

# **TitleExpress<sup>®</sup>**

**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](mailto:TitleExpress@grantstreet.com)**

**[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 04/21/2022

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 04/12/2022

**CERTIFICATE #** 2019-5056

**ACCOUNT #** 494109CB1680

**ALTERNATE KEY #** 203319

**TAX DEED APPLICATION #** 48826

**COUNTY, STATE:** BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

### LEGAL DESCRIPTION:

Unit No. 7-208, VERSAILLES GARDENS CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in O.R. Book 9894, at Page 478, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 7910 COLONY CIRCLE N #208, TAMARAC FL 33321

### OWNER OF RECORD ON CURRENT TAX ROLL:

SCOTT STIEFELD

7910 COLONY CIR N APT 208

TAMARAC, FL 33321-8318

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

SCOTT STIEFELD

OR: 38650, Page: 1419

8501 NORTHWEST 51ST STREET

LAUDERHILL, FL 33351 (Per Deed)

### MORTGAGE HOLDER OF RECORD:

THE GEORGE EDWARD CIPRIANO REVOCABLE

OR: 47765, Page: 1161

TRUST UNDER AGREEMENT DATED 26, 2007

3760 INVERRARY DRIVE, #3W

LAUDERHILL, FL 33319 (Per Assignment of Mortgage)

GEORGE EDWARD CIPRIANO, DECEASED,

AS TRUSTEE OF THE GEORGE EDWARD CIPRIANO REVOCABLE TRUST UNDER

AGREEMENT DATED OCTOBER 26, 2007

(Per Trust Affidavit in 48105-153. No address found on document.)

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FLORIDA TAX CERTIFICATE FUND LLC

6210 PASADENA POINT BLVD S.

GULFPORT, FL 33707 (Tax Deed Applicant)

CITY OF LAUDERHILL  
FINANCE DEPT.  
5581 W OAKLAND PARK  
LAUDERHILL, FL 33313 (Per Lien)

Instrument: 114034067

BANK OF AMERICA, N.A.  
655 PAPER MILL ROAD  
NEWARK, DE 19711 (Per Lien)

Instrument: 116633599

BANK OF AMERICA, NATIONAL ASSOCIATION  
100 NORTH TRYON STREET  
CHARLOTTE, NC 28255 (Per Sunbiz)

C T CORPORATION SYSTEM, REGISTERED AGENT,  
O/B/O BANK OF AMERICA, NATIONAL ASSOCIATION  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324 (Per Sunbiz)

CITIBANK N.A.  
5800 SOUTH CORPORATE PLACE  
SIOUX FALLS, SD 57108 (Per Judgment. No Sunbiz record found.)

Instrument: 117713137

FRANCK WEILL, REGISTERED AGENT,  
O/B/O VERSAILLES GARDENS CONDOMINIUM ASSOCIATION, INC.  
8040 FAIRVIEW DRIVE  
TAMARAC, FL 33321 (Per Sunbiz. Declaration in 9894-478)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4941 09 CB 1680

**CURRENT ASSESSED VALUE:** \$82,630

**HOMESTEAD EXEMPTION:** Yes

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

**OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:**

Warranty Deed

OR: 29734, Page: 562

Mortgage

OR: 41928, Page: 578

Trust Affidavit

OR: 48105, Page: 153

(This document is being included to show the name of the Trustee of the Trust.)

Death Certificate

Instrument: 113017675

**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.**

*Kinsey Ram*

Title Examiner



<b>Site Address</b>	7910 COLONY CIRCLE N #208, TAMARAC FL 33321	<b>ID #</b>	4941 09 CB 1680
<b>Property Owner</b>	STIEFELD, SCOTT	<b>Millage</b>	3112
<b>Mailing Address</b>	7910 COLONY CIR N APT 208 TAMARAC FL 33321-8318	<b>Use</b>	04
<b>Abbr Legal Description</b>	VERSAILLES GARDENS CONDO UNIT 208 BLDG 7 PER CDO BK/PG: 9894/478		

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
2021	\$8,820	\$79,400	\$88,220	\$82,630	
2020	\$8,150	\$73,340	\$81,490	\$81,490	\$1,321.99
2019	\$7,510	\$67,590	\$75,100	\$53,840	\$1,784.05

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$88,220	\$88,220	\$88,220	\$88,220
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 20</b>	\$82,630	\$82,630	\$82,630	\$82,630
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$25,000	0	\$25,000	\$25,000
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$32,630	\$57,630	\$32,630	\$32,630

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/30/2004	SWD	\$60,000	38650 / 1419			
6/11/1999	WD	\$25,000	29734 / 562			
2/2/1995	QCD	\$100	23193 / 289			
5/1/1991	QCD		18433 / 873			
8/1/1989	QCD	\$91				
				<b>Adj. Bldg. S.F.</b>		750
				<b>Units/Beds/Baths</b>		1/1/1.5
				<b>Eff./Act. Year Built: 1982/1981</b>		

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #48826

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of July 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:

SCOTT STIEFELD 8501 NORTHWEST 51ST STREET LAUDERHILL, FL 33351	STIEFELD, SCOTT 7910 COLONY CIR N APT 208 TAMARAC, FL 33321-8318	STIEFELD, SCOTT 5735 BLUEBERRY CT U118 LAUDERHILL, FL 33313	BANK OF AMERICA, N.A. 655 PAPER MILL ROAD NEWARK, DE 19711
BANK OF AMERICA, NATIONAL ASSOCIATION 100 NORTH TRYON STREET CHARLOTTE, NC 28255	C T CORPORATION SYSTEM, REGISTERED AGENT, O/B/O BANK OF AMERICA, NATIONAL ASSOCIATION 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324	CITIBANK N.A. 5800 SOUTH CORPORATE PLACE SIOUX FALLS, SD 57108	CITY OF LAUDERHILL FINANCE DEPT. 5581 W OAKLAND PARK LAUDERHILL, FL 33313
CITY OF TAMARAC C/O FINANCIAL SERVICES 7525 NW 88 AVE TAMARAC, FL 33321	FRANCK WEILL, REGISTERED AGENT, O/B/O VERSAILLES GARDENS CONDOMINIUM ASSOCIATION, INC. 8040 FAIRVIEW DRIVE TAMARAC, FL 33321	THE GEORGE EDWARD CIPRIANO REVOCABLE TRUST UNDER AGREEMENT DATED 26, 2007 3760 INVERRARY DRIVE, #3W LAUDERHILL, FL 33319	

