

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: 08/24/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 08/22/2021

CERTIFICATE # 2018-13406

ACCOUNT # 504212CK0810

ALTERNATE KEY # 511043

TAX DEED APPLICATION # 47575

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:

Condominium Parcel No. 1702, in LAS OLAS BEACH CLUB, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 43534, page 1703, as amended from time to time, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 101 S FORT LAUDERDALE BEACH BOULEVARD #1702, FORT LAUDERDALE FL 33316

OWNER OF RECORD ON CURRENT TAX ROLL:

JOHNSTEPH HOLDINGS LLC

101 S FORT LAUD BEACH BLVD #1702

FORT LAUDERDALE, FL 33316 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JOHNSTEPH HOLDINGS, LLC

OR: 48488, Page: 958

101 S. FT. LAUDERDALE BEACH, UNIT #1702

FORT LAUDERDALE, FL (Per Deed. No zip code included in address.)

JOHNSTEPH HOLDINGS, LLC

101 S. FT. LAUDERDALE BEACH, UNIT #1702

FT. LAUDERDALE, FL 33134 (Per Sunbiz)

EUGENIO DUARTE, P.A., REGISTERED AGENT

O/B/O JOHNSTEPH HOLDINGS, LLC

999 PONCE DE LEON BLVD., STE. 735

CORAL GABLES, FL 33134 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

KINGS RIGHT, LLC

4064 ROBINWOOD COVE

MEMPHIS, TN 38111 (Tax Deed Applicant)

LAS OLAS BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
101 S FT. LAUDERDALE BEACH BLVD
MANAGEMENT OFFICE
FT. LAUDERDALE, FL 33316 (Per Sunbiz. Declaration recorded 43534-1703.)

GURSKY RAGAN, PA, REGISTERED AGENT
O/B/O LAS OLAS BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
141 NE 3RD AVENUE, FIFTH FLOOR
MIAMI, FL 33132 (Per Sunbiz)

(Sunbiz shows incorrect spelling of Association as Assocaiton.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5042 12 CK 0810

CURRENT ASSESSED VALUE: \$1,268,500

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed
(Deed out of the developer.)

OR: 43760, Page: 627

Certificate of Title

OR: 45744, Page: 470

Warranty Deed

OR: 45984, Page: 1096

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.

Christina Young

Title Examiner



Site Address	101 S FORT LAUDERDALE BEACH BOULEVARD #1702, FORT LAUDERDALE FL 33316	ID #	5042 12 CK 0810
Property Owner	JOHNSTEPH HOLDINGS LLC	Millage	0312
Mailing Address	101 S FORT LAUD BEACH BLVD #1702 FORT LAUDERDALE FL 33316	Use	04
Abbr Legal Description	LAS OLAS BEACH CLUB CONDO UNIT 1702 PER CDO BK/PG: 43534/1703		

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	\$126,850	\$1,141,650	\$1,268,500	\$1,268,500	
2019	\$117,710	\$1,059,370	\$1,177,080	\$1,177,080	\$22,186.69
2018	\$125,450	\$1,129,010	\$1,254,460	\$1,254,460	\$23,030.11

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,268,500	\$1,268,500	\$1,268,500	\$1,268,500
Portability	0	0	0	0
Assessed/SOH	\$1,268,500	\$1,268,500	\$1,268,500	\$1,268,500
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	\$1,268,500	\$1,268,500	\$1,268,500	\$1,268,500

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/19/2012	WD-Q	\$1,125,000	48488 / 958			
11/17/2008	WD-Q	\$900,000	45984 / 1096			
9/9/2008	CET-T	\$100	45744 / 470			
2/12/2007	SWD-Q	\$1,300,000	43760 / 627			
				Adj. Bldg. S.F.		2380
				Units/Beds/Baths		1/3/3
				Eff./Act. Year Built: 2007/2006		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
R								
1						550		



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

Detail by Entity Name

Florida Limited Liability Company
JOHNSTEPH HOLDINGS, LLC

Filing Information

Document Number L12000010455
FEI/EIN Number N/A
Date Filed 01/23/2012
State FL
Status ACTIVE

