declared in the said Declaration of Condominium, to be an appurtenance to the above described unit.

THIS real property is conveyed subject to:

1. Conditions, restrictions, limitations and easements of record;
2. Applicable zoning ordinances, rules and regulations;
3. Taxes for the year 1979 and subsequent years; and
4. All of the provisions, conditions, obligations, easements, maintenance assessments and other provisions set forth and contained in the Declaration of Condominium above described, and all exhibits thereto.

THE GRANTOR, does hereby fully warrant the title to said real property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized.

Witnesses:

Eileen M. Halperin
[Signature]

FIRST ATLANTIC BUILDING CORP.

BY: M. E. SALEDA Vice President

ATTEST: VICTOR L. STOSIK Assistant Secretary

STATE OF FLORIDA)

COUNTY OF DADE)

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared M. E. SALEDA and VICTOR L. STOSIK, well known to me to be the Vice President and Assistant Secretary, respectively of the corporation named as Grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 27 day of December, 1979.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 9 1983
My Commission Expires:

Eileen M. Halperin
Notary Public, State of Florida at Large

148.00

Betty Bryant
FIRST ATLANTIC BUILDING CORP.
4850 W. Oakland Park Blvd.
Suite #143
Lauderdale Lakes, Fl. 33313

JAN 23 AM 11:42

OFF REC 8687 PAGE 262

40

2

THIS INSTRUMENT PREPARED BY:
Frances Barrera, Esq. for
The Closing Specialists, Inc.
10050 N.W. 1st Court
Plantation, Florida 33324

→ RETURN TO: TRI CO w/c
ALL FLORIDA TITLE COMPANY, INC.
SUITE 310
1995 EAST OAKLAND PARK BLVD..
FT. LAUDERDALE, FL 33306
APT 5281

Property Appraisers Parcel Identification (Folio) Numbers: 19125-JG-08000

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 30th day of March, 2007 by Irwin Terach, ^{* a single man} ~~Individually~~ and as Personal Representative of The Estate of Pauline Terach, deceased, whose post office address is 97 Chestnut Ridge Road, Saddle River, NJ 07458 herein called the Grantor, to Leonid Fridman, a single man and*, whose post office address is 509 SW 14 ST., FT. LAUDERDALE, FL 33315, 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) ***Mathew Fridman, a single man, as joint tenants with rights of survivorship**

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

Unit No. 318 of CYPRESS CHASE CONDOMINIUM NO. 5, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8412, Page 800, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto, as set forth in said Declaration.

Subject to easements, restrictions and reservations of record and taxes for the year 2007 and thereafter.

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

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

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

Signed, sealed and delivered in the presence of:

Patricia M. Windecker
Witness #1 Signature

Irwin Terach
Irwin Terach, Personal Representative*
*and Individually

Patricia M. Windecker
Witness #1 Printed Name

Jacqueline Johnson
Witness #2 Signature

Jacqueline Johnson
Witness #2 Printed Name

STATE OF NJ
COUNTY OF Bergen

The foregoing instrument was acknowledged before me this 30 day of March, 2007 by Irwin Terach, ^{*Individually and as} Personal Representative of The Estate of Pauline Terach, deceased who is personally known to me or has produced valid drivers license as identification.

SEAL

Patricia Marie Windecker
Notary Public
Patricia Marie Windecker
Printed Notary Name

My Commission Expires:

PATRICIA MARIE WINDECKER
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 11/29/2011



CYPRESS CHASE CONDO C ASSOCIATION INC.
3070 N.W. 48th Terrace • Lauderdale Lakes, Florida 33313

CERTIFICATE OF APPROVAL

CYPRESS CHASE CONDOMINIUM ASSOCIATION "C", INC.

THIS IS TO CERTIFY THAT *LEONID FRIDMAN*
MATHEW FRIDMAN
Has/have been approved by the Cypress Chase
Condominium Association "C" Inc., a Florida non-
profit corporation, as the purchaser/lessee of the
following described property located in Lauderdale
Lakes, Florida, Broward county:

Unit No. *318* of Cypress Chase Condominium "C",
Bldg. # 5 according to the Declaration of Condomin-
ium dated August 28, 1979, and recorded August 29, 1979
under Clerk's File 79-263772 in Official Records
Book 8412, at page 800, of the Public Records of
Broward County, Florida

This approval has been given pursuant to paragraph
XXVI of the Declaration of Condominium of Cypress "C".