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)  
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of July 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

Monica Cepero  
COUNTY ADMINISTRATOR  
Finance and Administrative Services Department  
Records, Taxes, & Treasury Division  
  
By \_\_\_\_\_  
Deputy **Juliette M. Aikman**

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# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 48826

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: 494109-CB-1680  
Certificate Number: 5056  
Date of Issuance: 05/26/2020  
Certificate Holder: FLORIDA TAX CERTIFICATE FUND LLC  
Description of Property: VERSAILLES GARDENS CONDO  
UNIT 208 BLDG 7  
PER CDO BK/PG: 9894/478

Name in which assessed: STIEFELD, SCOTT  
Legal Titleholders: STIEFELD, SCOTT  
7910 COLONY CIR N APT 208  
TAMARAC, FL 33321-8318

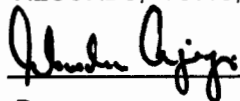
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of August, 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 2nd day of May, 2022.

Monica Cepero  
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: 07/14/2022, 07/21/2022, 07/28/2022 & 08/04/2022  
Minimum Bid: 47062.37



# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 48826

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Certificate Number: 5056

Date of Issuance: 05/26/2020

Certificate Holder: FLORIDA TAX CERTIFICATE FUND LLC

Description of Property: VERSAILLES GARDENS CONDO  
UNIT 208 BLDG 7  
PER CDO BK/PG: 9894/478

Unit No. 7-208, VERSAILLES GARDENS CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in O.R. Book 9894, at Page 478, of the Public Records of Broward County, Florida

Name in which assessed: STIEFELD, SCOTT

Legal Titleholders: STIEFELD, SCOTT  
7910 COLONY CIR N APT 208  
TAMARAC, FL 33321-8318

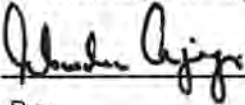
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of August, 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 May, 2022.

Monica Cepero  
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: 07/14/2022, 07/21/2022, 07/28/2022 & 08/04/2022

Minimum Bid: 47062.37

## 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

48826

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 5056

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

07/14/2022 07/21/2022 07/28/2022 08/04/2022

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

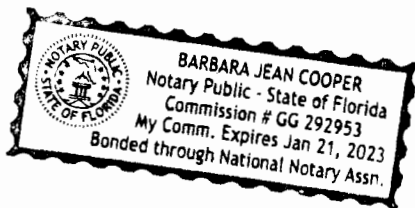
*Scherrie A Thomas*

Sworn to and subscribed before me this  
4 day of AUGUST, 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 48826**

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: 494109-CB-1680

Certificate Number: 5056

Date of Issuance: 05/26/2020

Certificate Holder:

FLORIDA TAX CERTIFICATE  
FUND LLC

Description of Property:

VERSAILLES GARDENS CONDO  
UNIT 208 BLDG 7

PER CDO BK/PG: 9894/478

Unit No. 7-208, VERSAILLES  
GARDENS CONDOMINIUM,  
according to the Declaration of  
Condominium thereof, as recorded  
in O.R. Book 9894, at Page  
478, of the Public Records of  
Broward County, Florida

Name in which assessed:

STIEFELD, SCOTT

Legal Titleholders:

STIEFELD, SCOTT

7910 COLONY CIR N APT 208  
TAMARAC, FL 33321-8318

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  
17th day of August, 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](http://broward.deedauktion.net)

\*Pre-registration is required to bid.

Dated this 3rd day of May, 2022.

Monica Cepero

County Administrator

RECORDS, TAXES, AND

TREASURY DIVISION

(Seal)

By: Abiodun Ajayi

Deputy

This Tax Deed is Subject to All  
Existing Public Purpose Utility and  
Government Easements. The suc-  
cessful bidder is responsible to pay  
any outstanding taxes.

Minimum Bid: 47062.37

401-314

7/14-21-28 8/4 22-19/0000606881B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22026164

Broward County, FL VS Scott Stiefeld

**RETURN OF SERVICE**

Court Case # TD 48826

Hearing Date: 08/17/2022

Received by CCN

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Scott Stiefeld 7910 Colony Circle N #208 Tamarac FL 33321**

Served:

X

Not Served:

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

Date: 07/06/2022 Time: 10:06 AM

On Scott Stiefeld 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

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

Gregory Tony, Sheriff  
Broward County, Florida

By:

D.S.

K. Bailey, #9911

**RECEIPT INFORMATION**

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

**EXECUTION COSTS****DEMAND/LEVY INFORMATION**

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 494109-CB-1680 (TD #48826)

# 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 July 29, 2022 .....\$6,018.13

Or

\* Amount due if paid by August 16, 2022 .....\$6,099.37

\*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 August 17, 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

STIEFELD, SCOTT  
7910 COLONY CIRCLE N #208  
TAMARAC, FL 33321

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



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

## Detail by Entity Name

Florida Not For Profit Corporation

VERSAILLES GARDENS CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	760475
<b>FEI/EIN Number</b>	59-2390137
<b>Date Filed</b>	10/16/1981
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	10/28/2016
<b>Event Effective Date</b>	NONE