Principal Address

101 S. FT. LAUDERDALE BEACH
 UNIT #1702
 FT. LAUDERDALE, FL 33134

Mailing Address

101 S. FT. LAUDERDALE BEACH
 UNIT #1702
 FT. LAUDERDALE, FL 33134

Registered Agent Name & Address

EUGENIO DUARTE, P.A.
 999 PONCE DE LEON, BLVD.
 STE. 735
 CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title MGRM

FEC SERVICES, LLC
 1900 NW CORPORATE BLVD., STE. 201E
 BOCA RATON, FL 33431

Annual Reports

Report Year	Filed Date
2019	09/23/2019
2020	06/08/2020
2021	03/24/2021

Document Images

03/24/2021 -- ANNUAL REPORT	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
09/23/2019 -- ANNUAL REPORT	View image in PDF format
03/08/2018 -- ANNUAL REPORT	View image in PDF format
01/27/2017 -- ANNUAL REPORT	View image in PDF format
04/15/2016 -- ANNUAL REPORT	View image in PDF format
03/19/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
04/19/2013 -- ANNUAL REPORT	View image in PDF format
01/23/2012 -- Florida Limited Liability	View image in PDF format



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

Detail by Entity Name

Florida Not For Profit Corporation

LAS OLAS BEACH CLUB CONDOMINIUM ASSOCAITION, INC.

Filing Information

Document Number	N06000012956
FEI/EIN Number	20-8811499
Date Filed	12/20/2006
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/31/2013
Event Effective Date	NONE

Principal Address

101 S. FT. LAUDERDALE BEACH BLVD.
MANAGEMENT OFFICE
FT. LAUDERDALE, FL 33316

Changed: 01/06/2010

Mailing Address

101 S. FT. LAUDERDALE BEACH BLVD.
MANAGEMENT OFFICE
FT. LAUDERDALE, FL 33316

Changed: 01/06/2010

Registered Agent Name & Address

Gursky Ragan, PA
141 NE 3RD AVENUE
FIFTH FLOOR
MIAMI, FL 33132

Name Changed: 03/01/2021

Address Changed: 03/01/2021

Officer/Director Detail

Name & Address

Title Secretary, Treasurer

Bogdan, Robert
MGMT OFFICE, 101 S FT LAUDERDALE BCH BLVD
FORT LAUDERDALE, FL 33316

Title President

Ghadar, Margaret
MGMT OFFICE, 101 S FT LAUDERDALE BCH BLVD
FORT LAUDERDALE, FL 33316

Title VP

Ambrose, Christopher
MGMT OFFICE, 101 S FT LAUDERDALE BCH BLVD
FT. LAUDERDALE, FL 33316

Title Other, Non-Board member Treasurer

Severson, John
101 S. FT. LAUDERDALE BEACH BLVD.
MANAGEMENT OFFICE
FT. LAUDERDALE, FL 33316

Annual Reports

Report Year	Filed Date
2020	02/14/2020
2021	02/12/2021
2021	03/01/2021

Document Images

03/01/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/12/2021 -- ANNUAL REPORT	View image in PDF format
02/14/2020 -- ANNUAL REPORT	View image in PDF format
02/11/2019 -- ANNUAL REPORT	View image in PDF format
01/26/2018 -- ANNUAL REPORT	View image in PDF format
01/18/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
02/12/2015 -- ANNUAL REPORT	View image in PDF format
04/17/2014 -- ANNUAL REPORT	View image in PDF format
12/31/2013 -- Amendment	View image in PDF format
08/23/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
03/26/2013 -- ANNUAL REPORT	View image in PDF format
12/07/2012 -- ANNUAL REPORT	View image in PDF format
10/10/2012 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
08/31/2011 -- ANNUAL REPORT	View image in PDF format
07/05/2011 -- Reg. Agent Change	View image in PDF format

[03/07/2011 -- ANNUAL REPORT](#)
[01/06/2010 -- ANNUAL REPORT](#)
[01/20/2009 -- ANNUAL REPORT](#)
[03/14/2008 -- ANNUAL REPORT](#)
[10/03/2007 -- Reg. Agent Change](#)
[04/17/2007 -- ANNUAL REPORT](#)
[12/20/2006 -- Domestic Non-Profit](#)

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W/C TRI - COUNTY for **TR-127K**
Moraitis, Cofar, Karney & Moraitis
915 Middle River Drive, Suite 506
Fort Lauderdale, FL 33304

