

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: 04/29/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 04/19/2022

CERTIFICATE # 2019-9838

ACCOUNT # 494230BB1070

ALTERNATE KEY # 350137

TAX DEED APPLICATION # 48843

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 217 OF BUILDING K, SOMERSET AT LAUDERDALE LAKES, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN O.R. BOOK 8138, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THERETO, INCLUDING ITS PERCENTAGE OF UNDIVIDED INTEREST IN COMMON ELEMENTS AND COMMON SURPLUS OF SAID CONDOMINIUM AS SET FORTH IN THE DECLARATION.

PROPERTY ADDRESS: 2860 SOMERSET DRIVE #217K, LAUDERDALE LAKES FL 33311

OWNER OF RECORD ON CURRENT TAX ROLL:

MARGARET COTTERELL
720 WEST END AVE #822
NEW YORK, NY 10025-6299

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

MARGARET A. COTTERELL OR: 50579, Page: 123
(Per Order Determining Homestead. No address found on document.)

MARGARET COTTEREL OR: 50759, Page: 1497
2860 SOMERSET DRIVE APT K. 217
LAUDERDALE LAKES, FL 33311 (Per Personal Representative's Deed)

(Margaret Cotterell aka Margaret Cotterel)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FLORIDA TAX CERTIFICATE FUND LLC
6210 PASADENA POINT BLVD S.
GULFPORT, FL 33707 (Tax Deed Applicant)

SOMERSET AT LAUDERDALE LAKES CONDOMINIUM ASSOCIATION, INC.
C/O BENCHMARK PROPERTY MGMT
7932 WILES ROAD
CORAL SPRINGS, FL 33067 (Per Sunbiz. Declaration recorded in 8138-21.)

VALANCY & REED, P.A., REGISTERED AGENT
O/B/O SOMERSET AT LAUDERDALE LAKES CONDOMINIUM ASSOCIATION, INC.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 30 BB 1070

CURRENT ASSESSED VALUE: \$55,660

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: 24815, Page: 783
Warranty Deed	OR: 24815, Page: 786
Warranty Deed	OR: 24815, Page: 787
Warranty Deed	OR: 24815, Page: 788
Letters of Administration	OR: 49419, Page: 1091

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.

Suzette Servas

Title Examiner

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #48843

**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 August 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:

CITY OF LAUDERDALE LAKES 4300 NW 36 ST LAUDERDALE LAKES, FL 33319	COTTERELL, MARGARET 2860 SOMERSET DR #217K LAUDERDALE LAKES, FL 33311	COTTERELL, MARGARET 720 WEST END AVE #822 NEW YORK, NY 10025-6299	SOMERSET AT LAUDERDALE LAKES CONDOMINIUM ASSOCIATION, INC. 2870 SOMERSET DR LAUDERDALE LAKES, FL 33311
SOMERSET AT LAUDERDALE LAKES CONDOMINIUM ASSOCIATION, INC. C/O BENCHMARK PROPERTY MGMT 7932 WILES ROAD CORAL SPRINGS, FL 33067	VALANCY & REED, P.A., REGISTERED AGENT O/B/O SOMERSET AT LAUDERDALE LAKES CONDOMINIUM ASSOCIATION, INC. 310 SE 13TH STREET FORT LAUDERDALE, FL 33316		

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of August 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**

3

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 48843

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: 494230-BB-1070

Certificate Number: 9838
 Date of Issuance: 05/26/2020
 Certificate Holder: FLORIDA TAX CERTIFICATE FUND LLC
 Description of Property: SOMERSET AT LAUDERDALE LAKES
 CONDO
 UNIT 217 BLDG K
 PER CDO BK/PG: 8138/21

Name in which assessed: COTTERELL, MARGARET
 Legal Titleholders: COTTERELL, MARGARET
 720 WEST END AVE #822
 NEW YORK, NY 10025-6299