Dated this *4/2/07*

**CYPRESS CHASE CONDOMINIUM
ASSOCIATION "C"**

Ronald J. DePinto
Ann C. Bevelock

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
BURTON H. MARS, ESQ.
1995 East Oakland Park Boulevard
Suite 310
Fort Lauderdale, Florida 33306

Property Appraiser's
Parcel ID#:19125JG08000

WARRANTY DEED

THIS INDENTURE, made this 22 day of DECEMBER, 2009 by **LEONID FRIDMAN, A SINGLE MAN**, whose address is 200 Brighton 15 Street #5B, Brooklyn, NY 11235, **GRANTOR**, to **MATHEW FRIDMAN, A SINGLE MAN**, whose address is 231 174th Street, Sunny Isles Beach, FL 33160, **GRANTEE**.

WITNESSETH that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, to them in hand paid by the grantee, and the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the grantee, their heirs and assigns forever, the following described land, situate, lying and being in BROWARD County, Florida, to-wit:

UNIT 318 OF CYPRESS CHASE CONDOMINIUM NO. 5, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN O.R. BOOK 8412, PAGE 800 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, AS SET FORTH IN SAID DECLARATION.

SUBJECT TO:

1. ZONING AND/OR RESTRICTIONS AND PROHIBITIONS IMPOSED BY GOVERNMENTAL AUTHORITY
2. RESTRICTIONS, EASEMENTS AND OTHER MATTERS APPEARING ON THE PLAT OR OF RECORD
3. TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS.

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.

"Grantor" and "grantee" are used for singular or plural, as context requires.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

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

Signed, sealed and delivered in our presence:

Witness #1

Sign - *Mary K Shereda*
Print MARY K SHEREDA

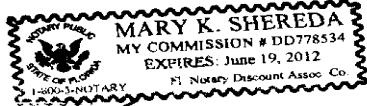
Leonid Fridman
LEONID FRIDMAN

Witness #2

Sign - *[Signature]*
Print Ben For A Mag

STATE OF FLORIDA }
COUNTY OF BROWARD } SS:

The foregoing instrument was acknowledged before me this 22 day of DECEMBER, 2009 by **LEONID FRIDMAN**.



Mary K Shereda
NOTARY PUBLIC

Personally Known OR Produced Identification _____

Type of Identification Produced _____

Prepared by and return to:
Robert M Abramson, Esq.
Attorney at Law
Law Offices Of Robert M. Abramson
25 S.E. 2nd Avenue Suite 1030
Miami, FL 33131
305-374-8197
File Number: A80311

Parcel Identification No. 494125JG0800

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **20th** day of **May, 2013** between **Matthew Fridman, a single man** whose post office address is **406 N.W. 12th Avenue, Fort Lauderdale, FL 33301** of the County of **Broward, State of Florida**, grantor*, and **Dianah Hogg, a single person** whose post office address is **57 DeMille Avenue, Elmont, NY 11003** of the County of **Nassau, State of New York**, grantee*,

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

Unit No. 318, CYPRESS CHASE CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8412, Page 800, 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 lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Martina Lynn Vellez
Witness Name: Martina Lynn Vellez

Bella Iosifov
Witness Name: Bella Iosifov

Matthew Fridman (Seal)
Matthew Fridman

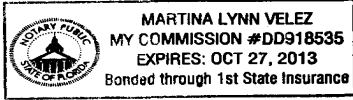
DoubleTimee

3

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 16 day of May, 2013 by Matthew Fridman, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Martina Lynn Velez
Notary Public
Printed Name: Martina Lynn Velez
My Commission Expires: 10/27/13

954-731-3103



CYPRESS CHASE CONDO "C" ASSOCIATION INC.

3070 N.W. 48th Avenue • Lauderdale Lakes, Florida 33313

CERTIFICATE OF APPROVAL

This is to certify that DIANNA SOPHIA SCARLETT & JOHN ASTON CLEMETSON
Print name: _____

has been approved by the Cypress Chase Condo Assoc. C, Inc., a Florida non-profit corporation
as the purchaser / lessee (Circle one) of the following described property located in Lauderdale Lakes,
Florida, Broward County.

Unit No. 318 of Cypress Chase Condo Assoc. "C" Bldg. #5 / #6 (Circle one)

according to the Declaration of Condominium dated August 28, 1979, and recorded August 29, 1979
under Clerks file 79-263772 in official records Book 8410, at page 800 of the Public Records of Broward
County, Florida.