MCDOW PIF LAS OLAS

(Reserved for Clerk of Court)

This instrument prepared by, or under the supervision of (and after recording, return to):

Gary A. Saul, Esq.
Greenberg Traurig, P.A.
1221 Brickell Avenue
Miami, FL 33131

Portion of Folio No. 10212-10-00300
Portion of Folio No. 10212-01-03600
Portion of Folio No. 20212-10-00200
Portion of Folio No. 20212-01-03400

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 14 day of MARCH, 2007, by **TRG&S LAS OLAS BEACH CLUB, LTD., a Florida limited partnership**, Grantor, whose office address is 315 S. Biscayne Boulevard, Miami, Florida 33131, to **RONALD MCDOW**, a single man, Grantee, whose mailing address is 4806 Post Road, Nashville, TN 37205. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, legal representatives and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee, the following described land situate and being in Broward County, Florida (the "Property"):

Condominium Parcel No. 1702 in **LAS OLAS BEACH CLUB, A CONDOMINIUM**, according to the Declaration thereof, recorded February 1, 2007, under Instrument Number 106799142, in Official Records Book 43534, Page 1703, of the Public Records of Broward County, Florida, as amended and/or supplemented from time to time.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: taxes and assessments for the year of closing (provided same are not yet due and payable) and all subsequent years; zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority; conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same; and restrictions, conditions, covenants, liens, terms and limitations set forth in the Declaration of Condominium referenced above and all exhibits thereto, all as amended or modified from time to time.

GRANTOR hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor. Grantee, by acceptance and recordation of this Deed, expressly and specifically approves, accepts, covenants and agrees to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the Declaration.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Witnessed by:

TRG&S LAS OLAS BEACH CLUB, LTD., a Florida limited partnership

BY: TRG – LAS OLAS BEACH CLUB, INC., a Florida corporation, General Partner

Donna A. Cannata
Name: Donna A. Cannata

Andrea E. Caculles
Name: Andrea E. Caculles

By: Lee Hodges
Name: Lee Hodges
Title: Vice President

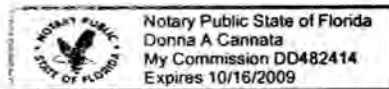
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) ss:

The foregoing instrument was acknowledged before me this 15th day of February, 2007, by Lee Hodges, as Vice President of TRG – Las Olas Beach Club, Inc., a Florida corporation, General Partner of TRG&S Las Olas Beach Club, Ltd., a Florida limited partnership, on behalf said corporation and partnership. He is personally known to me or produced _____ as identification.

Donna A. Cannata
Name: _____

My commission expires:

Notary Public, State of Florida
Commission No. _____



36
\$1.70
100.00
FELIOT# 5042 12CK 0810

IN THE CIRCUIT COURT FOR BROWARD
COUNTY, FLORIDA. CIVIL DIVISION

CASE NO. CACE08-11198-13
UCN: 132008CA011198XXXXXX

DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE, ON BEHALF OF BCAP LLC TRUST
2007-AA3,

Plaintiff,

vs.

RONALD MCDOW A/K/A RONALD A. MCDOW;
TJ PAVEMENT, CORP.; JERUSALEM BUILDERS 2003
INCORPORATED; DENNIS B. HOPPER, INC. F/K/A HOPPER
CONTRACTING, INC.; LAS OLAS BEACH CLUB CONDOMINIUM
ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN
TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY
HEREIN DESCRIBED,
Defendants.

CIRCUIT CIVIL
2008 SEP -9 PM 7:16
FILED FOR RECORD
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLA.

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that a Certificate of Sale was filed in this action on
August 28, 2008 for the property described herein and that no objections to the sale have been filed within the
time allowed for filing objections.