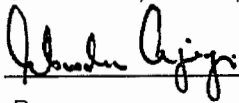
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of September, 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 15th day of June, 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: 08/18/2022, 08/25/2022, 09/01/2022 & 09/08/2022
Minimum Bid: 5700.88

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Date of Issuance: 05/26/2020

Certificate Holder: FLORIDA TAX CERTIFICATE FUND LLC

Description of Property: SOMERSET AT LAUDERDALE LAKES

CONDO

UNIT 217 BLDG K

PER CDO BK/PG: 8138/21

UNIT 217 OF BUILDING K, SOMERSET AT LAUDERDALE LAKES, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN O.R. BOOK 8138, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THERETO, INCLUDING ITS PERCENTAGE OF UNDIVIDED INTEREST IN COMMON ELEMENTS AND COMMON SURPLUS OF SAID CONDOMINIUM AS SET FORTH IN THE DECLARATION.

Name in which assessed: COTTERELL, MARGARET

Legal Titleholders: COTTERELL, MARGARET

720 WEST END AVE #822

NEW YORK, NY 10025-6299

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

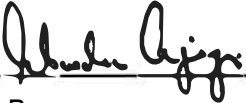
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of September, 2022. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net

**Pre-registration is required to bid.*

Dated this 29th day of June, 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: 08/18/2022, 08/25/2022, 09/01/2022 & 09/08/2022

Minimum Bid: 6017.88

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

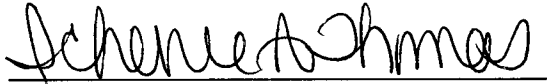
Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

48843
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 9838

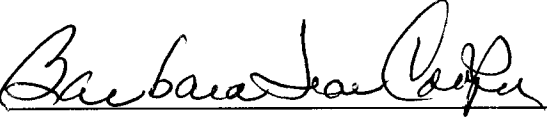
in the XXXX Court,
was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

08/18/2022 08/25/2022 09/01/2022 09/08/2022

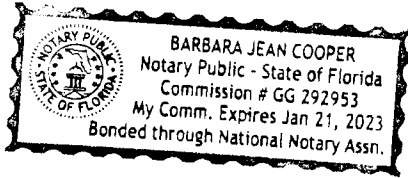
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
8 day of SEPTEMBER, A.D. 2022



(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 48843**

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Property ID: 494230-BB-1070
Certificate Number: 9838
Date of Issuance: 05/26/2020
Certificate Holder:
FLORIDA TAX CERTIFICATE
FUND LLC
Description of Property:
SOMERSET AT LAUDERDALE
LAKES CONDO
UNIT 217 BLDG K

PER CDO BK/PG: 8138/21
UNIT 217 OF BUILDING K,
SOMERSET AT LAUDERDALE
LAKES, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN O.R. BOOK 8138, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THERETO, INCLUDING ITS PERCENTAGE OF UNDIVIDED INTEREST IN COMMON ELEMENTS AND COMMON SURPLUS OF SAID CONDOMINIUM AS SET FORTH IN THE DECLARATION.

Name in which assessed:
COTTERELL, MARGARET
Legal Titleholders:
COTTERELL, MARGARET
720 WEST END AVE #822
NEW YORK, NY 10025-6299

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 21st day of September, 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 29th day of June, 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 successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 6017.88
401-314
8/18-25 9/1-8 22-04/0000612370B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22030157

Broward County, FL VS Margaret Cotterell

RETURN OF SERVICE



Court Case # TD 48843

Hearing Date:09/21/2022

Received by CCN 11002

08/04/2022 12:00 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Margaret Cotterell 2860 Somerset Drive #217K Lauderdale Lakes FL 33311**

Served:

Not Served:

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

Date: 08/05/2022 Time: 8:50 AM

On Margaret Cotterell 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 apartment door.

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

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

By: *C. Mitchell* 11002

D.S.

