

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: 10/20/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 10/13/2021

CERTIFICATE # 2018-7379

ACCOUNT # 494135GB0040

ALTERNATE KEY # 279160

TAX DEED APPLICATION # 47930

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:

The Condominium Parcel known as Unit 12, of WIMBLEDON TOWNHOUSE CONDOMINIUM II-16, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5507, at Page 728 through 786, as amended, and pursuant to survey, plot, plan and graphic description of improvements recorded in Condominium Book 7, at Page 28, all of the Public Records of Broward County, Florida, together with an undivided interest in the common elements thereof.

PROPERTY ADDRESS: 1771 NW 58 AVENUE #12, LAUDERHILL FL 33313-4845

OWNER OF RECORD ON CURRENT TAX ROLL:

PETRONA NELSON

1771 NW 58 AVE # 12

LAUDERHILL, FL 33313 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

PETRONA NELSON

Instrument: 114047917

1771 NW 58TH AVENUE

LAUDERHILL, FL 33313 (Per Deed. Legal description has a typo in condominium name: "11-16"; it should read: "II-16".)

(Petrona Nelson a/k/a Petrona Elaine Nelson)

MORTGAGE HOLDER OF RECORD:

J&L KURLAND FAMILY LIMITED, LTD,
ITS SUCCESSORS AND/OR ASSIGNS ATIMA
12500 OLD CUTLER ROAD
MIAMI, FL 33156 (Per Mortgage)

Instrument: 115028686

J & L KURLAND FAMILY LTD.
12500 OLD CUTLER ROAD
MIAMI, FL 33156 (Per Sunbiz)

GENE K GLASSER, REGISTERED AGENT
O/B/O J & L KURLAND FAMILY LTD.
C/O GREENSPOON MARDER, P.A.
100 WEST CYPRESS CREEK ROAD, SUITE 700
FORT LAUDERDALE, FL 33309 (Per Sunbiz)

(J&L Kurland Family Limited, Ltd a/k/a J & L Kurland Family Ltd.)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MUNICIPAL POINT CAPITAL LP
PO BOX 101
WASHINGTON CROSSING, PA 18977 (Tax Deed Applicant)

WIMBLEDON TOWNHOUSE CONDOMINIUM II Instrument: 116859611
ASSOCIATION, INC.
4846 N. UNIVERSITY DRIVE, #434
LAUDERHILL, FL 33351 (Per Lien)

WIMBLEDON TOWNHOUSE CONDOMINIUM II Instrument: 117011517
ASSOCIATION, INC.
RAYMOND A. PICCIN, ESQ.
BAKALAR & ASSOCIATES, P.A.
12472 WEST ATLANTIC BLVD.
CORAL SPRINGS, FL 33071 (Per Lis Pendens)

WIMBLEDON TOWNHOUSE CONDOMINIUM II ASSOCIATION, INC.
C/O CONSOLIDATED COMMUNITY MGT
7124 N. NOB HILL RD.
TAMARAC, FL 33321 (Per Sunbiz. Declaration recorded in 5507-728.)

BAKALAR & ASSOCIATES, PA, REGISTERED AGENT
O/B/O WIMBLEDON TOWNHOUSE CONDOMINIUM II ASSOCIATION, INC.
12472 WEST ATLANTIC BLVD
CORAL SPRINGS, FL 33071 (Per Sunbiz. Typo in street address of: "BVD"; it should read: "BLVD".)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 35 GB 0040

CURRENT ASSESSED VALUE: \$120,660

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: 22367, Page: 459

Quit Claim Deed OR: 42518, Page: 792

Quit Claim Deed OR: 47861, Page: 956

Certificate of Title OR: 50907, Page: 944

Warranty Deed OR: 51232, Page: 219

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	1771 NW 58 AVENUE #12, LAUDERHILL FL 33313-4845	ID #	4941 35 GB 0040
Property Owner	NELSON, PETRONA	Millage	1912
Mailing Address	1771 NW 58 AVE # 12 LAUDERHILL FL 33313	Use	04
Abbr Legal Description	WIMBLEDON TOWNHOUSE II-16 CONDO UNIT 12 PER CDO BK/PG: 5507/728		

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	\$12,070	\$108,590	\$120,660	\$117,020	
2019	\$11,560	\$104,070	\$115,630	\$106,390	\$3,218.55
2018	\$10,120	\$91,090	\$101,210	\$96,720	\$2,829.07

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$120,660	\$120,660	\$120,660	\$120,660
Portability	0	0	0	0
Assessed/SOH	\$117,020	\$120,660	\$117,020	\$117,020
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	\$117,020	\$120,660	\$117,020	\$117,020

Sales History			
Date	Type	Price	Book/Page or CIN
11/17/2016	WD-T	\$100	114047917
10/14/2014	WD-Q-DS	\$72,500	112634683
5/22/2014	CET-T	\$100	112388221
4/8/2011	QCD-T	\$100	47861 / 956
7/26/2006	QCD	\$100	42518 / 792

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		1800
Units/Beds/Baths		1/3/2.5
Eff./Act. Year Built: 1974/1973		

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #47930

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of January 2022, 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:

PETRONA NELSON
1771 NW 58TH AVENUE
LAUDERHILL, FL 33313

PETRONA NELSON
1771 NW 58TH AVE # 12
LAUDERHILL, FL 33313-4845

J&L KURLAND FAMILY LIMITED, LTD,
ITS SUCCESSORS AND/OR ASSIGNS
ATIMA
12500 OLD CUTLER ROAD
MIAMI, FL 33156

MUNICIPAL POINT CAPITAL LP
PO BOX 101
WASHINGTON CROSSING, PA
18977

WIMBLEDON TOWNHOUSE
CONDOMINIUM II ASSOCIATION,
INC.
4846 N. UNIVERSITY DRIVE, #434
LAUDERHILL, FL 33351

WIMBLEDON TOWNHOUSE
CONDOMINIUM II ASSOCIATION,
INC. RAYMOND A. PICCIN, ESQ.
BAKALAR & ASSOCIATES, P.A.
12472 WEST ATLANTIC BLVD.
CORAL SPRINGS, FL 33071

BAKALAR & ASSOCIATES, PA,
REGISTERED AGENT O/B/O
WIMBLEDON TOWNHOUSE
CONDOMINIUM II ASSOCIATION,
INC.

GENE K GLASSER, REGISTERED
AGENT O/B/O J & L KURLAND
FAMILY LTD. C/O GREENSPOON
MARDER, P.A.

J & L KURLAND FAMILY LTD.
12500 OLD CUTLER ROAD
MIAMI, FL 33156

WIMBLEDON TOWNHOUSE
CONDOMINIUM II ASSOCIATION,
INC. C/O CONSOLIDATED
COMMUNITY MGT
7124 N. NOB HILL RD.
TAMARAC, FL 33321

12472 WEST ATLANTIC BLVD
CORAL SPRINGS, FL 33071
*SMITH-MORRIS,VEREENE
MORRIS,WAYNE
1769 NW 58TH AVE # 11
LAUDERHILL, FL 33313-4845

100 WEST CYPRESS CREEK ROAD,
SUITE 700
FORT LAUDERDALE, FL 33309
*VALBRUN,DJENANE
1773 NW 58TH AVE # 13
LAUDERHILL, FL 33313-4845

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

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 3rd day of January 2022 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**

9

Broward County, Florida

INSTR # 117710913
Recorded 11/03/21 at 03:27 PM
Broward County Commission
1 Page(s)
#9

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47930

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: 494135-GB-0040
Certificate Number: 7379
Date of Issuance: 05/23/2019
Certificate Holder: MUNICIPAL POINT CAPITAL LP
Description of Property: WIMBLEDON TOWNHOUSE II-16 CONDO
UNIT 12
PER CDO BK/PG: 5507/728

Name in which assessed: NELSON,PETRONA
Legal Titleholders: NELSON,PETRONA
1771 NW 58 AVE # 12
LAUDERHILL, FL 33313

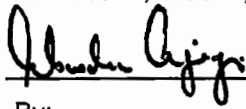
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of February, 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 November, 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: 01/13/2022, 01/20/2022, 01/27/2022 & 02/03/2022
Minimum Bid: 82728.28

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47930

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: 494135-GB-0040
Certificate Number: 7379
Date of Issuance: 05/23/2019
Certificate Holder: MUNICIPAL POINT CAPITAL LP
Description of Property: WIMBLEDON TOWNHOUSE II-16 CONDO
UNIT 12
PER CDO BK/PG: 5507/728

The Condominium Parcel known as Unit 12, of WIMBLEDON TOWNHOUSE CONDOMINIUM II-16, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5507, at Page 728 through 786, as amended, and pursuant to survey, plot, plan and graphic description of improvements recorded in Condominium Book 7, at Page 28, all of the Public Records of Broward County, Florida, together with an undivided interest in the common elements thereof.