This approval has been given pursuant to paragraph XXVI of Declaration of Condominium of
Cypress "C"

Dated: 5/16/2013

CYPRESS CHASE CONDOMINIUM
ASSOCIATION "C"

Samuil Fridman
Signed by a Director of Cypress Chase

SAMOIL FRIDMAN
Print name

89007455

CONTINUOUS MARRIAGE AFFIDAVIT

STATE OF *New Jersey*)
COUNTY OF *Bergen*) ss:

BEFORE ME, the undersigned Notary Public, duly authorized by law to take acknowledgments and administer oaths, personally appeared PAULINE TERACH, who after being duly sworn, on oath deposes and says:

1. THAT AFFIANT, PAULINE TERACH, and ABE TERACH held title to the following described real property as an estate by the entirety:

Unit No. 318 of Cypress Chase Condominium No. 5, according to the Declaration of the Condominium thereof dated August 28, 1979 and recorded August 29, 1979, under Clerk's File Number 79-263772, in Official Records Book 8412, at Page 800 of the Public Records of Broward County, Florida

TOGETHER with an undivided interest in the common elements declared in the said Declaration of Condominium, to be an appurtenance to the above-described unit

2. THAT AFFIANT, PAULINE TERACH, and ABE TERACH were married continuously without interruption by divorce from the date of the acquisition of title to the above-described real property, [redacted] up to, and including, the date of ABE TERACH'S death, [redacted]

3. THAT SAID ABE TERACH was a bona fide resident of Broward county, Florida at the time of his death.

4. THAT AFFIANT is the surviving tenant of an estate by the entirety in the above-described real property located in Broward County, Florida.

FURTHER AFFIANT SAYETH NAUGHT.

Pauline Terach (SEAL)
PAULINE TERACH, AFFIANT

SWORN TO AND SUBSCRIBED
BEFORE ME THIS *28th*
DAY OF *February*, 1988.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA

L. A. HESTER
COUNTY ADMINISTRATOR

Maria Ruggiero
NOTARY PUBLIC, State of New Jersey

My commission expires: *March 26, 1992*

Return to:

SYDNEY S. TRAUM
c/o Semet, Lickstein
Morgenstern & Berger P.A.
201 Alhambra Circle, 12th Floor
Coral Gables, FL 33134

JAN 6 11 46 AM '88

BK 6094P60726

5/1/88

THIS INSTRUMENT PREPARED BY
Frances Barrera, Esq. For
The Closing Specialists, Inc.
10050 N.W. 1st Court
Plantation, Florida 33324

NO SURVIVORS AFFIDAVIT

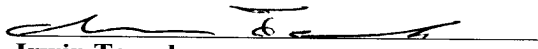
STATE OF NJ
COUNTY OF Bergen

BEFORE ME, the undersigned personally appeared **Irwin Terach**, as representative of Pauline Terach, deceased, who after being duly sworn, deposes and says on oath:

1. Affiant is the seller of that certain parcel of real property located at **3000 NW 48th Terrace, #318, Lauderdale Lakes, Florida 33313** more particularly described as follows:

Unit No. 318 of CYPRESS CHASE CONDOMINIUM NO. 5, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8412, Page 800, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto, as set forth in said Declaration.

2. Affiant knows of his/her own knowledge that the deceased died on NOVEMBER 19, 2005, and that said decedent was not survived by a spouse or any minor children.



Irwin Terach

Address: 97 CHESTNUT RIDGE ROAD
SADDLE RIVER, NEW JERSEY 07458

The foregoing instrument was acknowledged before me this 30 day of March, 2007 by **Irwin Terach** who is personally known to me or who has produced _____ as identification.

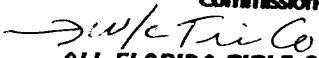


NOTARY PUBLIC

Patricia Marie Windecker
Printed Notary Name

My Commission Expires:

PATRICIA MARIE WINDECKER
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 11/29/2011


ALL FLORIDA TITLE COMPANY, INC.
SUITE 310
1995 EAST OAKLAND PARK BLVD.,
FT. LAUDERDALE, FL 33306
AFT 5281
File No.: 07-1074A



THIS INSTRUMENT PREPARED BY:
Frances Barrera, Esq. for
The Closing Specialists, inc.
10050 N.W. 1st Court
Plantation, Florida 33324

→ RETURN TO: w/c TRI CO.
ALL FLORIDA TITLE COMPANY, INC.
SUITE 310
1995 EAST OAKLAND PARK BLVD.,
FT. LAUDERDALE, FL 33306
APT 5281

Property Appraisers Parcel Identification (Folio) Numbers: 19125-JG-08000

WARRANTY DEED

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the _____ day of March, 2007 by ^{GARY 54} Jerry Terach, a single man, whose post office address is 54 Hirschfield Place, New Milford, NJ 07646, herein called the Grantor, to Leonid Fridman, a single man*
_____, whose post office address is 509 SW 14 ST., FT LAUDERDALE, FL 33315.
hereinafter called the Grantee: ^{and Matthew Fridman, a single man, as joint tenants with rights of survivorship}
(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 Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Broward County, State of Florida, viz.:

Unit No. 318 of CYPRESS CHASE CONDOMINIUM NO. 5, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8412, Page 800, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto, as set forth in said Declaration.