C. Mitchell, #11002

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 # 494230-BB-1070 (TD #48843)

WARNING

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

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

RECEIVED SHERIFF
2022 AUG -3 11:11 AM
BROWARD COUNTY, FLORIDA

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by August 31, 2022\$5,938.42
- Or
- * Amount due if paid by September 20, 2022\$6,017.88

*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 September 21, 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

COTTERELL, MARGARET
2860 SOMERSET DRIVE #217K
LAUDERDALE LAKES, FL 33311

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

SOMERSET AT LAUDERDALE LAKES CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	745131
FEI/EIN Number	59-2012344
Date Filed	12/05/1978
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/06/1984

Principal Address

2870 SOMERSET DR
LAUDERDALE LAKES, FL 33311

Changed: 08/12/1988

Mailing Address

C/O BENCHMARK PROPERTY MGMT
7932 WILES ROAD
CORAL SPRINGS, FL 33067

Changed: 03/26/2014

Registered Agent Name & Address

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 12/01/2021

Address Changed: 12/03/2021

Officer/Director Detail

Name & Address

Title P

VAN DYKEN, JAMES

2860 Somerset Drive #210-K
LAUDERDALE LAKES, FL 33311

Title T

BODA, STEPHEN
2800 Somerset Drive #411-J
LAUDERDALE LAKES, FL 33311

Title D

EBANKS, LEASTER
2860 Somerset Drive #402-K
LAUDERDALE LAKES, FL 33311

Title S

STARCHOCK, LAWRENCE G
2800 Somerset Drive #312-J
LAUDERDALE LAKES, FL 33311

Title D

MENARD, RAYNALD
2800 Somerset Drive #118-J
LAUDERDALE LAKES, FL 33311

Title VP

COSTA, JOHN
2850 SOMERSET DR #418L
LAUDERDALE LAKE, FL 33311

Annual Reports

Report Year	Filed Date
2020	03/25/2020
2021	03/15/2021
2022	03/19/2022

Document Images

03/19/2022 -- ANNUAL REPORT	View image in PDF format
03/15/2021 -- ANNUAL REPORT	View image in PDF format
03/25/2020 -- ANNUAL REPORT	View image in PDF format
03/19/2019 -- ANNUAL REPORT	View image in PDF format
03/21/2018 -- ANNUAL REPORT	View image in PDF format
03/08/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
03/23/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
02/20/2015 -- ANNUAL REPORT	View image in PDF format

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 2/25/2014 8:45:43 AM.****

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

PROBATE DIVISION

FILED FOR RECORD
CLERK, CIRCUIT COURT
BROWARD COUNTY, FL

14 FEB 25 PM 12:11

PROBATE

IN RE: ESTATE OF

**BERYL G. COTTERELL,
Deceased**

**File No, 12 - 5383
Division _60_**

**ORDER ON PETITION TO DETERMINE HOMESTEAD STATUS OF REAL
PROPERTY**

On the petition of MARGARET A. COTTERELL for an order pertaining to homestead status of real property, all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died testate and was domiciled in Broward County, Florida.
2. The decedent was not survived by a spouse or minor child;
3. Decedent's homestead is validly devised;
4. Decedent's homestead was devised to one or more heirs of the decedent;
5. At the time of death, the decedent owned and resided on the real property described in the petition; it is

ADJUDGED that the following -described property (the "Property"):

**UNIT 217 OF BUILDING K, SOMERSET AT LAUDERDALE LAKES, A
CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM
THEREOF, RECORDED IN O.R. BOOK 8138, PAGE 21, PUBLIC RECORDS OF**

**BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES
THERE TO, INCLUDING ITS PERCENTAGE OF UNDIVIDED INTEREST IN
COMMON ELEMENTS AND COMMON SURPLUS OF SAID, CONDOMINIUM AS
SET FORTH IN THE DECLARATION.**