Name in which assessed: NELSON,PETRONA
Legal Titleholders: NELSON,PETRONA
1771 NW 58 AVE # 12
LAUDERHILL, FL 33313

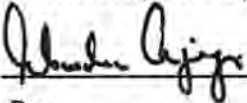
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of February, 2022. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 3rd day of November, 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: 01/13/2022, 01/20/2022, 01/27/2022 & 02/03/2022
Minimum Bid: 82728.28

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

47930
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 7379

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

01/13/2022 01/20/2022 01/27/2022 02/03/2022

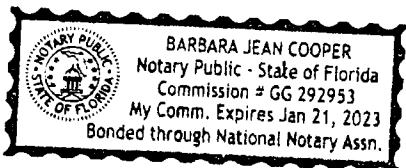
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Scherrie A Thomas

Sworn to and subscribed before me this
3 day of FEBRUARY, 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 47930**

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: 494135-GB-0040
Certificate Number: 7379
Date of issuance: 05/23/2019
Certificate Holder:

MUNICIPAL POINT CAPITAL LP
Description of Property:

WIMBLEDON TOWNHOUSE II-16
CONDO
UNIT 12
PER CDO BK/PG: 5507/728

The Condominium Parcel known as Unit 12, of WIMBLEDON TOWNHOUSE CONDOMINIUM II-16, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5507, at Page 728 through 786, as amended, and pursuant to survey, plot, plan and graphic description of improvements recorded in Condominium Book 7, at Page 28, all of the Public Records of Broward County, Florida, together with an undivided interest in the common elements thereof.

Name in which assessed:

NELSON, PETRONA

Legal Titleholders:

NELSON, PETRONA

1771 NW 58 AVE #12

LAUDERHILL, FL 33313

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 16th day of February, 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 3rd day of November, 2021.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)
By: Abiodun Ajayi
Deputy

47930

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: 82728.28

401-314

1/13-20-27 2/3 22-50/0000572847B

2/2

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22000578

Broward County, FL VS Petrona Nelson

RETURN OF SERVICE



Court Case # TD 47930

Hearing Date:02/16/2022

Received by CCN 11002

01/07/2022 10:39 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Petrona Nelson 1771 NW 58 Avenue #12 Lauderhill FL 33313**

Served:

Not Served:

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

Date: 01/07/2022 Time: 4:20 PM

On Petrona Nelson 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:

INDIVIDUAL SERVICE

COMMENTS: Posted Tax Notice on garage door. Gate to front door was locked.

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: *C. Mitchell* 11002

D.S.

C. Mitchell, #11002

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

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 # 494135-GB-0040 (TD #47930)

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 January 31, 2022\$12,604.34

Or

* Amount due if paid by February 15, 2022\$12,766.00

*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 February 16, 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

NELSON, PETRONA
1771 NW 58 AVE #12
LAUDERHILL, FL 33313-4845

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

RECEIVED SHERIFF
2022 JAN -4 AM 10:15
BROWARD COUNTY, FLORIDA

This instrument Prepared by,
Record and Return to:
Thomas M. Dachelet, Esq.
888 S.E. 3rd Avenue, Ste. 400
Ft. Lauderdale FL 33316

Parcel I.D. No. 9135-GB-0040

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made and entered into this 26 day of July, 2006, between **JENNIFER E. SAVOURY, joined by EWAN C. TAYLOR, her husband**, party(s) of the first part, and **EWAN C. TAYLOR and JENNIFER SAVOURY TAYLOR, his wife**, whose post office address is 1771 N.W. 58th Avenue, Unit 12, Lauderhill, FL 33313-4845, party(s) of the second part.

W-I-T-N-E-S-S-E-T-H :

That the party(s) of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, to them in hand paid by the party(s) of the second part, the receipt and sufficiency of which is hereby acknowledged, has/have granted, bargained and sold to the party(s) of the second part, their heirs and assigns forever, the following described land, situate, lying and being in BROWARD COUNTY, State of Florida, to wit:

The Condominium Parcel known as Unit 12, of WIMBLEDON TOWNHOUSE CONDOMINIUM II-16, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5507, at Page 728 through 786, and as amended, and pursuant to survey, plot, plan and graphic description of improvements recorded in Condominium Book 7, at Page 28, all of the Public Records of Broward County, Florida.

TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the party(s) of the first part have caused this Deed to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Marianne Elston
Signature (as to both Grantors)
Printed Name: Marianne Elston

Jennifer E Savoury
JENNIFER E. SAVOURY

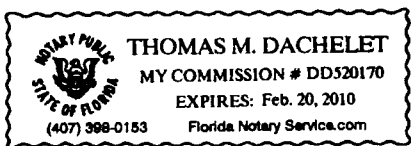
Jerilyn L. Guise
Signature (as to both Grantors)
Printed Name: Jerilyn L. Guise

Ewan C. Taylor
EWAN C. TAYLOR

STATE OF FLORIDA
COUNTY OF BROWARD

I hereby certify that on this day, before me, an officer duly authorized to take administer acknowledgments, personally appeared **JENNIFER E. SAVOURY, joined by her husband, EWAN C. TAYLOR**, known to me to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that he(she)(they) executed the same, that I relied upon the following form(s) of identification of the above-named person(s): _____

Fe 2/L
FR 2/L
_____ and that an oath (was)(was not) taken.



Thomas M. Dachelet
Notary Signature
My Commission Expires:
Commission No. DD520170

Prepared By/Return To:
Cameron White, Esquire/jkg
South Milhauser, P.A.
Gateway Center
1000 Legion Place, Suite 1200
Orlando, FL 32801
Phone 407-539-1638
File No: 4421-97 cc

Property Appraiser's Parcel I.D. #: 494135GB0040

--(Space above this line for recording data) --

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

THIS WARRANTY DEED, made this 10th day of October, 2014, by ANTHONY IERVOLINO, A MARRIED MAN, whose address is 33-82 155th Street, Flushing, NY 11354 (hereinafter referred to as the "Grantor"), to THE ECCLESTON GROUP INCORPORATED, A FLORIDA CORPORATION, whose address is 5955 NW 31 Avenue, Ft. Lauderdale, FL 33309 (hereinafter referred to as the "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.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 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, Florida, to wit:

The Condominium Parcel known as Unit 12, of WIMBLEDON TOWNHOUSE CONDOMINIUM II-16, according to the Declaration of Condominium thereof, recorded in Official Records Book 5507, at Page 728 through 786, and as amended, and pursuant to survey, plot, plan and graphic description of improvements recorded in Condominium Book 7, at page 28, all of the Public Records of Broward County, Florida, together with an undivided interest in the common elements thereof.

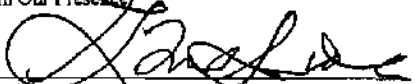
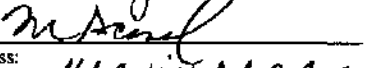
The Property conveyed herein is not now nor has it ever been the homestead of the Grantor nor is it contiguous to the Grantor's homestead property as defined in the Florida Statutes and in the Florida Constitution.

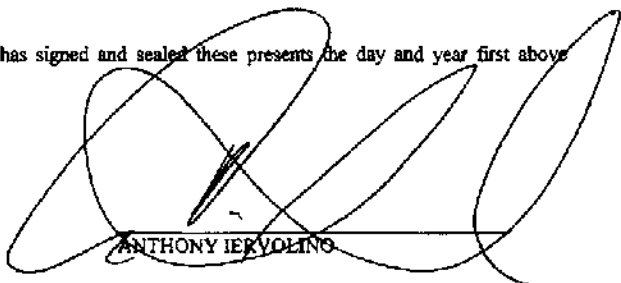
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2013, and subject to easements, conditions, covenants, restrictions, reservations, limitations and agreements of record, if any; however, reference herein does not operate to reimpose same.

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

Signed, Sealed and Delivered
In Our Presence:

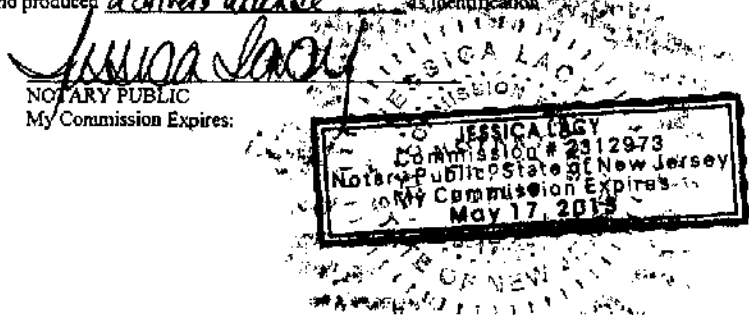

Witness:
Print Name: George Mafasoc

Witness:
Print Name: Marvin Danna


ANTHONY IERVOLINO

STATE OF ~~NEW YORK~~ NEW JERSEY
COUNTY OF Bergen

The foregoing instrument was acknowledged before me this 14th day of October, 2014, by ANTHONY IERVOLINO, who is/are personally known to me or who produced a drivers license as identification.

(NOTARIAL SEAL)


NOTARY PUBLIC
My Commission Expires:
JESSICA LAC
Commission # 2312973
Notary Public State of New Jersey
My Commission Expires
May 17, 2015



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

Detail by Entity Name

Florida Not For Profit Corporation

WIMBLEDON TOWNHOUSE CONDOMINIUM II ASSOCIATION, INC.