### Principal Address

8040 FAIRVIEW DRIVE  
TAMARAC, FL 33321

Changed: 04/20/2009

### Mailing Address

8040 FAIRVIEW DRIVE  
TAMARAC, FL 33321

Changed: 11/03/2009

### Registered Agent Name & Address

WEILL, FRANCK  
8040 Fairview Drive  
Tamarac, FL 33321

Name Changed: 03/31/2022

Address Changed: 03/19/2015

### Officer/Director Detail

#### **Name & Address**

Title President

JEANNOT, DWIGHT T

8040 FAIRVIEW DRIVE  
TAMARAC, FL 33321

Title VP

TOLEDANO, KELLY  
8040 FAIRVIEW DRIVE  
TAMARAC, FL 33321

Title Director

WHARWOOD, CHERYL  
8040 FAIRVIEW DRIVE  
TAMARAC, FL 33321

Title Secretary

PERINOTTI, LAETITIA  
8040 FAIRVIEW DRIVE  
TAMARAC, FL 33321

Title Treasurer

TEJEDA, ARELIS  
8040 FAIRVIEW DRIVE  
TAMARAC, FL 33321

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	03/02/2020
2021	02/22/2021
2022	03/31/2022

#### **Document Images**

<a href="#">03/31/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/02/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/27/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/23/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/05/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/28/2016 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/20/2014 -- DEBIT MEMO# 06221-G</a>	<a href="#">View image in PDF format</a>
<a href="#">11/21/2013 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">09/20/2013 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/21/2013 -- AMENDED ANNUAL REPORT [CANCELLED]</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

[01/04/2012 -- ANNUAL REPORT](#)  
[11/07/2011 -- Off/Dir Resignation](#)  
[04/18/2011 -- ANNUAL REPORT](#)  
[10/15/2010 -- ANNUAL REPORT](#)  
[05/27/2010 -- ANNUAL REPORT](#)  
[04/27/2010 -- ANNUAL REPORT](#)  
[11/03/2009 -- ANNUAL REPORT](#)  
[04/20/2009 -- ANNUAL REPORT](#)  
[09/04/2008 -- Reg. Agent Change](#)  
[01/23/2008 -- ANNUAL REPORT](#)  
[12/03/2007 -- Reg. Agent Change](#)  
[04/25/2007 -- ANNUAL REPORT](#)  
[05/15/2006 -- REINSTATEMENT](#)  
[04/10/2006 -- ANNUAL REPORT](#)  
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[04/21/2004 -- ANNUAL REPORT](#)  
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[03/06/2001 -- ANNUAL REPORT](#)  
[06/05/2000 -- ANNUAL REPORT](#)  
[05/13/1999 -- ANNUAL REPORT](#)  
[03/16/1998 -- ANNUAL REPORT](#)  
[08/08/1997 -- ANNUAL REPORT](#)  
[08/14/1996 -- ANNUAL REPORT](#)  
[04/21/1995 -- ANNUAL REPORT](#)

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## Detail by Entity Name

Designation of Agent

BANK OF AMERICA, NATIONAL ASSOCIATION

### Filing Information

**Document Number** Q17000000002

**FEI/EIN Number** NONE

**Date Filed** 01/03/2017

**State** US

**Status** ACTIVE

### Principal Address

100 NORTH TRYON STREET  
CHARLOTTE, NC 28255

### Mailing Address

100 NORTH TRYON STREET  
CHARLOTTE, NC 28255

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

### Officer/Director Detail

NONE

### Annual Reports

**No Annual Reports Filed**

### Document Images

[01/03/2017 -- Designation of Agent](#) [View image in PDF format](#)



INSTR # 99464765  
OR BK 29734 PG 0562  
RECORDED 08/07/99 01:15 PM  
COMMISSION  
BROWARD COUNTY  
DOC STNP-D 175.00  
DEPUTY CLERK 1032

This instrument prepared by  
Donna McCann Benckenstein, Esq.  
7522 Wiles Road, Suite 102  
Coral Springs, FL 33067  
**RECORD & RETURN TO:**  
Donna McCann Benckenstein, Esq.  
7522 Wiles road, Suite 102  
Coral Springs, Fl 33067

Parcel I.D. No: 9109-CB-1680  
Grantee SS# \_\_\_\_\_

**WARRANTY DEED**

THIS INDENTURE, made this 11 day of June, 1999,

Between **MONICA KAPPEL**, a single woman,

**GRANTOR**

**AND**

**RON PRO INVESTORS, INC.**, d/b/a Sun Properties,  
whose post office address is: 7555 Mandarin Dr., Boca Raton, Fl  
33433,

**GRANTEE**

(Wherever used herein, the terms "Grantor" and Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH**, That the said **GRANTOR**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to said **GRANTOR** in hand paid by said **GRANTEE**, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said **GRANTEE**, and **GRANTEE'S** heirs and assigns forever, the following described real property situate, lying and being in **Broward County, Florida**, to-wit:

Unit 7-208 of **VERSAILLES GARDENS CONDOMINIUM**, according to the Declaration of Condominium thereof dated November 6, 1981, filed November 17, 1981 and recorded in Official Records Book 9894, Page 478, of the Public Records of Broward County, Florida

**COMMONLY KNOWN AS:** 7910 Colony Circle N #208, Tamarac, Fl 33321

**SUBJECT TO** conditions, restrictions, reservations, dedications and easements of record, if any, existing zoning ordinances, and taxes for 1999 and subsequent years.

②<sup>3</sup>  
K

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

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

Signed, sealed and delivered  
in the presence of:

Print Name:

Witness: Donna Benckenstein

Marcia Kuezwanski  
Print Name: MARCIA KUEZWANSKI

Monica Kappel  
MONICA KAPPEL  
Residing at: 8731 NW 16<sup>th</sup> Street  
Pembroke Pines, Florida 33024

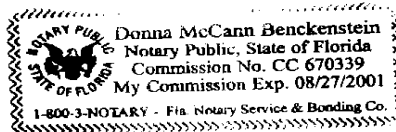
STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me the 11 day of June, 1999, by MONICA KAPPEL, a single woman, who ( ) is/are personally known to me or who ( X ) has produced driver's license as identification.