The following property in Broward County, Florida:

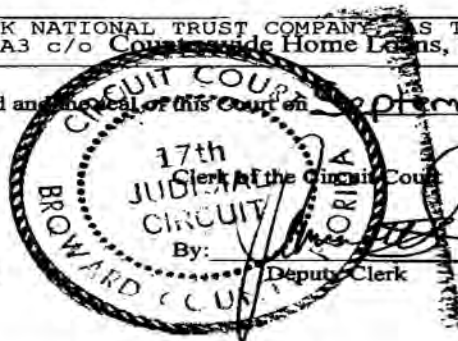
UNIT NO. 1702 OF LAS OLAS BEACH CLUB, A CONDOMINIUM, ACCORDING TO
THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 43534, PAGE
1703, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

was sold to:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF BCAP LLC
whose address is. TRUST 2007-AA3 c/o Courtwide Home Loans, 7105 Corporate Drive, Plano, TX 75024

WITNESS my hand and seal of this Court on September 9, 2008.

Smith, Hiatt & Diaz, P.A.
P.O. Box 11438
Fort Lauderdale, FL
33339-1438



1183-46485

Return to:

Lawyers Title
Suite W by press St Suite A
Tampa, FL 33607
Prepared by:

Robert P. Roeper, II, Esq.

Please Return to:
14802 N. Dale Mabry Hwy
Suite 100
Tampa, FL 33618

This instrument prepared without
the benefit of a title examination.

Folio/Parcel ID#: 10212-CK-08100

File/Case No: 08-4-380164

080023655

(Space Above This Line for Recording Data)

CORPORATE SPECIAL WARRANTY DEED

This Special Warranty Deed made on **November 17th**, 2008

Between **Deutsche Bank National Trust Company as Trustee, on Behalf of BCAP, LLC Trust 2007-AA3,**

hereinafter called the Grantor, and

James C. Hartman and Judith F. Hartman, Husband and Wife,

whose mailing address is: 101 S. Ft. Lauderdale Beach Blvd, #1702, Fort Lauderdale, FL

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 does grant, bargain, sell and convey unto the Grantee, and their heirs, and assigns forever, the following described parcel of land in the county of Broward, State of Florida to wit:

Condominium Parcel No. 1702, in LAS OLAS BEACH CLUB, A CONDOMINIUM, according to the Declaration of Condominium thereof in Official Records Book 43534, Page 1703, as amended from time to time, of the Public Records of Broward County, Florida.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year 2008 and subsequent years, which are not yet due and payable.

And the said Grantor hereby covenants with the 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 does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever claiming or to claim the same by, through or under the said Grantor. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as the context requires.)

Deed Corporate Special Warranty

Page 1 of 2

21

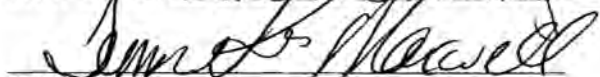
In Witness whereof, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, and Delivered in the presence of:



Witness #1

Print Name: Debbie Cummings



Witness #2

Print Name: _____

Deutsche Bank National Trust Company as
Trustee, on Behalf of BCAP, LLC Trust 2007-AA3

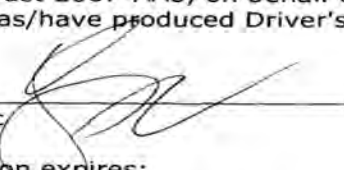

By: Tsedale Alemu

TSEDALE ALEMU
Title: Assistant Secretary

State of Texas

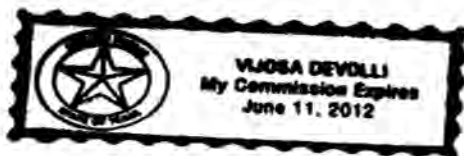
County of Collin

The foregoing instrument was acknowledged before me this November 17th, 2008 by Tsedale Alemu, Assistant Secretary of Deutsche Bank National Trust Company as Trustee, on Behalf of BCAP, LLC Trust 2007-AA3, on behalf of the corporation. He/She/They is/are personally known to me or who has/have produced Driver's License(s) as identification.


Notary Public

My commission expires:

(Notary Seal)



Prepared by and return to:

Randy Nathan
Attorney at Law
Frank, Weinberg & Black, P.L.
7805 SW 6 Court
Plantation, FL 33324
954-474-8000
File Number: 6933.004
Will Call No.: 504212-CK-0810

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of January, 2012 between James C. Hartman and Judith F. Hartman, husband and wife whose post office address is 19509 Saturnia Lakes Drive, Boca Raton, FL 33498, grantor, and Johnsteph Holdings, LLC, a Florida limited liability company whose post office address is 101 S. Ft. Lauderdale Beach, Unit #1702, Fort Lauderdale, FL, grantee:

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

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

Condominium Parcel No. 1702, in LAS OLAS BEACH CLUB, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 43534, page 1703, as amended from time to time, of the Public Records of Broward County, Florida.