Filing Information

Document Number 726961
FEI/EIN Number 59-1469534
Date Filed 07/17/1973
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 12/10/2012
Event Effective Date NONE

Principal Address

C/O CONSOLIDATED COMMUNITY MGT
 7124 N. NOB HILL RD.
 TAMARAC, FL 33321

Changed: 09/01/2021

Mailing Address

C/O CONSOLIDATED COMMUNITY MGT
 7124 N. NOB HILL RD.
 TAMARAC, FL 33321

Changed: 09/01/2021

Registered Agent Name & Address

BAKALAR & ASSOCIATES, PA
 12472 WEST ATLANTIC BVD
 CORAL SPRINGS, FL 33071

Name Changed: 03/18/2020

Address Changed: 03/18/2020

Officer/Director Detail

Name & Address

Title Treasurer

Barker, Larry
C/O CONSOLIDATED COMMUNITY MGT
7124 N. NOB HILL RD.
TAMARAC, FL 33321

Title VP

Carter, Kennon
C/O CONSOLIDATED COMMUNITY MGT
7124 N. NOB HILL RD.
TAMARAC, FL 33321

Title President

Ramirez, Wilfredo
C/O CONSOLIDATED COMMUNITY MGT
7124 N. NOB HILL RD.
TAMARAC, FL 33321

Title Director

Moment, Cheryl
C/O CONSOLIDATED COMMUNITY MGT
7124 N. NOB HILL RD.
TAMARAC, FL 33321

Annual Reports

Report Year	Filed Date
2021	04/27/2021
2021	05/31/2021
2021	09/01/2021

Document Images

09/01/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
05/31/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
04/27/2021 -- ANNUAL REPORT	View image in PDF format
03/18/2020 -- Reg. Agent Change	View image in PDF format
02/06/2020 -- ANNUAL REPORT	View image in PDF format
05/31/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
03/06/2019 -- ANNUAL REPORT	View image in PDF format
10/02/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
04/17/2018 -- ANNUAL REPORT	View image in PDF format
03/26/2017 -- ANNUAL REPORT	View image in PDF format
07/20/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
02/02/2016 -- ANNUAL REPORT	View image in PDF format
04/10/2015 -- ANNUAL REPORT	View image in PDF format
06/10/2014 -- ANNUAL REPORT	View image in PDF format

04/05/2013 -- ANNUAL REPORT	View image in PDF format
12/10/2012 -- Amendment	View image in PDF format
03/22/2012 -- ANNUAL REPORT	View image in PDF format
08/26/2011 -- Reg. Agent Change	View image in PDF format
07/28/2011 -- Reg. Agent Resignation	View image in PDF format
03/16/2011 -- ANNUAL REPORT	View image in PDF format
07/29/2010 -- ANNUAL REPORT	View image in PDF format
02/10/2010 -- ANNUAL REPORT	View image in PDF format
03/13/2009 -- ANNUAL REPORT	View image in PDF format
04/04/2008 -- ANNUAL REPORT	View image in PDF format
04/20/2007 -- ANNUAL REPORT	View image in PDF format
04/13/2006 -- ANNUAL REPORT	View image in PDF format
04/29/2005 -- ANNUAL REPORT	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format
05/01/2003 -- ANNUAL REPORT	View image in PDF format
05/14/2002 -- ANNUAL REPORT	View image in PDF format
05/16/2001 -- ANNUAL REPORT	View image in PDF format
02/08/2000 -- ANNUAL REPORT	View image in PDF format
04/09/1999 -- ANNUAL REPORT	View image in PDF format
06/18/1998 -- ANNUAL REPORT	View image in PDF format
05/15/1997 -- REINSTATEMENT	View image in PDF format
07/18/1995 -- ANNUAL REPORT	View image in PDF format



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

Detail by Entity Name

Florida Limited Partnership
J & L KURLAND FAMILY LTD.

Filing Information

Document Number	A06000000761
FEI/EIN Number	20-5061676
Date Filed	06/09/2006
State	FL
Status	ACTIVE

Principal Address

12500 OLD CUTLER ROAD
MIAMI, FL 33156

Mailing Address

12500 OLD CUTLER ROAD
MIAMI, FL 33156

Registered Agent Name & Address

GLASSER, GENE K
C/O GREENSPOON MARDER, P.A.
100 WEST CYPRESS CREEK ROAD, SUITE 700
FORT LAUDERDALE, FL 33309

General Partner Detail

Name & Address

ZIMELMAN, NICOLE
12500 OLD CUTLER ROAD
MIAMI, FL 33156

ROFFMAN, JULIE
12500 OLD CUTLER ROAD
MIAMI, FL 33156

KURLAND, MARISA
12500 OLD CUTLER ROAD
MIAMI, FL 33156

Annual Reports

Report Year	Filed Date
2019	04/10/2019
2020	03/19/2020
2021	03/16/2021

Document Images

03/16/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
04/10/2019 -- ANNUAL REPORT	View image in PDF format
07/16/2018 -- ANNUAL REPORT	View image in PDF format
03/16/2017 -- ANNUAL REPORT	View image in PDF format
03/09/2016 -- ANNUAL REPORT	View image in PDF format
03/03/2015 -- ANNUAL REPORT	View image in PDF format
02/25/2014 -- ANNUAL REPORT	View image in PDF format
04/12/2013 -- ANNUAL REPORT	View image in PDF format
03/23/2012 -- ANNUAL REPORT	View image in PDF format
01/25/2011 -- ANNUAL REPORT	View image in PDF format
02/17/2010 -- ANNUAL REPORT	View image in PDF format
04/07/2009 -- ANNUAL REPORT	View image in PDF format
04/10/2008 -- ANNUAL REPORT	View image in PDF format
01/18/2007 -- ANNUAL REPORT	View image in PDF format
06/09/2006 -- Domestic LP	View image in PDF format

Return to: same
This instrument Prepared by:
Thomas M. Dachelet, Esq.
888 S.E. 3rd Avenue, Ste 400
Ft. Lauderdale FL 33316

Folio No.: 9135-GB-0040

QUIT-CLAIM DEED

THIS QUIT-CLAIM Deed, made and entered into this 8th day of April, 2011, between **EWAN C. TAYLOR and JENNIFER SAVOURY TAYLOR, his wife**, party(s) of the first part, and **JENNIFER SAVOURY TAYLOR, a married woman**, whose post office address is 1771 NW 58 Avenue, Unit 12, Lauderhill, FL 33313, party(s) of the second part.

WITNESSETH:

That the party(s) of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, to them in hand paid by the party(s) of the second part, the receipt and sufficiency of which is hereby acknowledged, has/have granted, bargained and sold to the party(s) of the second part, their heirs and assigns forever, the following described land, situate, lying and being in the **County of BROWARD**, State of Florida, to wit:

The Condominium Parcel known as Unit 12, of WIMBLEDON TOWNHOUSE CONDOMINIUM II-16, according to the Declaration of Condominium thereof, recorded in Official Records Book 5507, at Page 728 through 786, and as amended, and pursuant to survey, plot, plan and graphic description of improvements recorded in Condominium Book 7, at page 28, all of the Public Records of Broward County, Florida.

TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the party(s) of the first part has caused this Deed to be executed the day and year first above written.

Signed, sealed and delivered in the presence of (witnesses):

Joan McKenzie
Signature
Joan McKenzie
Sylvie Arsenault
Signature
Sylvie Arsenault
Printed Name

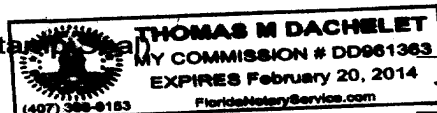
Ewan C. Taylor
EWAN C. TAYLOR
1771 NW 58 Ave, #12, Lauderhill, FL 33313
Jennifer Savoury Taylor
JENNIFER SAVOURY TAYLOR
1771 NW 58 Ave, #12, Lauderhill, FL 33313

STATE OF FLORIDA
COUNTY OF BROWARD

I hereby certify that on this day, before me, an officer duly authorized to take administer acknowledgments, personally appeared **EWAN C. TAYLOR and JENNIFER SAVOURY TAYLOR, husband and wife**, known to me to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that he/she/they executed the same, that I relied upon the following form(s) of identification of the above-named person(s): Known to me and that an oath (was)(was not) taken.

Witness my hand and official seal in the County and State last aforesaid, this 8 day of April, 2011.

(Notary Rubber Stamp)



Thomas M. Dachelet
Notary Signature
Thomas M. Dachelet
Printed Notary Signature

Serial Number

4
6

**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

IERVOLINO, ANTHONY
Plaintiff

CACE-10-028829
Division: 11

VS.
TAYLOR, JENNIFER SAVOURY ; TAYLOR, EWAN C ; JP MORGAN
CHASE NAT ASSN ; WIMBLEDON TOWNHOUSE CONDO II ASSN INC
Defendant

Certificate of Title

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on May 22, 2014, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

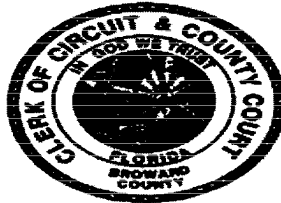
The following property in Broward County, Florida:

All that certain unite in Broward County, State of Florida, as more fully described in OR Book 22367, Page 459, ID#19135-GB-00400, being known and designated as Unit 12, Wimbledon Townhouse Condominium II-16, a condominium, filed in O.R. Book 5507, page 728-786, and any amendments pertaining thereto.

Together with an undivided percentage interest in the common elements pertaining thereto.

Was sold to: IERVOLINO, ANTHONY
C/O SOUTH MILHAUSEN, P.A. SOUTH MILHAUSEN, P.A. 1000 Legion Place Orlando, FL, 32801

Witness my hand and the seal of this court on June 03, 2014.



Howard C. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration: \$100.00
Doc Stamps: \$0.70

1

Prepared By/Return To:
Robert Eccleston
5955 NW 31st Avenue
Fort Lauderdale FL 33309

Property Appraiser's Parcel I.D. #:494135GB0040

-(space above this line for recording data)-

WARRANTY DEED (STATUTORY FORM – SECTION 689.02, F.S.)