Property Address: 2860 Somerset Drive, Apt. k. 217, Lauderdale Lakes,, FL .33311

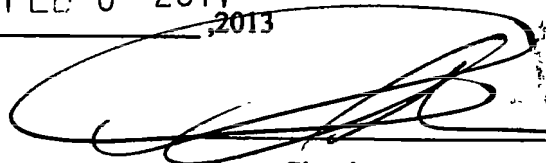
**constituted the homestead of the decedent within the meaning of Section 4 of Article X of
the Constitution of the State of Florida.**

**ADJUDGED FURTHER that the title to the Property was validly devised to and the
constitutional exemption from claims of decedent's creditors inured to:
MARGARET A.COTTERELL.**

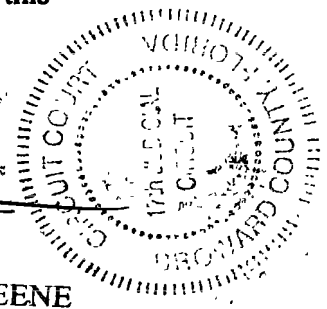
**ADJUDGED FURTHER that the Personal Representative is authorized and directed to
surrender all of the property which may be in the possession or control of the Personal
Representative, to the person named above, and the Personal Representatives shall have
no further responsibility with respect to it.**

DONE AND ORDERED at Fort Lauderdale,. Broward County, Florida, this

_____ Day of **FEB 04 2014**, 2013



**Circuit Court Judge
CHARLES M. GREENE**



This Instrument Prepared by and Return to:

Phillips & Phillips, P.A.
3500 N. STATE ROAD 7, Suite 312
LAUDERDALE LAKES, FL 33319

Property Appraisers Parcel Identification (Folio) Numbers:
494230 BB 1070

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 30th day of 4, 2014 between MARGARET COTTERELL as Personal Representative of the Estate of BERYL COTTERELL, deceased as Grantor, party of the first part, and MARGARET COTTEREL, a single woman whose address is 2860 Somerset Drive, Apt. K. 217, Lauderdale Lakes, FL. 33311, as party of the second part, Grantee.

WITNESSETH

WHEREAS, the said BERYL COTTERELL departed this life in Broward County, Florida on [REDACTED] leaving a Last Will and Testament wherein the party of the first part was named Personal Representative therein and

WHEREAS, said Last Will and Testament has been fully admitted to Probate and Letters Testamentary were duly issued on January 3rd, 2013 by the Circuit Judge of BROWARD County, Florida and

WHEREAS, the said MARGARET COTTERELL is the duly qualified Personal Representative of the Estate of BERYL COTTERELL, deceased and under the terms and provisions of said Last Will and Testament the said MARGARET COTTERELL is duly empowered to sell and dispose of the real estate belonging to the deceased at the time of her death.

NOW THEREFORE, the said party of the first part, by virtue of the power and authority to her given in and by the terms and provisions of the said Last Will and Testament of and in consideration of the sum of Ten Dollars and other valuable consideration, does hereby grant, bargain, sell and convey unto the party of the second part and their assigns and heirs forever all that certain parcel of land lying and being in the County of BROWARD and State of Florida, more particularly described as follows:

UNIT 217 OF BUILDING K, SOMERSET AT LAUDERDALE LAKES, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN O.R. BOOK 8138, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THERETO, INCLUDING ITS PERCENTAGE OF UNDIVIDED INTEREST IN COMMON ELEMENTS AND COMMON SURPLUS OF SAID CONDOMINIUM AS SET FORTH IN THE DECLARATION

STREET ADDRESS: 2860 SOMERSET DRIVE, APT. K. 217, LAUDERDALE LAKES, FL. 33311

SUBJECT TO: Conditions, restrictions, reservations, limitations, easements and dedications and taxes for this tax year and subsequent years.

TO HAVE AND TO HOLD the same together with all the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, which the said decedent had at the time of her death to the party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal on the day and year first above written.