My commission expires:

Donna McCann Benckenstein  
NOTARY PUBLIC STATE OF FLORIDA



Prepared by and Return to:

RICHARD G. COKER, JR., ESQUIRE  
Coker & Feiner  
1404 South Andrews Avenue  
Fort Lauderdale, FL 33316-1840  
Telephone: (954) 761-3636

Property Appraiser's Parcel ID  
(Folio) No. 19109-CB-16800

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made this 30 day of November, 2004, by RON-PRO INVESTORS, INC., a corporation existing under the laws of the State of Florida, hereinafter called Grantor, and SCOTT STIEFELD, a married man, whose post office address is: 8501 Northwest 51st Street, Lauderhill, FL 33351, hereinafter called Grantee:

**WITNESSETH:** That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto grantee all that certain land situate in Broward County, State of Florida, viz:

Unit No. 7-208, VERSAILLES GARDENS CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in O.R. Book 9894, at Page 478, of the Public Records of Broward County, Florida.

**SUBJECT TO:**

- 1) Zoning and/or restrictions and prohibitions imposed by governmental authority;
- 2) Restrictions, Easements, Covenants and other matters appearing on the plat, common to the subdivision and/or recorded in the Public Records;
- 3) Taxes for the year 2005 and subsequent years;

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

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

**AND** the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

(2)

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

Signed, sealed and delivered in the presence of:

Ron-Pro Inverstors, Inc., a corporation existing under the laws of the State of Florida

R. G. Coker, Jr.  
Signature  
R. G. Coker, Jr.

Bradley A. Dubner  
Bradley A. Dubner, Vice President

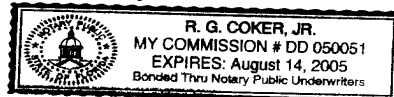
Carla M. Bask  
Printed Name  
Carla M. Bask  
Signature  
Carla M. Bask  
Printed Name

7555 Mandarin Drive  
Boca Raton, FL 33433  
Post Office Address

STATE OF FLORIDA :  
: SS.  
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 30 day of November, 2004, by Bradley A. Dubner, Vice President of Ron-Pro Inverstors, Inc., a corporation existing under the laws of the State of Florida, who is ☒ personally known to me or who \_\_\_\_\_ produced \_\_\_\_\_ as identification and who did not take an oath.

R. G. Coker, Jr.  
Signature of Notary Public



Print, type or stamp name of Notary and Commission No.

Prepared by and return to:  
Louise R. Kingsley, Esq.

**Kingsley & Kingsley**  
**8551 West Sunrise Boulevard Suite 203**  
**Plantation, FL 33322-4013**

File Number:  
Will Call No.:

[Space Above This Line For Recording Data]

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$174,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

## **MORTGAGE**

**This Indenture, Made this April 27, 2006 by and between Scott Stiefeld, a married man whose address is 8501 N.W. 51 Street, Lauderhill, FL 33351, hereinafter called the Mortgagor, and George Cipriano whose address is 3760 Inverrary Drive #3W, Lauderhill, FL 33319, hereinafter called the Mortgagee:**

The terms "Mortgagor" and "Mortgagee", shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

**Witnesseth**, that the said Mortgagor, for and in consideration of the aggregate sum named in the promissory note, a copy of which is attached hereto and made a part hereof, the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

**Unit No. 7-208, VERSAILLES GARDENS CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 9894, Page 478, of the Public Records of Broward County, Florida.**

**Unit 201, Building 2, of COUNTRY VILLAGE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 11121, Page 161, of the Public Records of Broward County, Florida.**

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

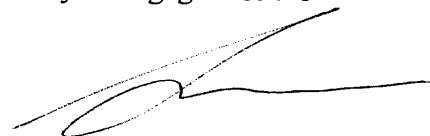
**Provided always**, that if said Mortgagor, his successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, those certain promissory notes, of which a true and correct copies are attached, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory notes and of this mortgage,



and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorneys fees that Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

1. To pay the principal and interest and other sums of money payable by virtue of said promissory notes and this mortgage, or either, promptly on the days respectively the same severally come due.
2. To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the above described promissory note, and name the Mortgagee as loss payees, and to furnish Mortgagee with a copy of all current policies. If Mortgagor does not provide Mortgagee with copies of the policies showing Mortgagee as loss payees after 14 days written demand by Mortgagee, then Mortgagee may purchase such insurance and shall add any payments made for such policy to the principal balance owed on the mortgage, and such payments shall accrue interest at the maximum rate of interest allowed by law. In the event any sum of money becomes payable under such policy, Mortgagee, his legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit Mortgagor to receive and use it or any part thereof for repair or replacement, without hereby waiving or impairing any equity, lien or right under or by virtue of this mortgage. In the event of loss Mortgagor shall give immediate notice to Mortgagee.
3. To permit, commit or suffer no waste, impairment or deterioration of the property, or any part thereof.
4. To permit no other lien or mortgage to be placed ahead of this mortgage.
5. Mortgagor shall provide proof of payment of annual real estate taxes by December 31, for the preceding years taxes. In the event that Mortgagor does not pay the taxes by such date, the Mortgagee may pay the taxes and the full amount of such payment by Mortgagee shall be added to the principal balance owed on the mortgage, and shall accrue interest at the maximum rate allowed by law.
6. The Mortgagee may, at any time pending a suit upon this mortgage, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee. The rents, profits, income, issues, and revenues shall be applied by such receiver according to the lien of this mortgage.
7. If any of the sums of money due and owing to Mortgagee under the terms of the promissory notes and this mortgage, including but not limited to any advance made by Mortgagee for the

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the end.

payment of insurance or taxes, are not paid within 30 days after the same become due and payable, or if each of the stipulations, agreements, conditions and covenants of the promissory note and this mortgage, or either, are not fully performed or complied with the aggregate sum owed on the promissory note shall become due and payable forthwith or thereafter at the option of Mortgagee, his successors, legal representatives, or assigns.