Subject to easements, restrictions and reservations of record and taxes for the year 2007 and thereafter.

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

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

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

Signed, sealed and delivered in the presence of:

Mandy Carliades
Witness #1 Signature

MANDY CARLIADES
Witness #1 Printed Name

Kylea Adams
Witness #2 Signature

Kylea Adams
Witness #2 Printed Name

Jerry Terach
24 GARY
Jerry Terach

STATE OF NEW JERSEY
COUNTY OF BERGEN

The foregoing instrument was acknowledged before me this 29 day of March, 2007 by ^{GARY 54} Jerry Terach who is personally known to me or has produced LICENSE AND BIRTH CERTIFICATE as identification.

SEAL

Kay Parikos
Notary Public

Printed Notary Name KAY PARIKOS

My Commission Expires:

KAY PARIKOS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 8, 2010

CLAIM OF LIEN

This is a Claim of Lien for unpaid assessments and interest on those assessments, and late charges, together with attorney's fees and reasonable costs of collection incurred by Cypress Chase Condominium Association "C", Inc. of 3070 NW 48th Terrace, Lauderdale Lakes, FL 33313, incident to the collection of the assessments or enforcement of this lien, which is granted by the Declaration of Condominium of Cypress Chase Condominium Association 5, upon the following legally described property in Broward County, Florida, to-wit:

**Unit No. 318, CYPRESS CHASE CONDOMINIUM, according to the Declaration of Condominium thereof, as record in Official Records Book 8412, Page 800, of the Public Records of Broward County, Florida.
AKA: 3000 NW 48th Ave., #318, Lauderdale Lakes, FL 33313**


The name of the record titleholder to the above described property is: **DIANAH HOGG, a single person**

This Claim of Lien is to secure the payment of assessments against the owner by Cypress Chase Condominium Association "C", Inc., in the principal sum of **\$4,313.19** representing:

Maintenance due 2/1/20 @ \$388.01/monthly (after partial payment)	\$239.26
Maintenance due 3/1/20; 4/1/20; 5/1/20; 6/1/20; 7/1/20; 8/1/20 @ \$388.01/monthly	\$2,328.06
Late fees on unpaid maintenance due 2/15/20; 3/15/20; 4/15/20; 5/15/20; 6/15/20; 7/15/20 @ \$25.00/monthly	\$150.00
Special assessment 3/1/20; 4/1/20; 5/1/20; 6/1/20; 7/1/20; 8/1/20 @ \$79.59/monthly	\$477.54
Late fees on unpaid special assessment due 3/15/20; 4/15/20; 5/15/20; 6/15/20; 7/15/20 @ \$25.00/monthly	\$125.00
*Interest due through 8/13/20	\$145.33
Recording / eRecording 8/13/20	\$34.00
Title Search / Assembly	\$50.00
Certified mail charges / Postage 7/6/20; 8/13/20	\$49.00
Attorney fee - Tenant Demand Letter 7/6/20	\$80.00
Attorney fee - Demand Letter 7/6/20	\$285.00
Attorney fee - Claim of Lien 8/13/20	<u>\$350.00</u>
TOTAL OUTSTANDING:	\$4,313.19

**Interest accrues at the rate of 18 percent per annum.*

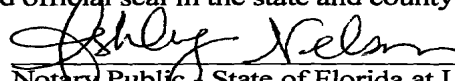
plus late charges and administrative fees, if any, through August 1, 2020, plus assessments, late charges, if any, accruing since such date, title search expense, attorney's fees and costs of collection incurred by Cypress Chase Condominium Association "C", Inc.

By: 
VALERIE J. PETERS, ESQ.
PETERS & PETERS, ATTORNEYS AT LAW, P.A.
9900 Stirling Road, Suite 104
Cooper City, Florida 33024

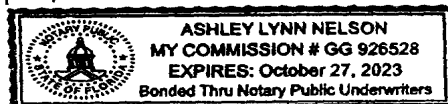
STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 13 day of August 2020 by means of physical presence or online notarization, by VALERIE J. PETERS who is personally known to me/produced identification _____ and who did take an oath.

WITNESS my hand and official seal in the state and county last aforesaid.