Parcel Identification Number: 504212-CK-0810

Subject to taxes for 2012 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2011**.

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

DoubleTimes®

2

Signed, sealed and delivered in our presence:

Debra Burdick
Witness Name: Debra Burdick

Leorah G. Greenman
Witness Name: Leorah G. Greenman

Debra Burdick
Witness Name: Debra Burdick

Leorah G. Greenman
Witness Name: Leorah G. Greenman

James C. Hartman (Seal)
James C Hartman

Judith F. Hartman (Seal)
Judith F. Hartman

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 19 day of January, 2012 by James C Hartman and Judith F. Hartman, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

LEORAH G. GREENMAN
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD954991
EXPIRES 2/8/2014
BONDED THRU 1-888-NOTARY1

Leorah G. Greenman
Notary Public

Printed Name: _____

My Commission Expires: _____

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #47575

**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:

**JOHNSTEPH HOLDINGS, LLC
101 S. FT. LAUDERDALE BEACH, UNIT
#1702
FT. LAUDERDALE, FL 33134**

**CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL 33301-1016**

**EUGENIO DUARTE, P.A., REGISTERED
AGENT O/B/O JOHNSTEPH
HOLDINGS, LLC
999 PONCE DE LEON BLVD., STE. 735
CORAL GABLES, FL 33134**

**GURSKY RAGAN, PA, REGISTERED
AGENT O/B/O LAS OLAS BEACH CLUB
CONDOMINIUM ASSOCIATION, INC.
141 NE 3RD AVENUE, FIFTH FLOOR
MIAMI, FL 33132**

**JERUSALEM BUILDERS 2003
2533 JOHNSON ST
HOLLYWOOD, FL 33020-3924**

**LAS OLAS BEACH CLUB
CONDOMINIUM ASSOCIATION, INC.
101 S FT. LAUDERDALE BEACH BLVD,
MANAGEMENT OFFICE
FT. LAUDERDALE, FL 33316**

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 # 117637114
Recorded 10/05/21 at 02:49 PM
Broward County Commission
1 Page(s)
#15

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47575

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: 504212-CK-0810
Certificate Number: 13406
Date of Issuance: 05/23/2019
Certificate Holder: KINGS RIGHT, LLC
Description of Property: LAS OLAS BEACH CLUB CONDO
UNIT 1702
PER CDO BK/PG: 43534/1703

Name in which assessed: JOHNSTEPH HOLDINGS LLC
Legal Titleholders: JOHNSTEPH HOLDINGS LLC
101 S FORT LAUD BEACH BLVD #1702
FORT LAUDERDALE, FL 33316

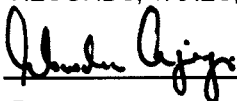
All of said property being in the County of Broward, State of Florida.

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:

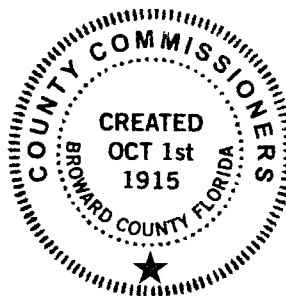
broward.deedauction.net
**Pre-registration is required to bid.*

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: 86486.91

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47575

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: 504212-CK-0810

Certificate Number: 13406

Date of Issuance: 05/23/2019

Certificate Holder: KINGS RIGHT, LLC

Description of Property: LAS OLAS BEACH CLUB CONDO
UNIT 1702
PER CDO BK/PG: 43534/1703

Condominium Parcel No. 1702, in LAS OLAS BEACH CLUB, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 43534, page 1703, as amended from time to time, of the Public Records of Broward County, Florida.