THIS WARRANTY DEED, made this 1st day of October, 2016, by ECCLESTON GROUP INCORPORATED, A FLORIDA COMPANY, whose address is 5955 NW 31st Avenue, Fort Lauderdale, FL 33309 (hereinafter referred to as the "Grantor"), to PETRONA NELSON, a single person, whose address is 1771 NW 58th Avenue, Lauderhill FL 33313 (hereinafter referred to as the "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)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 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 situated in Broward County, Florida, to wit:

The Condominium Parcel known as Unit 12, of WIMBLETON TOWNHOUSE CONDOMINIUM 11-16, according to the Declaration of Condominium thereof, recorded in Official Records Book 5507, at Page 728 through 786, and as amended, and pursuant to survey, plot, plan and graphic description of improvements recorded in Condominium Book 7, at page 28, all of the Public Records of Broward County, Florida, together with an undivided interest in the common elements thereof.

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

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, 2016, and subject to easements, conditions, covenants, restrictions, reservations, limitations and agreements of record, if any; however, reference herein does not operate to reimpose same.

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

Signed, Sealed and Delivered
In Our Presence:

Andrea Langdon
Witness:
Print Name: Andrea Langdon

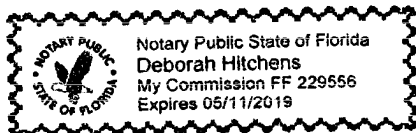
Deborah Hitchens
Witness:
Print Name: Deborah Hitchens

[Signature] *manager*
ECCLESTON GROUP INC/Robert Eccleston

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 17th day of November, 2016, by Robert Eccleston *manager* (Eccleston Group Incorporated) who is/are personally known to me or who produced FL DL as identification.

(NOTARY SEAL)



Deborah Hitchens
NOTARY PUBLIC
My Commission Expires:

Case Number: CACE-21-001630 Division: 18
Filing # 120112234 E-Filed 01/22/2021 05:44:00 PM

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

CIVIL DIVISION

CASE NO.:

WIMBLEDON TOWNHOUSE CONDOMINIUM I I
ASSOCIATION, INC, a Florida Corporation, not for profit,

Plaintiff

vs.

PETRONA NELSON, UNKNOWN SPOUSE OF PETRONA
NELSON, UNKNOWN TENANT ONE, UNKNOWN
TENANT TWO,

Defendants

NOTICE OF LIS PENDENS

TO DEFENDANT(S) NAMED ABOVE, if they be living; and, if they be dead, the unknown Defendants who may be spouses, heirs, devisees, successors or assigns of such Defendants, and additional unknown Defendants as successor in interest, grantees, assignees, lienors, creditors, trustees and all parties claiming interest by, through, under or against the Defendants who are not natural persons, who are not known to be dead or alive and all parties having or claiming to have any right, title or interest in the property described in the lien being foreclosed herein.

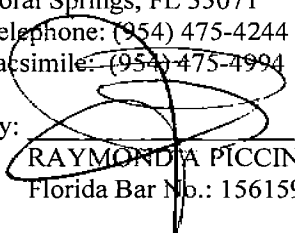
YOU ARE NOTIFIED OF THE FOLLOWING:

- (a) The Plaintiff has instituted this action against you seeking to foreclose a Claim of Lien recorded on November 13, 2020, in Official Records Book 116859611, at Page , of the Public Records of Broward County, Florida, encumbering the described property and the decreeing of a sale of the property under the direction of the court in default of payment of the amount found to be due to the Plaintiff under the Claim of Lien, and for other, further and general relief set forth in the Complaint, with respect to the property described below;
- (b) The Plaintiff in this action is Wimbledon Townhouse Condominium I I Association, Inc
- (c) The case number of the action is as shown in the caption.
- (d) The property that is the subject matter of this action is in Broward County, Florida, and is described as follows:

Unit No. 12, of WIMBLEDON TOWNHOUSE CONDOMINIUM II-16, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 5507 at Page 728, of the Public Records of Broward County, Florida.

DATED this 22 day of January, 2021.

BAKALAR & ASSOCIATES., P.A.
Attorneys for Plaintiff
12472 West Atlantic Blvd.
Coral Springs, FL 33071
Telephone: (954) 475-4244
Facsimile: (954) 475-4994

By: 
RAYMOND A. PICCIN, ESQ.
Florida Bar No.: 156159

This Instrument Prepared by and Return To:
Bakalar & Associates, P.A.
Raymond A. Piccin
12472 West Atlantic Blvd.
Coral Springs, FL 33071
Tel: 954-475-4244, Fax: 954-475-4994
File No. 20.1150.0015 0007-1341

CLAIM OF LIEN

PLEASE TAKE NOTICE that the undersigned corporation, WIMBLEDON TOWNHOUSE CONDOMINIUM I I ASSOCIATION, INC., (the "Association"), whose mailing address is 4846 N. University Drive, #434, Lauderhill, Fla., 33351 ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, does hereby claim a lien for unpaid assessments against the following described property in Broward County:

**UNIT 12, of WIMBLEDON TOWNHOUSE CONDOMINIUM II -16, according to the Declaration thereof, as recorded in Official Records Book 5507, Page 728 through 786, of the Public Records of Broward County, Florida. a/k/a: 1771 N. W. 58TH AVENUE UNIT #12, LAUDERHILL, FL
OWNER(S): PETRONA NELSON, A SINGLE PERSON**

Said lien is claimed due to the failure to pay the following assessments:

Maintenance Assessment Due @ \$350.00 Per Month, Balance Of Payment Due 9/1/2019	25.00
Payments Due 10/1/2019 Through 11/1/2020	4,900.00
Interest Charges Due @ 8.00% Per Annum, Interest Charges Due From 9/1/2019 Through 11/12/2020	225.39
Title Search And Name Search	175.00
Processing And Electronic Recording Fees	89.50
Postage And Courier Fees	13.50
Pacer Bankruptcy Searches	4.20
Attorney's Fee Due Through 11/12/2020	
Review Of Title Search, Name Search, Bankruptcy Search, Ledger, Property Appraiser's Search	136.50
Preparation Of Demand Letter, Claim Of Lien, And Notice Of Intent To Foreclose	500.00
TOTAL AMOUNT DUE	\$6,069.09

This claim of Lien shall secure all unpaid assessments, interest, late charges, costs and attorney's fees which are due and which may accrue subsequent to the date of this Claim of Lien.

WIMBLEDON TOWNHOUSE CONDOMINIUM I I ASSOCIATION, INC.

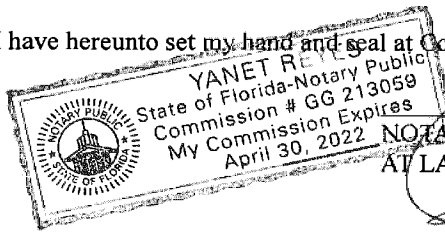
BY: 
RAYMOND A. PICCIN, AGENT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12 day of November, 2020 by Raymond A. Piccin, as Agent of WIMBLEDON TOWNHOUSE CONDOMINIUM I I ASSOCIATION, INC., a Florida Corporation, on behalf of the corporation. He / She is personally known to me or has produced 12 as identification.

IN WITNESS THEREOF, I have hereunto set my hand and seal at Coral Springs, in the County and State aforesaid.

My Commission Expires:

 YANET REYES
State of Florida-Notary Public
Commission # GG 213059
My Commission Expires
April 30, 2022
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

This Instrument Prepared by:
Eric Zimelman
13190 SW 134 St Suite 107
Miami, Florida 33186

(Space Above This Line For Recording Data)

MORTGAGE

THIS IS AN EIGHT-YEAR BALLOON MORTGAGE INTEREST ONLY LOAN AND THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$70,597.92 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE NOTE HOLDER UNDER THE TERMS MORTGAGE.

THIS MORTGAGE, made this 23rd day of April, 2018 by Petrona Elaine Nelson hereinafter called the "Mortgagor", to J&L Kurland Family Limited, LTD, Its Successors and/or assigns ATIMA, as to a 100% interest, hereinafter called the "Mortgagee".

WITNESSETH: That for good and valuable considerations and also in consideration of the aggregate sum named in the Mortgage hereinafter described, sufficiency and receipt of which are hereby acknowledged, Mortgagor does hereby mortgage, grant, bargain, sell, remise, convey and confirm unto Mortgagee all that certain real property (hereinafter called the "Property"), situate, lying and being in the County of Miami-Dade, State of Florida, to wit:

The Condominium Parcel known as Unit 12, of Wimbledon Townhouse Condominium 11-16, according to the Declaration of Condominium thereof, recorded in Official Records Book 5507, at Page 728, and as amended, and pursuant to survey, plot, plan and graphic description of improvements recorded in Condominium Book 7, at Page 28, all of the Public Records of Broward County, Florida, together with an undivided interest in the common elements thereof.

Property Address: 1771 NW 58th AVE, #12, Lauderhill, FL 33313
Folio# 304941 35 GB 0040

THIS IS A BALLOON FIRST MORTGAGE

TOGETHER with all structures and improvements now and hereafter on said Property, and fixtures attached thereto, and all rents, issues, proceeds and profits accruing and to accrue from said Property, all of which are hereby included within the foregoing description and the habendum thereof; also all gas, steam, electric, water and other heating, cooking, refrigerating, lighting, plumbing, ventilating, irrigating and power systems, machines, appliances, fixtures and appurtenances, which are now are or may hereafter pertain to, or be used with, in or on said Property, even though they be detached or detachable.