Notary Public, State of Florida at Large
My Commission Expires: 10/27/23

THIS INSTRUMENT PREPARED BY:
VALERIE J. PETERS, ESQ.
PETERS & PETERS, ATTORNEYS AT LAW, P.A.
9900 Stirling Road, Suite 104
Cooper City, Florida 33024
Phone: (954) 364-6284



Case Number: CACE-20-017715 Division: 25
Filing # 115543386 E-Filed 10/23/2020 04:32:48 PM

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

CYPRESS CHASE CONDOMINIUM
ASSOCIATION "C", INC.,

Plaintiff,

vs.

DIANA HOGG, et al.,

Defendants.

GENERAL JURISDICTION DIVISION

CASE NO.:

NOTICE OF LIS PENDENS

TO: DIANA HOGG / UNKNOWN SPOUSE OF DIANA HOGG
JANE DOE, UNKNOWN TENANT / JOHN DOE, UNKNOWN TENANT
AND ALL OTHERS TO WHOM IT MAY CONCERN

YOU ARE HEREBY NOTIFIED of the intention of the institution of this action by the
Plaintiff against you seeking to foreclose a Claim of Lien on the following described property in
BROWARD COUNTY, FLORIDA, to-wit:

**Unit No. 318, CYPRESS CHASE CONDOMINIUM, according to the Declaration
of Condominium thereof, as record in Official Records Book 8412, Page 800, of the
Public Records of Broward County, Florida.**

AKA: 3000 NW 48th Ave., #318, Lauderdale Lakes, FL 33313

DATED the 23rd day of October, 2020.



VALERIE J. PETERS, ESQ.
Fla. Bar No. 75395
PETERS & PETERS, ATTORNEYS AT LAW, PA
Attorneys for Plaintiff
9900 Stirling Road, Suite 104
Cooper City, Florida 33024
Telephone: 954/364-6284
Facsimile: 954/206-0260
valerie@petersandpeterspa.com
ashley@petersandpeterspa.com

BEST IMAGE AVAILABLE

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.

PERMIT NUMBER: _____

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO. 494125000030

SUBDIVISION _____ BLOCK _____ TRACT _____ LOT _____ BLDG _____ UNIT _____

Cypress Chase Condominium Assoc. "C" 3070 NW 48th Ter. Lauderdale Lakes, FL 33313

2. GENERAL DESCRIPTION OF IMPROVEMENT: Elevator Modernization

3. OWNER INFORMATION: a. Name Michael Capovani - Property Manager

b. Address 3070 NW 48th Ter, Lauderdale Lakes, FL 33313 c. Interest in property _____

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

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER: United Elevator Service, Inc. 5619551290
4500 Oak Circle B-10, Boca Raton, FL 33431

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 (3) (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 _____

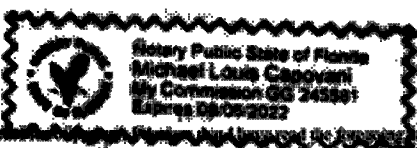
WARNING TO OWNER. ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED 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.

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

SAMUIL FRIDMAN/PRESIDENT
Print Name and Provide Signatory's Title/Office

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of June 2020
by Samuil Fridman, who is personally known or produced the following type of identification: _____



[Signature]
(Signature of Notary Public)

I, the undersigned, a Notary Public for the State of Florida, do hereby certify that the facts in this instrument are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

Upon entry to a safe deposit box, an inventory of the contents must be made in the presence of a bank employee witnessed, and filed with the court.

THIS ESTATE MUST BE CLOSED WITHIN 12 MONTHS IF NOT CONTESTED.

IN THE CIRCUIT COURT FOR BROWARD COUNTY, FLORIDA

PROBATE DIVISION

IN RE: ESTATE OF

PAULINE TERACH,
Deceased

File No. 06-1075
Division #61

APR 15 2006
CLERK OF COURT
BROWARD COUNTY
FLORIDA

LETTERS OF ADMINISTRATION
(Single personal representative)

TO ALL WHOM IT MAY CONCERN

WHEREAS, PAULINE TERACH, a resident of Broward County, Florida died on [REDACTED] owning assets in the State of Florida, and

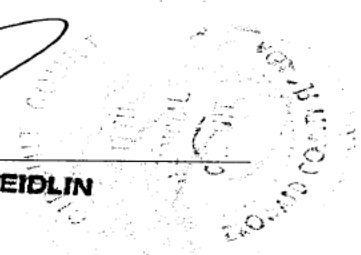
WHEREAS, IRWIN TERACH has appointed Personal Representative of the estate of the decedent and has performed all acts prerequisite to the issuance of Letters of Administration in this estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare IRWIN TERACH duly authorized under the laws of the state of Florida to act as Personal Representative of the Estate of PAULINE TERACH, deceased, with full power to administer the estate according to law, to ask, demand, sue for recover and receive the property of the decedent, to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on this 3 day of April, 2006.