This mortgage and the note hereby secured shall be construed and enforced according to the laws of the State of Florida.

The principal sum secured hereby, along with any interest to be paid in accordance with the terms of the notes secured hereby, shall immediately become due and payable without notice, if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this mortgage remains a lien thereon, at the option of Mortgagee, his successors, legal representatives, or assigns.

Executed at **Broward County, Florida** on the date written above.

Signed, sealed and delivered in the presence of:

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$174,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

Louise R. Kingsley  
Witness Name: LOUISE R. KINGSLEY

Scott Stiefeld (Seal)

Lisa Aprea  
Witness Name: LISA APREA

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 27 day of April, 2006 by Scott Stiefeld, who [X] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]

Louise R. Kingsley  
Notary Public

Printed Name: LOUISE R. KINGSLEY

My Commission  
Expires: \_\_\_\_\_



Louise R. Kingsley  
My Commission DD231034  
Expires August 02, 2007

## PROMISSORY NOTE

\$58,000.00

April 27, 2006  
Plantation, Broward County, Florida

**FOR VALUE RECEIVED**, the undersigned promise to pay to the order of **George Cipriano** at **3760 Inverrary Drive #3W, Lauderhill, FL 33319** or at such other address as may be indicated in writing, in the manner hereinafter specified, the principal sum of **Fifty-eight Thousand Dollars (\$58,000.00)** with interest from the date hereof, at the rate of **Seven percent ( 7 % )** per annum for a term of 60 months, interest only. 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:

The sum of **\$338.33** representing a payment of interest only shall be due and payable on **June 1, 2006** and on the **1st** day of each month thereafter until **May 1, 2011**, at which time the remaining principal balance, together with any accrued but unpaid interest, shall be due.

All payments shall be first applied to late charges, if any, then to the payment of accrued interest, and the balance remaining, if any, shall be applied to the payment of the principal sum.

This note with interest is secured by a mortgage on real estate, of even date herewith, the terms of which are incorporated herein by reference, made by the makers hereof in favor of the said payee, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any installment under this note, and if such default is not made good within 30 days, the entire principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this Note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same at a later time for the same default or for any subsequent default. Any payment not received within 10 days of the due date shall include a late charge of 5% of the payment due. In the event of default in the payment of this note, and if the same is placed in the hands of any attorney for collection, the undersigned hereby agree to pay all costs of collection, including a reasonable attorneys' fee.

Makers waive demand, presentment for payment, protest, and notice of nonpayment and dishonor.

  
\_\_\_\_\_  
Scott Stiefeld -Borrower

(Seal)

The state documentary tax due on this Note has been paid on the Mortgage securing this indebtedness.

**UNIT NO. 13 C OF HABITAT II CONDOMINIUM**



## PROMISSORY NOTE

**\$58,000.00**

April 27, 2006  
Plantation, Broward County, Florida

**FOR VALUE RECEIVED**, the undersigned promise to pay to the order of **George Cipriano** at **3760 Inverrary Drive #3W, Lauderhill, FL 33319** or at such other address as may be indicated in writing, in the manner hereinafter specified, the principal sum of **Fifty-eight Thousand Dollars (\$58,000.00)** with interest from the date hereof, at the rate of **Seven** percent ( **7** %) per annum for a term of 60 months, interest only. 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:

The sum of **\$338.33** representing a payment of interest only shall be due and payable on **June 1, 2006** and on the 1st day of each month thereafter until **May 1, 2011**, at which time the remaining principal balance, together with any accrued but unpaid interest, shall be due.

All payments shall be first applied to late charges, if any, then to the payment of accrued interest, and the balance remaining, if any, shall be applied to the payment of the principal sum.

This note with interest is secured by a mortgage on real estate, of even date herewith, the terms of which are incorporated herein by reference, made by the makers hereof in favor of the said payee, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any installment under this note, and if such default is not made good within 30 days, the entire principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this Note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same at a later time for the same default or for any subsequent default. Any payment not received within 10 days of the due date shall include a late charge of 5% of the payment due. In the event of default in the payment of this note, and if the same is placed in the hands of any attorney for collection, the undersigned hereby agree to pay all costs of collection, including a reasonable attorneys' fee.

Makers waive demand, presentment for payment, protest, and notice of nonpayment and dishonor.

 (Seal)  
Scott Stiefeld -Borrower

The state documentary tax due on this Note has been paid on the Mortgage securing this indebtedness.

**UNIT NO. 45 C OF HABITAT II CONDOMINIUM**

## PROMISSORY NOTE

\$58,000.00

April 27, 2006  
Plantation, Broward County, Florida

**FOR VALUE RECEIVED**, the undersigned promise to pay to the order of **George Cipriano** at **3760 Inverrary Drive #3W, Lauderhill, FL 33319** or at such other address as may be indicated in writing, in the manner hereinafter specified, the principal sum of **Fifty-eight Thousand Dollars (\$58,000.00)** with interest from the date hereof at the rate of **Seven percent ( 7 % )** per annum for a term of 60 months, interest only. 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:

The sum of **\$338.33** representing a payment of interest only shall be due and payable on **June 1, 2006** and on the 1st day of each month thereafter until **May 1, 2011**, at which time the remaining principal balance, together with any accrued but unpaid interest, shall be due.

All payments shall be first applied to late charges, if any, then to the payment of accrued interest, and the balance remaining, if any, shall be applied to the payment of the principal sum.

This note with interest is secured by a mortgage on real estate, of even date herewith, the terms of which are incorporated herein by reference, made by the makers hereof in favor of the said payee, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any installment under this note, and if such default is not made good within 30 days, the entire principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this Note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same at a later time for the same default or for any subsequent default. Any payment not received within 10 days of the due date shall include a late charge of 5% of the payment due. In the event of default in the payment of this note, and if the same is placed in the hands of any attorney for collection, the undersigned hereby agree to pay all costs of collection, including a reasonable attorneys' fee.