TO HAVE AND TO HOLD the same, together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said Mortgagor in and to the same, and every part thereof, unto the said Mortgagee, in fee simple.

AND, the Mortgagor hereby covenants and agrees with the Mortgagee as follows:

FIRST: That Mortgagor is lawfully and indefeasibly seized of said premise in fee simple; that it has full power and lawful right to convey the same in fee simple as aforesaid to Mortgagee; that said Mortgagor does hereby fully warrant the title to said Property in said Mortgagee and will defend the same against the lawful claims of all persons whomsoever.

SECOND: Mortgagor will pay the principal and interest and all other sums of money payable by virtue of the Mortgage Note and this mortgage promptly on the days the same become due and it will promptly perform and comply with each and every other covenant and agreement in said Mortgage Note and mortgage.

THIRD: Mortgagor will pay the taxes, assessments, levies, liabilities, obligations and encumbrances of every nature and kind now on said Property, and that hereafter may be imposed, suffered, placed, levied or assessed thereon, or that hereafter may be levied or assessed upon this mortgage or the indebtedness secured hereby, when due and payable according to law, before they become delinquent, and before any interest attaches or any penalty is incurred; and insofar as any thereof is of record the same shall be promptly satisfied and discharged of record and the original official document evidencing such satisfaction and discharges shall be placed in the hands of said Mortgagee with ten (10) days next after payment. Mortgagor may, at its sole option, establish an escrow account for the monthly collection from Mortgagee, in addition to payment due on the Mortgage Note, of funds necessary to meet Mortgagee's obligations herein.

FOURTH: Mortgagor will permit, commit, or suffer no waste, impairment, abandonment, deterioration or destructions of said Property or any part thereof. In the event Mortgagor fails to keep the tenements, improvements, and personal property on said property in good repair, the Mortgagee may: (a) demand the immediate repair of said Property, failure of the mortgagor to make timely repairs (no later than fifteen (15) days after demand) shall constitute a default of this mortgage; or (b) make such repairs as in its discretion it may deem necessary for the property preservation of the Property, and full amount of each and every such payment shall be due and payable fifteen (15) days after demand, shall be secured by the lien of this mortgage, and failure to make such payment with the fifteen (15) days shall constitute a default of this mortgage; or (c) immediately and upon fifteen (15) day notice, institute proceedings to foreclose this Mortgage and apply for the appointment of a Receiver, as hereinafter provided.

Mortgagor shall be in default, if any forfeiture action or proceeding, whether civil or criminal, is begun that in Mortgagee's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Mortgage or Mortgagee's security interest.

Mortgagee or his agents shall have the right to enter and inspect the Property at all times upon reasonable notice to the Mortgagor.

FIFTH: Mortgagor will pay all and singular the costs, charges and expenses, including reasonable attorney's fees, costs of abstracts of title and the title searches incurred or paid at any time by the Mortgagee because of the failure on the part of the Mortgagor promptly and fully perform the agreements and covenants of said note and this mortgage, and said costs, charges and expenses shall be immediately due and payable and shall be secured by lien of this mortgage, and such expenditures shall draw interest at the rate of seven (7%) per cent.

SIXTH: That (a) in the event of any breach of this mortgage or default on the part of the Mortgagor, or (b) in the event any of said sums of money herein referred to be not promptly and fully paid without demand or notice, or (c) in the event the stipulations, agreements, conditions and covenants of said note and this mortgage are not duly, promptly and fully performed, then in either or any such event, the said aggregate sum mentioned in said note then remaining unpaid, with interest accrued to that time, and all moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of said Mortgagee, as fully and completely as if all of the said sums of money were originally stipulated to be paid on such day, anything in said note or in this mortgage to the contrary notwithstanding; and thereupon or thereafter, at the option of said

Mortgagee, without notice or demand, suit at law or in equity may be prosecuted as if all moneys secured hereby had matured prior to its institution. Any default of any superior lien shall constitute a default of this Mortgage and the Note it secures. Any default of an obligation of the Mortgagor in this Mortgage or the Note shall also be a default in any other Mortgage and Note it secures shall also be a default in any other mortgage and note held by Mortgagee on the Property secured by this Mortgage.

SEVENTH: If the Mortgagor defaults in any of the covenants or agreements contained herein or in said note, then the Mortgagee may perform the same, and all such expenditures made by the Mortgagee, including a reasonable attorney's fee, in so doing shall draw interest at the rate of eighteen (18%) per cent per annum, and shall repayable immediately and without demand, and all such expenditures shall be secured by the lien.

EIGHTH: The covenants and agreements herein and said Mortgage Note shall bind, and the benefits and advantages shall insure to, the respective heirs, legal representatives, grantees, successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders. This mortgage and the note evidencing the indebtedness secured hereby shall be construed according to the laws of the State of Florida.

NINTH: Upon any sale, conveyance, transfer or other disposition of all or any part of the Property, or of any interest in the Property, this Mortgage shall become immediately due and payable in full and, if it is not paid in full, Mortgagee shall have the right to exercise all the rights and remedies herein or by law reserved to said Mortgagee the same as in any event of default hereunder. This provision applies whether or not the security is impaired by said sale, conveyance, transfer or other disposition.

NOTWITHSTANDING ANY LAW REGARDING IMPAIRMENT OF SECURITY PRIOR TO ACCELARATION UPON ASSUMPTION, THE PARTIES HEREBY SPECIFICALLY CONTRACT THAT THIS MORTGAGE SHALL BECOME DUE IN FULL UPON THE CONDITIONS SPECIFIED ABOVE WITHOUT REGARD TO IMPAIRMENT.

TENTH: If foreclosure proceedings of any mortgage, trust deed, encumbrance or lien of any kind on the Property should be instituted, or if the Mortgagor defaults in the performance of any mortgage, trust deed, encumbrance or lien of any kind on the Property, then the Mortgagee may, as its option, immediately of thereafter, declare this mortgage and the Mortgage Note due and payable in full.

ELEVENTH: In the event the Property or any part thereof shall be condemned and taken for public use under the power of eminent domain, the Mortgagee shall have the right to demand all damages awarded for the taking of or damages to said Property shall be paid to the Mortgagee, up to the amount then unpaid on this mortgage and the obligation secured hereby.

TWELFTH: To keep the building now or hereafter on said Property fully insured against fire, flood, lightning, windstorm, and all other casualties and hazards to the full insurable value thereof, in a company or companies to be approved by said Mortgagee, which approved Mortgagee shall not unreasonably withhold; and the policies shall included a loss payee clause in a form satisfactory to Mortgagee and shall include a clause requiring the insurer to provide Mortgagee at least twenty days advance written notice of cancellation or lapse of coverage and a period of twenty days to cure nonpayment of premium or other cause for termination; and the policy are to be held by and payable to said Mortgagee; and in the event any sum of money becomes payable under such policies, the Mortgagee shall have the option to receive and apply the same on account of the indebtedness hereby or to permit the Mortgagor to receive and use it, or any part thereof, for other purposes, without thereby waiving or impairing any equity lien or right under or by virtue of this mortgage; and Mortgagee may place and pay for such insurance or any part thereof, without waiving or affecting the option to foreclose or any right hereunder.

and each and every such payment shall bear interest at the rate of fifteen per cent (15%) and shall be secured by the lien of the Mortgage and shall be immediately paid to Mortgagee by Mortgagor without demand.

THIRTEENTH: Mortgagor shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substance on or in the Property. Mortgagor shall not do nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Mortgagor shall promptly give Mortgagee written notice of any investigation, claim, demand, lawsuit or other action by an governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which the Mortgagor has actual knowledge. If Mortgagor learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Mortgagor shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph Thirteen, "Hazardous Substances" are those substances defined as toxic or hazardous substance by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in the paragraph Thirteenth, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

FOURTEENTH: If any default shall occur, the Mortgagee, his executors, administrators, and assigns, upon filing a complaint in any court of competent jurisdiction to foreclose this Mortgage, may apply for and shall be entitled as a matter of right, upon fifteen (15) day notice, to the appointment of a receiver of the rents, issue, and profits of the Property, with power to receive and recover the same, to dispossess tenants, to lease the Property, to pay the taxes and assessments thereon, to keep the same insured, and to make all necessary repairs thereon, and with such other powers as may be deemed necessary, who, after deducting all charges and expenses attending the execution of such trust as receiver, shall apply the residue of said rents, issues, and profits to the payment of all sums hereby secured or of any deficiency which may arise after applying the proceeds of the sale of the said Property to the amount due, including interest, costs, and expenses of such foreclosure and sale.

FIFTEENTH: Pre Payment Penalty is 3% for first twelve months.

SIXTEENTH: No provision of this Mortgage or the Note it secures shall require the payment or permit the collection of interest in excess of the maximum permitted by law. If at any time the interest received or contracted for exceeds the maximum lawful rate, the lender shall refund the amount of the excess or shall credit the amount of the excess against the amounts owing under the loan and the excess shall not be considered the payment of interest.

SEVENTEENTH: Waiver of Jury Trial. The Mortgagee and the Mortgagor hereby knowingly, voluntarily, and intentionally waive the right either they or their successors, personal representatives or assigns may have to a trial by jury in respect of any litigation based hereon, or arising out of, under or in connection with this instrument, the Property, the note and any agreements contemplated hereby to be executed, in conjunction therewith, or related hereto or any course of conduct, course of dealing, statements (whether verbal or written) or actions of the parties. This provision is a material inducement for the mortgagee entering into the loan transaction.