CIRCUIT JUDGE

LARRY SEIDLIN



Copies furnished to:
Sydney S. Traum, Esq.
N:\9990\140\TERACH\TRS ADM.wpd

ap

e

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #47507

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:

VALERIE J. PETERS, ESQ.
PETERS & PETERS,
ATTORNEYS AT LAW, PA
CYPRESS CHASE
CONDOMINIUM ASSOCIATION
"C", INC.
9900 STIRLING ROAD, SUITE
104
COOPER CITY, FL 33024

CITY OF LAUDERDALE LAKES
4300 NW 36 STREET
LAUDERDALE LAKES, FL
33319

CYPRESS CHASE CONDO C
ASSOCIATION INC
3070 NW 48 TERRACE
LAUDERDALE LAKES, FL
33313

CYPRESS CHASE
CONDOMINIUM ASSOCIATION
"C", INC.
3070 NW 48TH TERRACE
LAUDERDALE LAKES, FL
33313

CYPRESS CHASE
CONDOMINIUM ASSOCIATION
"C", INC.
3070 NW 48TH TERRACE
CONDO OFFICE
LAUDERDALE LAKES, FL
33313-4215

PETERS & PETERS, P.A.,
REGISTERED AGENT
O/B/O CYPRESS CHASE
CONDOMINIUM ASSOCIATION
"C", INC.
WATER GARDEN PLACE
10400 GRIFFIN ROAD SUITE 108
COOPER CITY, FL 33328

UNITED ELEVATOR SERVICE,
INC.
4500 OAK CIRCLE B-10
BOCA RATON, FL 33431

DIANAH HOGG
57 DEMILLE AVENUE
ELMONT, NY 11003

DIANAH HOGG
3000 NW 48 TERRACE #318
LAUDERDALE LAKES, FL
33313

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 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**

Broward County, Florida

INSTR # 117636851
Recorded 10/05/21 at 02:23 PM
Broward County Commission
1 Page(s)
#2

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47507

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

Property ID: 494125-JG-0800
Certificate Number: 19417
Date of Issuance: 05/23/2019
Certificate Holder: FTB, AS COLLATERAL ASSIGNEE FOR SAVVY FL. LLC
Description of Property: CYPRESS CHASE CONDO NO.5
UNIT 318
PER CDO BK/PG: 8412/800

Name in which assessed: HOGG,DIANAH
Legal Titleholders: HOGG,DIANAH
57 DEMILLE AVE
ELMONT, NY 11003

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: 7849.85

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47507

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Certificate Number: 19417

Date of Issuance: 05/23/2019

Certificate Holder: FTB, AS COLLATERAL ASSIGNEE FOR SAVVY FL. LLC

Description of Property: CYPRESS CHASE CONDO NO.5

UNIT 318

PER CDO BK/PG: 8412/800

Unit No. 318, CYPRESS CHASE CONDOMINIUM NO. 5, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8412, Page 800, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto, as set forth in said Declaration.

Name in which assessed: HOGG,DIANAH

Legal Titleholders: HOGG,DIANAH
57 DEMILLE AVE
ELMONT, NY 11003

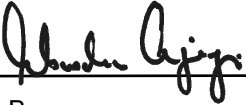
All of said property being in the County of Broward, State of Florida.

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

Dated this 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: 7849.85

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

47507
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 19417

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

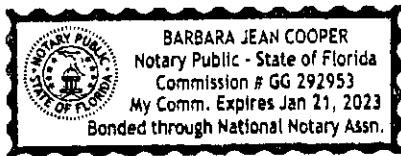
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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 47507**

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

Property ID: 494125-JG-0800
Certificate Number: 19417
Date of Issuance: 05/23/2019

Certificate Holder:
FTB, AS COLLATERAL ASSIGNEE
FOR SAVVY FL LLC

Description of Property:
CYPRESS CHASE CONDO NO. 5
UNIT 318
PER CDO BK/PG: 8412/800
Unit No. 318, CYPRESS CHASE

CONDOMINIUM NO. 5, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8412, Page 800, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto, as set forth in said Declaration.

Name in which assessed:

HOGG, DIANA H

Legal Titleholders:

HOGG, DIANA H
57 DEMILLE AVE
ELMONT, NY 11003

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

(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: 7849.85

401-314

12/16-23-30 1/6 21-20/0000566428B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21057323

Broward County, FL VS Dianah Hogg

RETURN OF SERVICE

Court Case # TD 47507

Hearing Date:01/19/2022

Received by CCN 10647

12/03/2021 9:41 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Dianah Hogg 3000 NW 48 Terrace #318 Lauderdale Lakes FL 33313**

Served:

X

Not Served:

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

Date: 12/03/2021 Time: 11:34 AM

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

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

COMMENTS: 12-03-21 11:34am N/A posted front door.