Name in which assessed: JOHNSTEPH HOLDINGS LLC

Legal Titleholders: JOHNSTEPH HOLDINGS LLC
101 S FORT LAUD BEACH BLVD #1702
FORT LAUDERDALE, FL 33316

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

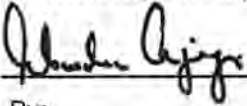
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Issues: 12/16/2021, 12/23/2021, 12/30/2021 & 01/06/2022

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BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21057417

Broward County, FL VS Johnsteph Holdings LLC

RETURN OF SERVICE

Court Case # TD 47575

Hearing Date: 01/19/2022

Received by CCN 15851

12/03/2021 11:07 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: Johnsteph Holdings LLC 101 S Fort Lauderdale Beach Boulevard #1702 Fort Lauderdale FL 33316

Served:

X

Not Served:

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

Date: 12/06/2021 Time: 1:25 PM

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

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

/

COMMENTS: Posted on front door.

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

Gregory Tony, Sheriff
Broward County, Florida

By:

D.S.

A. Moten, #15851

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 # 504212-CK-0810 (TD #47575)

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

RECEIVED SHERIFF
2021 DEC -1 PM 3:10
BROWARD COUNTY, FLORIDA

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\$85,660.99

Or

* Amount due if paid by January 18, 2022\$86,803.91

*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

JOHNSTEPH HOLDINGS LLC
101 S FORT LAUDERDALE BEACH BLVD #1702
FORT LAUDERDALE, FL 33316

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 # 504212-CK-0810 (TD #47575)

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PLEASE SERVE THIS ADDRESS OR LOCATION

JOHNSTEPH HOLDINGS LLC
101 S FORT LAUDERDALE BEACH BLVD #1702
FORT LAUDERDALE, FL 33316

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

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

DATE: December 1st, 2021
PROPERTY ID # 504212-CK-0810 (TD # 47575)

WARNING

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JOHNSTEPH HOLDINGS, LLC
101 S. FT. LAUDERDALE BEACH, UNIT #1702
FT. LAUDERDALE, FL 33134

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

DATE: December 1st, 2021

PROPERTY ID # 504212-CK-0810 (TD # 47575)

WARNING

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JERUSALEM BUILDERS 2003
2533 JOHNSON ST
HOLLYWOOD, FL 33020

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

DATE: December 1st, 2021

PROPERTY ID # 504212-CK-0810 (TD # 47575)

WARNING

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CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL 33301-1016

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www.broward.org/recordstaxestreasury

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

DATE: December 1st, 2021

PROPERTY ID # 504212-CK-0810 (TD # 47575)

WARNING

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

EUGENIO DUARTE, P.A., REGISTERED AGENT O/B/O JOHNSTEPH HOLDINGS, LLC

999 PONCE DE LEON BLVD., STE. 735
CORAL GABLES, FL 33134

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www.broward.org/recordstaxestreasury

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

DATE: December 1st, 2021

PROPERTY ID # 504212-CK-0810 (TD # 47575)

WARNING

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GURSKY RAGAN, PA, REGISTERED AGENT O/B/O LAS OLAS BEACH CLUB
CONDOMINIUM ASSOCIATION, INC.
141 NE 3RD AVENUE, FIFTH FLOOR
MIAMI, FL 33132

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 S FORT LAUDERDALE BEACH BLVD #1702 FORT LAUDERDALE, FL 33316 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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: December 1st, 2021

PROPERTY ID # 504212-CK-0810 (TD # 47575)

WARNING

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LAS OLAS BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

101 S FT. LAUDERDALE BEACH BLVD, MANAGEMENT OFFICE
FT. LAUDERDALE, FL 33316

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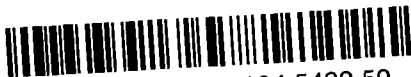
www.broward.org/recordstaxestreasury

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 47575 JANUARY 2022 WARNING
LAS OLAS BEACH CLUB CONDOMINIUM
ASSOCIATION, INC.
101 S FT. LAUDERDALE BEACH BLVD,
MANAGEMENT OFFICE
FT. LAUDERDALE, FL 33316



9590 9402 6893 1104 5432 59

2. Article Number (Transfer from service label)

7020 1810 0000 1308 4843

PS Form 3811, July 2020 PSN 7530-02-000-9000

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C.W. - Mail piece

C. Date of Delivery

12-7-21

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

IN MAILBOX
00 TO
CD-19

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
- ☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