PROVIDED ALWAYS, that if the Mortgagor shall pay unto the Mortgagee the sum of money mentioned in that certain Mortgage Note, herein called the "Mortgage Note", "Balloon Note", "Promissory Note" or "Note", a copy of which is attached hereto as Exhibit "B" and any renewals or extensions thereof, and any other indebtedness to Mortgagee referred to Herein, in whatever form, and the interest thereon as it becomes due, together with all costs, charges and expenses, including reasonable attorney's fee, which the Mortgage may occur in collecting these sums or in protecting the security of the Mortgagee, whether by suit or otherwise, and shall duly, promptly and fully perform, discharge, execute, effect, complete and comply with and abide by each and every the stipulations, agreements, conditions and covenants of said Mortgage Note and of this mortgage, then this mortgage and the estate hereby created shall cease and be null and void; otherwise the same shall remain of binding force and effect.

THIS IS AN EIGHT-YEAR BALLOON MORTGAGE INTEREST ONLY LOAN AND THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$70,597.92 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE NOTE HOLDER UNDER THE TERMS MORTGAGE.

Dated this 23rd day of April, 2018

IN WITNESS WHEREOF, the mortgagor has made, executed, sealed and delivered this mortgage on the day and year first above written.

Witness

Elizabeth Vazquez

Petrona Elaine Nelson

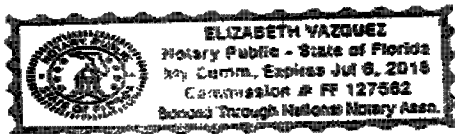
(SEAL)

Witness

Eric H. Zimelman

State of Florida
County of Broward

I HEREBY CERTIFY that the foregoing Mortgage was acknowledged before me this 23rd day of April, 2018, **Petrona Elaine Nelson**, who produced a driver's license and identified himself as the person described in and who executed the foregoing instrument, acknowledged to and before me that they executed said instrument for the purposes therein expressed, and who did not take an oath.



NOTARY PUBLIC
State of Florida at Large
My Commission Expires

(Space Above This Line For Recording Data)

BALLOON NOTE

(EXHIBIT A)

\$70,000.00

THIS IS A EIGHT-YEAR INTEREST ONLY BALLOON NOTE AND THE FINAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$70,597.92 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE NOTE HOLDER UNDER THE TERMS OF THIS NOTE.

FOR VALUE RECEIVED, the undersigned Petrona Elaine Nelson, hereinafter jointly called the "Mortgagors" to J&L Kurland Family Limited, LTD, Its Successors and/or assigns ATIMA, as to a 100% interest; hereinafter called the "Note Holders", in legal tender of the United States of America, the principal sum of SEVENTY THOUSAND DOLLARS AND ZERO CENTS (\$70,000.00), with interest at the rate of ten point two fifty (10.250%) per annum from the date of this Note on the unpaid principal balance which is from time to time outstanding. The said principal and interest shall be payable in lawful money of the United States of America, on the date and in the following manner:

- (a) Borrower shall make monthly payments, in legal tender of the United States of America, to the Note Holder, on the First day of every month. Interest, in the amount of \$597.92, with the first payment being due on May 1st, 2018, and continuing on the 1st day of each month thereafter until April 30th 2026 the unpaid balance of \$70,597.92 together with all accrued interest, unpaid charges, interest, fees, costs and attorney's fees shall be due and payable.
- (b) Borrower shall pay for insurance premiums, taxes, and assessments on or relating to the Property, and shall promptly provide proof of such payments to the Note Holder.
- (c) The payments will be applied to interest first, then to cost and expenses, and lastly the remainder, if any will be applied to principal.
- (d) If any payment due hereunder is not received by mortgagee with TEN (10) days of the date that said payment is due, then a late fee of 10% of the late payment shall be due and payable.
- (e) All returned checks for insufficient funds will be charged \$50.00
- (f) The Borrower will make all payments to the Note Holders to:

**J&L Kurland Family Limited, LTD.
12500 Old Cutler Road
Miami, FL 33156**

Or at such other place as designated by the Note Holder in writing to the Borrower.

This Note is secured by a Mortgage executed by the Borrower in favor of the Note Holder herein, which is a lien on certain real property in the County of Miami Dade, State of Florida, described therein. Any default of an obligation of the Mortgagor in said Mortgage shall constitute a default of this Note. Any default of any superior lien shall constitute a default of this Note and the Mortgage. Any default of an obligation of the Mortgagor in this Note or Mortgage shall also be a default in any other mortgage and note held by Note Holder on the property secured by the Mortgage.

In the event any checks paid by the Mortgagor to the Mortgagee shall be returned for any reason including but not limited to uncollected funds or insufficient funds, same shall be considered a default under the terms of this Note. This provision shall in no way limit any other rights or damages to which the Mortgagee may be entitled under this Mortgage or laws of the State of Florida.

Time is of the essence in this Note.

This note is not assumable. Notwithstanding any other provision of this Note, the entire remaining principal and accrued interest of this Note shall become due and payable immediately upon the sale, transfer, conveyance, agreement for deed, lease with option to purchase, or any other disposition of all or any part of the Property, or of any interest in the Property.

NOTE PN

Exercise of this option to accelerate may be without notice or demand to the Borrower, notice of such exercise and demand for payment being hereby expressly waived by the Borrower.

If this Note is collected through an attorney at law, or under advice there from, the Borrower agrees to pay all costs of collection, including reasonable attorney's fees. Reasonable attorney's fees are defined to include, but not be limited to, all fees incurred in all matters of collection and enforcement, construction and interpretation, before, during and after suit, trial, proceedings and appeals, as well as appearances in and connected with any bankruptcy proceedings or creditor's reorganization or similar proceedings.

The remedies of the Note Holder, as provided herein and/or in the Mortgage, shall be cumulative and concurrent, and may be pursued singularly, successively or together, at the sole discretion of the Note Holder, and may be exercised as often as occasion thereof may arise. No act of omission or commission of the Note Holder, including specifically any failure to exercise any right, remedy or recourse, shall be deemed to be a waiver or release of Note Holder's right; such a waiver or release may be effected only through a written document executed by the Note Holder and then only to the extent specifically recited therein. A waiver or release with reference to any one event shall not be construed as continuing, as a bar to, or as a waiver or release of any subsequent right, remedy or recourse as to a subsequent event.

The Borrower, for himself and his heirs, successors, legal representative and assigns, hereby expressly waives presentment, demand for payment, notice of dishonor, protest, notice of nonpayment or protest and diligence in collection.

No provision of this Note or the instrument securing it shall require the payment or permit the collection of interest in excess of the maximum permitted by law. If at any time the interest received or contracted for exceeds the maximum lawful rate, the lender shall refund the amount of the excess or shall credit the amount of the excess against the amounts owing under the loan and the excess shall not be considered the payment of interest.

This Note and the Mortgage securing it have been executed and delivered in, and their terms and provisions shall be construed according to the laws of the State of Florida. Further, Borrower agrees that the venue for any cause of action that arises under this Note or Mortgage securing it shall be in a court of competent jurisdiction, in the County of Miami-Dade, State of Florida. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall include all genders.

THIS IS A EIGHT-YEAR INTEREST ONLY BALLOON NOTE AND THE FINAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$70,597.92, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE NOTE HOLDER UNDER THE TERMS OF THIS NOTE.

The Condominium Parcel known as Unit 12, of Wimbledon Townhouse Condominium 11-16, according to the Declaration of Condominium thereof, recorded in Official Records Book 5507, at Page 728, and as amended, and pursuant to survey, plot, plan and graphic description of improvements recorded in Condominium Book 7, at Page 28, all of the Public Records of Broward County, Florida, together with an undivided interest in the common elements thereof.

Property Address: 1771 NW 58th AVE, #12, Lauderdale, FL 33313
Folio# 304941 35 GB 0040



Petrona Elaine Nelson

94-342930 T#001
07-12-94 10:34AM

\$ 399.00
DOCU. STAMPS-DEED

RECVD. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
Howard J. Schumacher
Howard J. Schumacher, P.A.
1 E. Broward Blvd., Suite 700
Ft. Lauderdale, FL 33301

Parcel Identification No: 9135-GB-0040

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

THIS INDENTURE made this 30th day of June, 1994, between WINNIFRED COREY, a married woman of 6503 N.W. 58 Street, Tamarac, Florida 33321, Grantor* and JENNIFER E. SAVOURY, a single woman of 1771 N.W. 58 Ave., #12, Lauderhill, Florida 33313, Grantee*

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to 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:

The Condominium Parcel known as Unit 12 of WIMBLEDON TOWNHOUSE CONDOMINIUM II-16, a Condominium, according to the Declaration of Condominium thereof, recorded in O.R. Book 5507, Page 728 through 786, and as amended, and pursuant to survey, plot, plan and graphic description of improvements recorded in Condominium Book 7, Page 28, all of the Public Records of Broward County, Florida

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

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

SUBJECT TO: Taxes for the year 1994 and subsequent; easements, restrictions and reservations of record.