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:

D.S.

R. Murray, #10647

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 # 494125-JG-0800 (TD #47507)

RECEIVED SHERIFF
2021 DEC -1 PM 3:07
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\$8,084.19
- Or
- * Amount due if paid by January 18, 2022\$8,187.85

*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

HOGG, DIANAH
3000 NW 48 TERRACE #318
LAUDERDALE LAKES, FL. 33313

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
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VALERIE J. PETERS, ESQ.
PETERS & PETERS, ATTORNEYS AT LAW, PA
CYPRESS CHASE CONDOMINIUM ASSOCIATION "C", INC.
9900 STIRLING ROAD, SUITE 104
COOPER CITY, FL 33024

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CITY OF LAUDERDALE LAKES
4300 NW 36 STREET
LAUDERDALE LAKES, FL 33319

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CYPRESS CHASE CONDO C ASSOCIATION INC
3070 NW 48 TERRACE
LAUDERDALE LAKES, FL 33313

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3070 NW 48TH TERRACE
LAUDERDALE LAKES, FL 33313

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3070 NW 48TH TERRACE
CONDO OFFICE
LAUDERDALE LAKES, FL 33313-4215

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PETERS & PETERS, P.A., REGISTERED AGENT
O/B/O CYPRESS CHASE CONDOMINIUM ASSOCIATION "C", INC.
WATER GARDEN PLACE
10400 GRIFFIN ROAD SUITE 108
COOPER CITY, FL 33328

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UNITED ELEVATOR SERVICE, INC.
4500 OAK CIRCLE B-10
BOCA RATON, FL 33431

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DIANAH HOGG
57 DEMILLE AVENUE
ELMONT, NY 11003

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U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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For delivery information, visit our website at www.usps.com[®].

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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:	

Postmark
Here

TD 47507 JANUARY 2022 WARNING

Postage VALERIE J. PETERS, ESQ. PETERS & PETERS, ATTORNEYS
AT LAW, PA CYPRESS CHASE CONDOMINIUM
ASSOCIATION "C", INC.
9900 STIRLING ROAD, SUITE 104
COOPER CITY, FL 33024

Street or

City, State, ZIP+4[®]

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

See Reverse for Instructions

7020 2450 0001 8124 3317

7020 2450 0001 8124 3324

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)	
<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 Sign	\$ _____

Postmark
Here

Postage
\$ _____
Total Post
\$ _____
Sent To
Street and
City, State, ZIP+4®

TD 47507 JANUARY 2022 WARNING
CITY OF LAUDERDALE LAKES
4300 NW 36 STREET
LAUDERDALE LAKES, FL 33319

7020 2450 0001 8124 3331

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)	
<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 _____	

Postmark
Here

Postage
\$ _____

Total Postage
\$ _____

Sent To

Street and Apt.

City, State, ZIP+4®

TD 47507 JANUARY 2022 WARNING
 CYPRESS CHASE CONDO C ASSOCIATION INC
 3070 NW 48 TERRACE
 LAUDERDALE LAKES, FL 33313

7020 2450 0001 8124 3348

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)

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

Postmark
Here

TD 47507 JANUARY 2022 WARNING

Postage CYPRESS CHASE CONDOMINIUM ASSOCIATION "C", INC.
3070 NW 48TH TERRACE
LAUDERDALE LAKES, FL 33313

Total Pos

\$ _____

Sent To

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

City, State, ZIP+4[®]

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)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Required (Signature Required)

Postmark
Here

Postage

\$ _____

Total Price

\$ _____

Sent To

Street & _____

City, State, ZIP+4®

TD 47507 JANUARY 2022 WARNING
CYPRESS CHASE CONDOMINIUM ASSOCIATION "C", INC.
3070 NW 48TH TERRACE
CONDO OFFICE
LAUDERDALE LAKES, FL 33313-4215

7020 2450 0001 8124 3355

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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 SI \$ _____

Postmark
Here

TD 47507 JANUARY 2022 WARNING

Postage

\$

Total Postage

\$

Sent To

Street and

City, State, ZIP+4®

PETERS & PETERS, P.A., REGISTERED AGENT O/B/O
CYPRESS CHASE CONDOMINIUM ASSOCIATION "C", INC.
WATER GARDEN PLACE
10400 GRIFFIN ROAD SUITE 108
COOPER CITY, FL 33328

7020 2450 0001 8124 3362

7020 2450 0001 8124 3379

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)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

A⁺

A^v

Postage

\$ _____

Total

\$ _____

Sent

Street _____

City, State, ZIP+4® _____

Postmark
Here _____

TD 47507 JANUARY 2022 WARNING

UNITED ELEVATOR SERVICE, INC.
4500 OAK CIRCLE B-10
BOCA RATON, FL 33431

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)

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and Ap.