Makers waive demand, presentment for payment, protest, and notice of nonpayment and dishonor.

 (Seal)  
Scott Stiefeld -Borrower

The state documentary tax due on this Note has been paid on the Mortgage securing this indebtedness.

**UNIT NO. 11 A OF HABITAT II CONDOMINIUM**

2

Prepared by:  
George Cipriano

Record & Return to:  
George Edward Cipriano  
3760 Inverrary Drive, #3W  
Lauderhill, FL 33319

## ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That GEORGE CIPRIANO, residing or located at: 3760 Inverrary Drive, #3W, Lauderhill, FL 33319, herein designated as the ASSIGNOR, for and in consideration of the sum of \$1.00 Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, assign, transfer and set over unto THE GEORGE EDWARD CIPRIANO REVOCABLE TRUST UNDER AGREEMENT DATED OCTOBER 26, 2007, residing and located at: 3760 Inverrary Drive, #3W, Lauderhill, FL 33319; herein designated as the ASSIGNEE, the Mortgage executed by SCOTT STIEFELD, a married man, as recorded in Official Records Book 41928, Page 578, of the Public Records of Broward County, Florida and encumbering the property more particularly described as follows:

Unit No. 7-208, VERSAILLES GARDENS CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 9894, Page 478, of the Public Records of Broward County, Florida.

TOGETHER with the note and each and every other obligation described in said Mortgage and the money due and to become due thereon.

TO HAVE AND TO HOLD the same unto the said assignee forever, but without recourse on the undersigned.

Pursuant to the provisions of Sec. 689.071, Florida Statutes, the within name Trustee has the power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the above-described mortgage and the real property encumbered thereby.

In Witness Whereof, the said Assignor has hereunto set his hand and seal or caused these presents to be signed this 1st day of March, 2011, but effective as of the 1st day of March, 2011.

Signed, sealed and delivered in the presence of:

Witness:  
Print name: Lisa Fama

Witness:  
Print name: Saniye Pirro

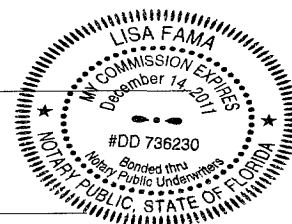
George Cipriano

STATE OF FLORIDA  
COUNTY OF BROWARD

The forgoing instrument was acknowledged before me this 1st day of March 2011, by George Cipriano.

NOTARY PUBLIC:

Lisa Fama



\_\_\_ Personally known or \_\_\_ Identification Produced  
Type of Identification Produced: Florida License(s); \_\_\_ Passport; \_\_\_ Other: \_\_\_\_\_

1

**CLAIM OF LIEN**

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

Today's Date: JUNE 10, 2016

Invoice Number: 7588

Invoice Date: JULY 1, 2015

STATE OF FLORIDA,

COUNTY OF BROWARD:

BEFORE ME, the undersigned authority, personally appeared Charles Faranda, City Manager of the City of LAUDERHILL, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, who stated that in accordance with City of Lauderhill Code of Ordinances Section 12-50 (b), the CITY OF LAUDERHILL hereby imposes this Lien for delinquent Local Business Taxes, Fees and/or Penalties which are due and owing, including recording costs, in the total principal amount of:

NINE HUNDRED NINE DOLLARS AND SEVENTY THREE 73/100 CENT(S), (\$909.73) for which the City claims a lien pursuant to City Code Section 12-50 (b) AGAINST THE PERSON(S) AND/OR ENTITY HEREIN NAMED AND ALSO UPON THE FOLLOWING REAL PROPERTY WHERE THE VIOLATION OCCURRED located in the City of Lauderhill, Broward County, Florida, which is described as follows:

NAME OF PERSON(S) OR ENTITY: STIEFELD, SCOTT

LEGAL DESCRIPTION: BLUEBERRY HILL 3 CONDO UNIT 118 BLDG 22

FOLIO #: 4941 26 CB 0300

PROPERTY ADDRESS WHERE VIOLATION OCCURRED: 5735 BLUEBERRY COURT 118, LAUDERHILL

MAILING ADDRESS: 5735 BLUEBERRY CT U118 LAUDERHILL FL 33313

NOTE: This principal LIEN amount shall bear interest at a rate consistent with statutory legal rate per annum plus incur any applicable late fees or penalties which shall also remain due. In addition, pursuant to Fla. Stat. 205.053 and 166.201, and Code section 12-50, you are responsible for all collection fees, attorney's fees and administration fees necessary for collections efforts for this lien.

Affiant

Affiant further states that the City is owed the amount stated for Local Business Taxes, Fees and/or Penalties which are required to be paid in order to conduct business within the City of Lauderhill. This amount is delinquent and due notice was initially given on or about (OCTOBER 1, 2014), prior to the imposition of said lien and if the lien is claimed by one not in privity with the owner that the City served its notice to owner on JULY 1, 2014 by: U.S. Mail.

WITNESSES:

WITNESS #1 - Sign Name Here

Print Name Here

WITNESS #2 - Sign Name Here

Print Name Here

CHARLES FARANDA, City Manager

City of Lauderhill

5581 W. Oakland Park Blvd. Lauderhill, FL, 33313

STATE OF FLORIDA:

COUNTY OF BROWARD:

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared CHARLES FARANDA, City Manager of Lauderhill, personally known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same. SWORN TO and SUBSCRIBED before me in the County and State as aforesaid this 28 day of JUNE, 2016.