BM 22367PG0459

2/3

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written,

Signed, sealed and delivered in our presence:

[Signature]
WITNESS DAVID C HARGER

[Signature]
WINNIFRED COREY

[Signature]
WITNESS DAVID C HARGER

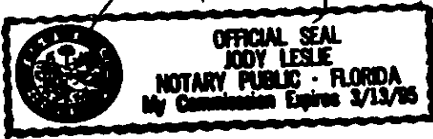
State of Florida
County of Broward

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 30th day of June, 1994, by WINNIFRED COREY, a married woman, who being personally known to me, or having produced Fla. Driver Lic. as identification, who did did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of June, 1994

[Signature]
Notary Public

My Commission expires:



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

BK 22367 PG 0460

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

DATE: January 3rd, 2022
PROPERTY ID # 494135-GB-0040 (TD # 47930)

WARNING

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

PETRONA NELSON
1771 NW 58TH AVENUE
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1771 NW 58 AVENUE #12, LAUDERHILL FL 33313-4845 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

- * Estimated Amount due if paid by January 31, 2022\$12,604.34
- Or
- * Estimated Amount due if paid by February 15, 2022\$12,766.00

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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

DATE: January 3rd, 2022
PROPERTY ID # 494135-GB-0040 (TD # 47930)

WARNING

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

PETRONA NELSON
1771 NW 58TH AVE # 12
LAUDERHILL, FL 33313-4845

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1771 NW 58 AVENUE #12, LAUDERHILL FL 33313-4845 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

- * Estimated Amount due if paid by January 31, 2022\$12,604.34
- Or
- * Estimated Amount due if paid by February 15, 2022\$12,766.00

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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

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

DATE: January 3rd, 2022
PROPERTY ID # 494135-GB-0040 (TD # 47930)

WARNING

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

J&L KURLAND FAMILY LIMITED, LTD, ITS SUCCESSORS AND/OR ASSIGNS ATIMA

12500 OLD CUTLER ROAD
MIAMI, FL 33156

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1771 NW 58 AVENUE #12, LAUDERHILL FL 33313-4845 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

* Estimated Amount due if paid by January 31, 2022\$12,604.34

Or

* Estimated Amount due if paid by February 15, 2022\$12,766.00

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: January 3rd, 2022
PROPERTY ID # 494135-GB-0040 (TD # 47930)

WARNING

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

MUNICIPAL POINT CAPITAL LP
PO BOX 101
WASHINGTON CROSSING, PA 18977

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1771 NW 58 AVENUE #12, LAUDERHILL FL 33313-4845 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

- * Estimated Amount due if paid by January 31, 2022\$12,604.34
- Or
- * Estimated Amount due if paid by February 15, 2022\$12,766.00

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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

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

DATE: January 3rd, 2022
PROPERTY ID # 494135-GB-0040 (TD # 47930)

WARNING

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

WIMBLEDON TOWNHOUSE CONDOMINIUM II ASSOCIATION, INC.

4846 N. UNIVERSITY DRIVE, #434
LAUDERHILL, FL 33351

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1771 NW 58 AVENUE #12, LAUDERHILL FL 33313-4845 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

* Estimated Amount due if paid by January 31, 2022\$12,604.34

Or

* Estimated Amount due if paid by February 15, 2022\$12,766.00

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: January 3rd, 2022
PROPERTY ID # 494135-GB-0040 (TD # 47930)

WARNING

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

WIMBLEDON TOWNHOUSE CONDOMINIUM II ASSOCIATION, INC. RAYMOND A. PICCIN,
ESQ. BAKALAR & ASSOCIATES, P.A.
12472 WEST ATLANTIC BLVD.
CORAL SPRINGS, FL 33071

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1771 NW 58 AVENUE #12,
LAUDERHILL FL 33313-4845 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE
PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY
BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE
INFORMATION.

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

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

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY
BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR
THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO
REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

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

* Estimated Amount due if paid by January 31, 2022\$12,604.34

Or

* Estimated Amount due if paid by February 15, 2022\$12,766.00

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD
AT PUBLIC AUCTION ON February 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR
TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES
& TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT
LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: January 3rd, 2022
PROPERTY ID # 494135-GB-0040 (TD # 47930)

WARNING

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

BAKALAR & ASSOCIATES, PA, REGISTERED AGENT O/B/O WIMBLEDON TOWNHOUSE
CONDOMINIUM II ASSOCIATION, INC.
12472 WEST ATLANTIC BLVD
CORAL SPRINGS, FL 33071

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1771 NW 58 AVENUE #12,
LAUDERHILL FL 33313-4845 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE
PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY
BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE
INFORMATION.

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

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

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY
BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR
THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO
REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

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

* Estimated Amount due if paid by January 31, 2022\$12,604.34

Or

* Estimated Amount due if paid by February 15, 2022\$12,766.00

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD
AT PUBLIC AUCTION ON February 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR
TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES
& TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT
LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: January 3rd, 2022
PROPERTY ID # 494135-GB-0040 (TD # 47930)

WARNING

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

GENE K GLASSER, REGISTERED AGENT O/B/O J & L KURLAND FAMILY LTD. C/O
GREENSPOON MARDER, P.A.
100 WEST CYPRESS CREEK ROAD, SUITE 700
FORT LAUDERDALE, FL 33309

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1771 NW 58 AVENUE #12,
LAUDERHILL FL 33313-4845 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE
PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY
BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE
INFORMATION.

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

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

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY
BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR
THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO
REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

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

* Estimated Amount due if paid by January 31, 2022\$12,604.34

Or

* Estimated Amount due if paid by February 15, 2022\$12,766.00

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD
AT PUBLIC AUCTION ON February 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR
TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES
& TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT
LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: January 3rd, 2022
PROPERTY ID # 494135-GB-0040 (TD # 47930)

WARNING

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

J & L KURLAND FAMILY LTD.
12500 OLD CUTLER ROAD
MIAMI, FL 33156

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1771 NW 58 AVENUE #12, LAUDERHILL FL 33313-4845 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

* Estimated Amount due if paid by January 31, 2022\$12,604.34

Or

* Estimated Amount due if paid by February 15, 2022\$12,766.00

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: January 3rd, 2022
PROPERTY ID # 494135-GB-0040 (TD # 47930)

WARNING

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

WIMBLEDON TOWNHOUSE CONDOMINIUM II ASSOCIATION, INC. C/O CONSOLIDATED
COMMUNITY MGT
7124 N. NOB HILL RD.
TAMARAC, FL 33321

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1771 NW 58 AVENUE #12,
LAUDERHILL FL 33313-4845 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE
PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY
BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE
INFORMATION.

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

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

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY
BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR
THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO
REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

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

* Estimated Amount due if paid by January 31, 2022\$12,604.34

Or

* Estimated Amount due if paid by February 15, 2022\$12,766.00

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD
AT PUBLIC AUCTION ON February 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR
TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES
& TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT
LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: January 3rd, 2022
PROPERTY ID # 494135-GB-0040 (TD # 47930)

WARNING

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

*SMITH-MORRIS, VEREENE
MORRIS, WAYNE
1769 NW 58TH AVE # 11
LAUDERHILL, FL 33313-4845

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1771 NW 58 AVENUE #12, LAUDERHILL FL 33313-4845 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

* Estimated Amount due if paid by January 31, 2022\$12,604.34

Or

* Estimated Amount due if paid by February 15, 2022\$12,766.00

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: January 3rd, 2022
PROPERTY ID # 494135-GB-0040 (TD # 47930)

WARNING

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

*VALBRUN, DJENANE
1773 NW 58TH AVE # 13
LAUDERHILL, FL 33313-4845

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1771 NW 58 AVENUE #12, LAUDERHILL FL 33313-4845 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

- * Estimated Amount due if paid by January 31, 2022\$12,604.34
- Or
- * Estimated Amount due if paid by February 15, 2022\$12,766.00

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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

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

DATE: January 3rd, 2022
PROPERTY ID # 494135-GB-0040 (TD # 47930)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1771 NW 58 AVENUE #12, LAUDERHILL FL 33313-4845 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

* Estimated Amount due if paid by January 31, 2022\$12,604.34

Or

* Estimated Amount due if paid by February 15, 2022\$12,766.00

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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	

Postmark
Here

7020 2450 0001 8123 9891
Postage
\$
Total P_c
\$
Sent To
Street a

TD 47930 FEBRUARY 2022 WARNING

PETRONA NELSON
1771 NW 58TH AVENUE
LAUDERHILL, FL 33313

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)

- | | |
|---|----------|
| <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 Postage

\$

Sent To

Street and

City, State, ZIP+4®

TD 47930 FEBRUARY 2022 WARNING

PETRONA NELSON
1771 NW 58TH AVE # 12
LAUDERHILL, FL 33313-4845

7020 2450 0001 8123 9907

7020 2450 0001 8123 9914

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

\$ _____

Total

\$ _____

Sent to

Street

City, State, ZIP+4®

TD 47930 FEBRUARY 2022 WARNING
J&L KURLAND FAMILY LIMITED, LTD, ITS SUCCESSORS
AND/OR ASSIGNS ATIMA
12500 OLD CUTLER ROAD
MIAMI, FL 33156

7020 2450 0001 8123 9556

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 Restricted Delivery	\$ _____

Postmark
Here

Postage

\$ _____

Total Po

\$ _____

Sent To

Street or

City, State, ZIP+4

TD 47930 FEBRUARY 2022 WARNING
MUNICIPAL POINT CAPITAL LP
PO BOX 101
WASHINGTON CROSSING, PA 18977

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

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

OFFICIAL USE

7021 0950 0000 3270 8743

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

Postage
\$ _____

Total Postage
\$ _____

Sent To

TD 47930 FEBRUARY 2022 WARNING
WIMBLEDON TOWNHOUSE CONDOMINIUM II
ASSOCIATION, INC.
4846 N. UNIVERSITY DRIVE, #434
LAUDERHILL, FL 33351

Street and Apt. 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)	
<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	TD 47930 FEBRUARY 2022 WARNING
\$ Total Post	WIMBLEDON TOWNHOUSE CONDOMINIUM II ASSOCIATION, INC. RAYMOND A. PICCIN, ESQ. BAKALAR & ASSOCIATES, P.A. 12472 WEST ATLANTIC BLVD. CORAL SPRINGS, FL 33071
\$ Sent To	
Street and	
City, State, ZIP+4®	

7021 0950 0000 3270 8750

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 \$ _____

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and

City, State, ZIP+4®

TD 47930 FEBRUARY 2022 WARNING

BAKALAR & ASSOCIATES, PA, REGISTERED AGENT
O/B/O WIMBLEDON TOWNHOUSE CONDOMINIUM II
ASSOCIATION, INC.