City, State, ZIP+4[®]

TD 47507 JANUARY 2022 WARNING

DIANAH HOGG
57 DEMILLE AVENUE
ELMONT, NY 11003

7020 2450 0001 8124 3886

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)

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

Postmark
Here

Postage

TD 47507 JANUARY 2022 WARNING

\$

DIANAH HOGG

Total Postage

3000 NW 48 TERRACE #318

\$

LAUDERDALE LAKES, FL 33313

Sent To

Street and

City, State, ZIP+4[®]

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

See Reverse for Instructions

7020 2450 0001 8124 3393

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 47507 JANUARY 2022 WARNING
CYPRESS CHASE CONDOMINIUM ASSOCIATION "C", INC.
3070 N.W. 48TH TERRACE 4
LAUDERDALE LAKES, FL 33313

Office



9590 9402 6893 1104 8155 61

2. Article Number (Transfer from service label)

7020 2450 0001 8124 3348

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x CV191333 RS

- Agent
- Addressee

B. Received by (Printed Name)

M Capavoti

C. Date of Delivery

12.9.21

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 (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, or on the front if space permits.

1. Article Addressed to:

TD 47507 JANUARY 2022 WARNING
 CYPRESS CHASE CONDOMINIUM ASSOCIATION "C", INC.
 3070 NW 48TH TERRACE
 CONDO OFFICE
 LAUDERDALE LAKES, FL 33313-4215 *Office*



9590 9402 6893 1104 8155 78

2. Article Number (Transfer from service label)

7020 2450 0001 8124 3355

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x CV 19/333 Q.S

- Agent
- Addressee

B. Received by (Printed Name)

M. Capovola

C. Date of Delivery


12.9.21


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

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 (00)

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY													
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature</p> <p>X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>													
<p>1. Article Addressed to:</p> <p>TD 47507 JANUARY 2022 WARNING</p> <p>PETERS & PETERS, P.A., REGISTERED AGENT O/B/O. CYPRESS CHASE CONDOMINIUM ASSOCIATION, INC. WATER GARDEN PLACE 10400 GRIFFIN ROAD SUITE 108 COOPER CITY, FL 33328</p>  <p>9590 9402 6893 1104 8155 92</p>	<p>B. Received by (Printed Name)</p> <p>C-19</p>	<p>C. Date of Delivery</p> <p>12/9/21</p>												
<p>2. Article Number (Transfer from service label)</p> <p>7020 2450 0001 8124 3362</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail 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 Mail Restricted Delivery (J)</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 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>CV 1333</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <p>TD 47507 JANUARY 2022 WARNING CYPRESS CHASE CONDO C ASSOCIATION INC 3070 NW 48 TERRACE LAUDERDALE LAKES, FL 33313 <i>Office</i></p>  <p>9590 9402 6893 1104 8155 16</p>	<p>B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery</p> <p><i>M. Caparoti</i> <i>12.9.21</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label)</p> <p>7020 2450 0001 8124 3331</p>	<p>3. Service Type</p> <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</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)</p>
<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 47507 JANUARY 2022 WARNING
UNITED ELEVATOR SERVICE, INC.
4500 OAK CIRCLE B-10
BOCA RATON, FL 33431



9590 9402 6893 1104 8167 35

2. Article Number (Transfer from service label)

7020 2450 0001 8124 3379

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Couk SIP2*

- Agent
- Addressee

B. Received by (Printed Name)

T. G. G. G.

C. Date of Delivery

12/9

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
(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, or on the front if space permits.

1. Article Addressed to:

TD 47507 JANUARY 2022 WARNING
 DIANAH HOGG
 57 DEMILLE AVENUE
 ELMONT, NY 11003

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
- 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



9590 9402 6893 1104 8167 11

2. Article Number (Transfer from service label)

7020 2450 0001 8124 3386

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 47507 JANUARY 2022 WARNING
 CITY OF LAUDERDALE LAKES
 4300 NW 36 STREET
 LAUDERDALE LAKES, FL 33319



2. Article Number (Transfer from carrier label)

7020 2450 0001 8124 3324

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Terry Meredith Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
Terri Meredith *12/9/21*

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

3. Service Type
- | | |
|------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

Mail
 Mail Restricted Delivery
 (over \$500)

Domestic Return Receipt