NOTARY PUBLIC, State of Florida

Print Name:

My Commission Expires:

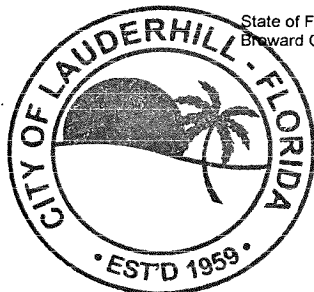
State of Florida:  
Broward County:

I DO HEREBY CERTIFY the within is a true and correct copy of the original of the City of Lauderhill, Broward County, Florida, WITNESS my hand and Official Seal at Lauderhill, Florida, this

29 day of June, 2016

Andrea M. Anderson, City Clerk

Return to:  
City of Lauderhill Finance Dept.  
5581 W Oakland Park  
Lauderhill, FL 33313



KATHY L. COLLAZO  
Notary Public - State of Florida  
Commission # FF 190357  
My Comm. Expires Jan 15, 2019  
Bonded through National Notary Assn.

Filing # 136157412 E-Filed 10/07/2021 09:17:18 PM

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

CASE NO. COCE21026800 DIVISION 47 JUDGE Jackie Powell

**Citibank NA**

Plaintiff(s) / Petitioner(s)

v.

**Scott Stiefeld**

Defendant(s) / Respondent(s)

**DEFAULT FINAL JUDGMENT**

THIS CAUSE, having come before the Court for a Pre-Trial Conference and the Court having reviewed the pleadings and being otherwise duly advised in the premises, IT IS ADJUDGED that Plaintiff, CITIBANK N.A. , 5800 South Corporate Place, Sioux Falls SD 57108, recover from the Defendant(s), SCOTT STIEFELD, 7910 COLONY CIR N APT 208, TAMARAC FL 33321-8318, \*\*\*[REDACTED] the sum of \$5765.10 on principal and \$370.85 for costs for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the defendant(s) shall complete the Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to RAS LaVrar, LLC, 1133 S. University Drive, 2nd Floor, Plantation, FL 33324, within 45 days from the date of this final judgment, unless the final judgment is satisfied or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant(s) to complete Form 7.343 and return it to RAS LaVrar, LLC.

**DONE and ORDERED** in Chambers, at Broward County, Florida on 10-07-2021.

COCE21026800 10-07-2021 8:57 PM

COCE21026800 10-07-2021 8:57 PM

Hon. Jackie Powell

**COUNTY JUDGE**

Electronically Signed by Jackie Powell

**Copies Furnished To:**

Flynn LaVrar , E-mail : [service@raslavrar.com](mailto:service@raslavrar.com)

Flynn LaVrar , E-mail : [abcfleservice@abclegal.com](mailto:abcfleservice@abclegal.com)

STATE OF FLORIDA  
BROWARD COUNTY  
I DO HEREBY CERTIFY the within and foregoing is a true  
and correct copy of the original as it appears on record  
and file in the office of the County Court Clerk of Broward  
County, Florida.  
WITNESS my hand and Official Seal at Fort Lauderdale,  
Florida, this 7th day of October, 2021.  
Brenda D. Forrester, Clerk of Courts  
Deputy Clerk

7  
Instr# 114515947 , Page 1 of 1, Recorded 07/21/2017 at 12:51 PM  
Broward County Commission

\*\*\*\* FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 7/19/2017 9:22:13 AM.\*\*\*\*

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

BANK OF AMERICA, N.A..

Plaintiff,  
v.

CASE NO. CACE-14-016629

SCOTT STIEFELD,

Defendant.

FINAL JUDGMENT

This cause having come on before the Court on Plaintiff's Motion for Entry of Judgment Following Breach of Installment Settlement Agreement, the Court having reviewed the Motion, the Court file and being otherwise advised in the premises, it is hereby:

ORDERED AND ADJUDGED that Plaintiff, BANK OF AMERICA, N.A., whose address is 655 Paper Mill Road, Newark, DE 19711, recover from Defendant, SCOTT STIEFELD, the sum of \$16,596.21 on principal, and costs of \$454.00, making a total judgment award of \$17,050.21, for all of which let execution issue.

IT IS FURTHER ORDERED and ADJUDGED that the Defendant shall complete Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet) and return it to the Plaintiff's attorney, or to the Plaintiff if the Plaintiff is not represented by an attorney, within forty-five (45) days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete Florida Rule of Civil Procedure Form 1.977 and return it to the Plaintiff's attorney, or the Plaintiff if the Plaintiff is not represented by an attorney.

ORDERED in BROWARD COUNTY, FLORIDA on July 19, 2017

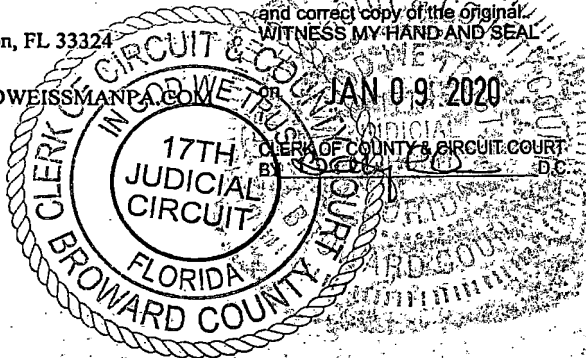
  
Judge

BROWARD COUNTY CIRCUIT COURT

Conformed copies to:

Cooling & Winter, LLC, 7901 SW 6th Court, Suite 310, Plantation, FL 33324  
Email-Florida@CoolingWinter.com  
HAROLD WEISSMAN, ESQ. by Email at SERVICE@HAROLDWEISSMANP.A.COM  
H0050347

BROWARD COUNTY, FLORIDA  
I certify this document to be a true  
and correct copy of the original.  
WITNESS MY HAND AND SEAL



This Instrument Prepared By:  
Saniye Pirro  
InDeed Title Corp.  
5646 West Atlantic Blvd.  
Margate, FL 33063

11-0355

### TRUST AFFIDAVIT

The undersigned, hereby declares as follows:

That he is the Trustee of the Trust Agreement known as:

**George Edward Cipriano Revocable Trust under Agreement dated October 26, 2007**

That said Trust is still in full force and has not been revoked.

That he is still Trustee of the said Trust. He has full powers to sell, convey, mortgage said property.