12472 WEST ATLANTIC BLVD
CORAL SPRINGS, FL 33071

7021 0950 0000 3270 8767

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	TD 47930 FEBRUARY 22 WARNING
\$	GENE K GLASSER, REGISTERED AGENT O/B/O J & L
Total Post	KURLAND FAMILY LTD. C/O GREENSPOON MARDER, P.A.
\$	100 WEST CYPRESS CREEK ROAD, SUITE 700
<i>Sent To</i>	FORT LAUDERDALE, FL 33309
<i>Street and</i>	
<i>City, State, ZIP+4®</i>	

7021 0950 0000 3270 8774

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

Adult Signature Required

Adult Signature Required

Postage

\$

Total Postage

\$

Sent To

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

City, State, ZIP+4®

Postmark

TD 47930 FEBRUARY 2022 WARNING

J & L KURLAND FAMILY LTD.
12500 OLD CUTLER ROAD
MIAMI, FL 33156

7021 0950 0000 3270 8781

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 47930 FEBRUARY 2022 WARNING
WIMBLEDON TOWNHOUSE CONDOMINIUM II
ASSOCIATION, INC. C/O CONSOLIDATED
COMMUNITY MGT
7124 N. NOB HILL RD.
TAMARAC, FL 33321

7021 0950 0000 3270 8798

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

Adult

Postmark

TD 47930 FEBRUARY 2022 WARNING

*SMITH-MORRIS, VEREENE

MORRIS, WAYNE

1769 NW 58TH AVE # 11

LAUDERHILL, FL 33313-4845

Postage

\$ _____

Total P.

\$ _____

Sent To

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

City, State, ZIP+4®

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

See Reverse for Instructions

7021 0950 0000 3270 8804

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 Restricted Delivery	\$ _____

Postmark
Here

Post
\$ **TD 47930 FEBRUARY 2022 WARNING**

Total
\$ _____

Sent
\$ _____

Street

City, State, ZIP+4®

*VALBRUN, DJENANE
1773 NW 58TH AVE # 13
LAUDERHILL, FL 33313-4845

7021 0950 0000 3270 8811

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 Signat | \$ | _____ |

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and Apt

City, State, ZIP+4®

TD 47930 FEBRUARY 2022 WARNING

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

7021 0950 0000 3270 8828

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 47930 FEBRUARY 2022 WARNING
 PETRONA NELSON
 1771 NW 58TH AVENUE
 LAUDERHILL, FL 33313



9590 9402 6992 1225 6796 22

2. Article Number (Transfer from card label)

7020 2450 0001 8123 9891

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 C. J. D. PAL 1-10

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

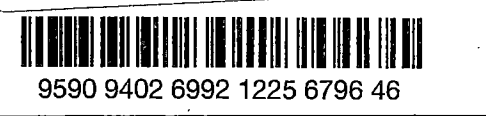
3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restrictd 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"/> Delivery Restricted Delivery | |
| <input type="checkbox"/> Mail | |
| <input type="checkbox"/> Mail Restricted Delivery (over \$500) | |

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 47930 FEBRUARY 2022 WARNING
 PETRONA NELSON
 1771 NW 58TH AVE # 12
 LAUDERHILL, FL 33313-4845



7020 2450 0001 8123 9907
(over 3500)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Agent
 Addressee

B. Received by (Printed Name) *Constance* C. Date of Delivery *1-10*

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 Restrictd 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"/> Restricted Delivery |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47930 FEBRUARY 2022 WARNING
 *SMITH-MORRIS, VEREENE
 MORRIS, WAYNE
 1769 NW 58TH AVE # 11
 LAUDERHILL, FL 33313-4845



2. Article Number (Transfer from service label)

7021 0950 0000 3270 8804

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Agent
 Addressee

B. Received by (Printed Name) **Conrad - 19AL** C. Date of Delivery **1-10**

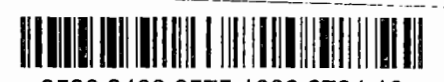
D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

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 | |
| <input type="checkbox"/> Insured Mail | |
- Mail Restricted Delivery (0)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
TD 47930 FEBRUARY 2022 WARNING
 WIMBLEDON TOWNHOUSE CONDOMINIUM II
 ASSOCIATION, INC. C/O CONSOLIDATED
 COMMUNITY MGT
 7124 N. NOB HILL RD.
 TAMARAC, FL 33321



9590 9402 6575 1028 8784 10

2. Article Number (Transfer from service label)
 7021 0950 0000 3270 8798


COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Handwritten Signature]* Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
[Handwritten Name] *[Handwritten Date]*

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 Restrictive 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 <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>												
<p>1. Article Addressed to:</p>	<p>B. Received by (Printed Name) C. Date of Delivery</p> <p><i>Con. D. 1/19/22</i> <i>1-19-22</i></p>												
<p style="text-align: center;">TD 47930 FEBRUARY 2022 WARNING</p> <p style="text-align: center;">*VALBRUN, DJENANE 1773 NW 58TH AVE # 13 LAUDERHILL, FL 33313-4845</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>												
<div style="text-align: center;">  9590 9402 6575 1028 8784 34 </div>	<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>	<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													
<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">7021 0950 0000 3270 8811</p>	<p><input type="checkbox"/> Collect on Delivery Restricted Delivery (over \$500)</p>												
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 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 47930 FEBRUARY 2022 WARNING
 J & L KURLAND FAMILY LTD.
 12500 OLD CUTLER ROAD
 MIAMI, FL 33156



9590 9402 6992 1225 6796 39

2. Article Number (Transfer from service label)

7021 0950 0000 3270 8781

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Handwritten Signature]* Agent
 Addressee

B. Received by (Printed Name) *J Kurland* C. Date of Delivery *1/10/22*

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 | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Mail Restricted Delivery (D) | |

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 47930 FEBRUARY 2022 WARNING
 J&L KURLAND FAMILY LIMITED, LTD, ITS SUCCESSORS
 AND/OR ASSIGNS ATIMA
 12500 OLD CUTLER ROAD
 MIAMI, FL 33156



2. Article Number (Transfer from service label)

7020 2450 0001 8123 9914

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) N. Kurland, Date of Delivery 1/10/22

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 Restricted Delivery (over \$500)

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 47930 FEBRUARY 2022 WARNING
 GENE K GLASSER, REGISTERED AGENT O/B/O J & L
 KURLAND FAMILY LTD. C/O GREENSPOON MARDER, P.A.
 100 WEST CYPRESS CREEK ROAD, SUITE 700
 FORT LAUDERDALE, FL 33309



9590 9402 6992 1225 6795 61

Article Number (Transfer from service label)

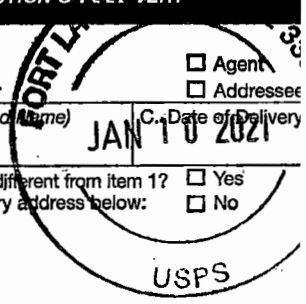
7021 0950 0000 3270 8774

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X**

B. Received by (Printed Name) _____ C. Date of Delivery **JAN 10 2021**

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 Restrict Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Mail Restricted Delivery | |

SENDER: COMPLETE THIS SECTION

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

TD 47930 FEBRUARY 2022 WARNING
 WIMBLEDON TOWNHOUSE CONDOMINIUM II
 ASSOCIATION, INC.
 4846 N. UNIVERSITY DRIVE, #434
 LAUDERHILL, FL 33351



9590 9402 6992 1225 6795 78

Article Number (Transfer from service label)

7021 0950 0000 3270 8743

COMPLETE THIS SECTION ON DELIVERY

A. Signature X Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Insured Mail

Insured Mail Mail Restricted Delivery (00)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47930 FEBRUARY 2022 WARNING
 MUNICIPAL POINT CAPITAL LP
 PO BOX 101
 WASHINGTON CROSSING, PA 18977



9590 9402 6992 1225 6796 08

2. Article Number (Transfer from service label)

7020 2450 0001 8123 9556

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) *Alex Swartz*

C. Date of Delivery *1/12/26*

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
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - 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 47930 FEBRUARY 2022 WARNING
 MUNICIPAL POINT CAPITAL LP
 PO BOX 101
 WASHINGTON CROSSING, PA 18977



9590 9402 6992 1225 6796 08

Article Number (Transfer from service label)

7020 2450 0001 8123 9556

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Handwritten Signature]* Agent
 Addressee

B. Received by (Printed Name) *Alex S...* C. Date of Delivery *1/12/26*

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

- E. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Mail Restricted Delivery (D)