- Complete items 1, 2, and 3.
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Article Addressed to:
TD 47575 JANUARY 2022 WARNING
EUGENIO DUARTE, P.A., REGISTERED
AGENT O/B/O JOHNSTEPH HOLDINGS, LLC
999 PONCE DE LEON BLVD., STE. 735
CORAL GABLES, FL 33134



9590 9402 6893 1104 5432 42

7020 1810 0000 1308 4829

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

A. Signature

☐ Agent
☐ Addressee

X

X
B. Received by (Printed Name)

C. Date of Delivery	
---------------------	--

2. Is delivery address different from item 1? ☐ Yes ☐ No
If Yes, address below:

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

☐ Yes
☐ No

3. Service Type

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

Insured Mail
Insured Mail Restricted Delivery
(over \$500)

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47575 JANUARY 2022 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL 33301-1016



9590 9402 6893 1104 5432 11

7020 1810 0000 1308 4812

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
 X *[Signature]*
 B. Received by (Printed Name) *General* C. Date of Delivery *12/17*
 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
 - ☐ Insured Mail Restricted Delivery over \$500
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 475 JANUARY 2022 WARNING
JERUSALEM BUILDERS 2003
2533 JOHNSON ST
HOLLYWOOD, FL 33020-3924



9590 9402 6893 1104 5432 73

2. Article Number (Transfer from service label)

7020 1810 0000 1308 4850

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☐ Addressee

X

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail
- ☐ Registered Mail Restricted Delivery

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

Domestic Return Receipt

7020 1810 0000 1308 4805

U.S. Postal ServiceTM
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 Restricted Delivery | \$ | |

Postmark
Here

Pc

\$

To

\$

Se

Sir

City, State, ZIP+4[®]

ID 4/5/5 JANUARY 2022 WARNING

**JOHNSTEPH HOLDINGS, LLC
101 S. FT. LAUDERDALE BEACH,
UNIT #1702
FT. LAUDERDALE, FL 33134**

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

See Reverse for Instructions

7020 1810 0000 1308 4812

U.S. Postal ServiceTM
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 Restricted Delivery \$

Postmark
Here

Postage

\$

Total F

\$

Sent To

Street &

City, Sta

TD 47575 JANUARY 2022 WARNING

CITY OF FORT LAUDERDALE

ATTN: CITY ATTORNEY OFFICE

100 N ANDREWS AVE FL 7

FORT LAUDERDALE, FL 33301-1016

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

See Reverse for Instructions

7020 1810 0000 1308 4829

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 Restricted Delivery	\$	

Postmark
Here

Postage

\$

TD 47575 JANUARY 2022 WARNING
Total Postage: **EUGENIO DUARTE, P.A., REGISTERED AGENT**

Sent To

O/B/O JOHNSTEPH HOLDINGS, LLC
999 PONCE DE LEON BLVD., STE. 735
CORAL GABLES, FL 33134

Street and

City, State, ZIP+4®

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

See Reverse for Instructions

7020 1810 0000 1308 4836

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 Restricted Delivery | \$ | |

Postmark
Here

Post

\$

Tot

\$

Ser

Str

City, State, ZIP+4®

TD 47575 JANUARY 2022 WARNING
GURSKY RAGAN, PA, REGISTERED AGENT O/B/O LAS
OLAS BEACH CLUB CONDOMINIUM ASSOCIATION, INC
141 NE 3RD AVENUE, FIFTH FLOOR
MIAMI, FL 33132

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

See Reverse for Instructions

7020 1810 0000 1308 4843

U.S. Postal ServiceTM
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 Restricted Delivery

\$

Postmark
Here

Postage

\$

Total

\$

Sent

Street

City, State, ZIP+4[®]

TD 47575 JANUARY 2022 WARNING
LAS OLAS BEACH CLUB CONDOMINIUM
ASSOCIATION, INC.
101 S FT. LAUDERDALE BEACH BLVD,
MANAGEMENT OFFICE
FT. LAUDERDALE, FL 33316

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

See Reverse for Instructions

7020 1810 0000 1308 4850

U.S. Postal ServiceTM
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	\$	

Postmark
Here

TD 47575 JANUARY 2022 WARNING
JERUSALEM BUILDERS 2003
2533 JOHNSON ST
HOLLYWOOD, FL 33020-3924

City, State, ZIP+4[®]

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

See Reverse for Instructions