The above applies with respect to all property held by the Trust now or in the future in fee simple or as holder or co-holder of mortgages, including the following property in Broward County, Florida, to wit:

**Condominium Unit 3-C, in Building 6, COUNTRY SQUIRE TOWNHOMES CONDOMINIUM 6, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 6791, Page 527, of the Public Records of Broward County, Florida.**

IN WITNESS WHEREOF, signed this instrument the 9<sup>th</sup> day of August 2011.

Signed, sealed and delivered in the presence of:

Witness: Lisa Fama

George Edward Cipriano, Trustee

Witness: Saniye Pirro

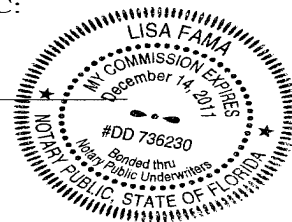
STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of August 2011, by George Edward Cipriano who did not take an oath.

My Commission Expires:

NOTARY PUBLIC:

Personally known or ☒ Identification Produced  
Type of Identification Produced: Florida Driver's License



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

**DATE: July 1st, 2022**

**PROPERTY ID # 494109-CB-1680 (TD # 48826)**

# WARNING

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

SCOTT STIEFELD  
8501 NORTHWEST 51ST STREET  
LAUDERHILL, FL 33351

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7910 COLONY CIRCLE N #208, TAMARAC, FL 33321 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

\* Estimated Amount due if paid by July 29, 2022 .....\$6,018.13

Or

\* Estimated Amount due if paid by August 16, 2022 .....\$6,099.37

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 17, 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](http://www.broward.org/recordstaxestreasury)



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

**DATE: July 1st, 2022**

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STIEFELD, SCOTT  
7910 COLONY CIR N APT 208  
TAMARAC, FL 33321-8318

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STIEFELD, SCOTT  
5735 BLUEBERRY CT U118  
LAUDERHILL, FL 33313

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**DATE: July 1st, 2022**

**PROPERTY ID # 494109-CB-1680 (TD # 48826)**

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BANK OF AMERICA, N.A.  
655 PAPER MILL ROAD  
NEWARK, DE 19711

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**DATE: July 1st, 2022**

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BANK OF AMERICA, NATIONAL ASSOCIATION  
100 NORTH TRYON STREET  
CHARLOTTE, NC 28255

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**PROPERTY ID # 494109-CB-1680 (TD # 48826)**

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C T CORPORATION SYSTEM, REGISTERED AGENT, O/B/O BANK OF AMERICA,  
NATIONAL ASSOCIATION  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

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

**DATE: July 1st, 2022**

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CITIBANK N.A.  
5800 SOUTH CORPORATE PLACE  
SIOUX FALLS, SD 57108

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

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CITY OF TAMARAC  
C/O FINANCIAL SERVICES  
7525 NW 88 AVE  
TAMARAC, FL 33321

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FRANCK WEILL, REGISTERED AGENT, O/B/O VERSAILLES GARDENS CONDOMINIUM  
ASSOCIATION, INC.  
8040 FAIRVIEW DRIVE  
TAMARAC, FL 33321

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PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; **PERSONAL OR  
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*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 July 29, 2022 .....\$6,018.13

Or

\* Estimated Amount due if paid by August 16, 2022 .....\$6,099.37

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD  
AT PUBLIC AUCTION ON August 17, 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](http://www.broward.org/recordstaxestreasury)**

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

**DATE: July 1st, 2022**

**PROPERTY ID # 494109-CB-1680 (TD # 48826)**

# WARNING

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

THE GEORGE EDWARD CIPRIANO REVOCABLE TRUST UNDER AGREEMENT DATED 26,  
2007  
3760 INVERRARY DRIVE, #3W  
LAUDERHILL, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7910 COLONY CIRCLE N #208,  
TAMARAC, FL 33321 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  
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THE GEORGE EDWARD CIPRIANO REVOCABLE TRUST  
UNDER AGREEMENT DATED 26, 2007  
3760 INVERRARY DRIVE, #3W  
LAUDERHILL, FL 33319

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Street and A	FRANCK WEILL, REGISTERED AGENT, O/B/O
City, State, Z	VERSAILLES GARDENS CONDOMINIUM
	ASSOCIATION, INC.
	8040 FAIRVIEW DRIVE
	TAMARAC, FL 33321
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TD 48826 AUGUST 2022 WARNING

CITY OF TAMARAC

C/O FINANCIAL SERVICES

7525 NW 88 AVE

TAMARAC, FL 33321

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

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City, St

**TD 48826 AUGUST 2022 WARNING**  
**CITIBANK N.A.**  
**5800 SOUTH CORPORATE PLACE**  
**SIOUX FALLS, SD 57108**

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Total Post \$	C T CORPORATION SYSTEM, REGISTERED AGENT, O/B/O BANK OF AMERICA, NATIONAL ASSOCIATION
Sent To	1200 SOUTH PINE ISLAND ROAD
Street and	PLANTATION, FL 33324
City, State,	
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TD 48826 AUGUST 2022 WARNING  
BANK OF AMERICA, NATIONAL ASSOCIATION  
100 NORTH TRYON STREET  
CHARLOTTE, NC 28255

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655 PAPER MILL ROAD

City, State,

NEWARK, DE 19711

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City, State, ZIP

**TD 48826 AUGUST 2022 WARNING**  
**STIEFELD, SCOTT**  
**5735 BLUEBERRY CT U118**  
**LAUDERHILL, FL 33313**

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Total Post	<b>TD 48826 AUGUST 2022 WARNING</b>
\$	<b>STIEFELD, SCOTT</b>
Sent To	<b>7910 COLONY CIR N APT 208</b>
Street and	<b>TAMARAC, FL 33321-8318</b>
City, State	
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TD 48826 AUGUST 2022 WARNING  
SCOTT STIEFELD  
8501 NORTHWEST 51ST STREET  
LAUDERHILL, FL 33351

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