Anna Cherney
Witness

ANNA CHERNEY
Printed Witness Name

Margaret Cotterell
Margaret Cotterell, Personal Representative

[Signature]
Witness

ELIOT LOSHAK
Printed Witness Name

STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing instrument was sworn to, subscribed, and acknowledged before me this 30th day of APRIL 2014, by MARGARET COTTERELL, the Personal Representative in the Estate of BERYL COTTERELL, deceased, and who is personally known to me or has produced DRIVER LICENSE ID as identification.

My commission expires: APRIL 30, 2015

[Signature]
Notary Public

ELIOT LOSHAK
Printed Notary Name

ELIOT LOSHAK
Notary Public, State of New York
No. 02804838040
Qualified in New York County
Commission Expires April 30, 2015

96-208356 T#001
05-01-96 05:32PM

\$ 168.00
DOCU. STAMPS-DEED

RECD. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

DOCUMENT COVER PAGE

(Space above this line reserved for recording office use.)

Document Title:

Warranty Deed
(Warranty Deed, Mortgage, Affidavit, etc.)

Executed By:

Barbara Cohen

To:

Beryl Gwendoline Cottrell

Brief Legal Description:

(If applicable)

Unit 217K, Somerset at Lauderdale Lakes



Return Recorded Document to:

BK 24815PG0783

↓

② AC

THIS WARRANTY DEED

Made this 29th day of March 1996 by
BARBARA COHEN, a married woman
Whose Address is: 2328 Sedonhurst Dr. Phoenix AZ
hereinafter called the grantor, to

BERYL GWENDOLINE COTTERELL
Whose post office address is: 2860 Somerset Dr.
Apt. 217K, LAUDERDALE LAKES, Florida, ,
hereinafter called the grantee:
(Wherever used herein the terms "grantor" and
"grantee" include all the parties to this
instrument and the heirs, legal representatives
and assigns of individuals, and the successors
and assigns of corporations)

WITNESSETH: That the 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, State of Florida, viz:

Unit 217K, of Somerset at Lauderdale Lakes, A Condominium, according to
the Declaration of Condominium thereof, as recorded in O.R. Book 8138,
Page 21, of the Public Records of Broward County, Florida.

The subject property is not the Homestead of the Grantor.

TAX FOLIO NUMBER: 49-42-30-BB-1070

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

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

AND the grantor hereby covenants with said grantee that the grantor is
lawfully seized of said land in fee simple; that the grantor has good
right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend
the same against the lawful claims of all persons whomsoever; and that
said land is free of all encumbrances, except taxes accruing subsequent
to 1995, and covenants, conditions, restrictions and easements recorded
in the public records.

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

Signed, sealed and delivered in our presence:

Ernest Weese *Barbara Cohen*
Aussie Breen *Ann Breen*

BK 24815PG0784

State of Maryland
County of Howard

THE FOREGOING instrument was acknowledged before me this 29th day of
March, 1996 by BARBARA COHEN who has produced a Driver's License as
identification and who did not take an oath.

Ernest Weese
Notary Public



My Commission Expires: 9/24/96

PREPARED BY: Connie A. Montague of OLD REPUBLIC NATIONAL TITLE COMPANY
600 W. Hillsboro Boulevard, Suite 104 Deerfield Beach, FL 33441.

ORT No. B 96030299 D

2/ RETURN TO:
OLD REPUBLIC NAT'L TITLE
600 W. HILLSBORO BLVD. #104
DEERFIELD BEACH, FL 33441

S. @ L. L. C. A., Inc.

2870 SOMERSET DRIVE
LAUDERDALE LAKES, FLORIDA 33311

(305) 485-9100



BK 24815PG0785

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT BERYL GWEN CUTTERELL
has been approved by SOMERSET 2 SCREENING COMMITTEE
as the purchases of the following described property in Broward County, Florida

Apartment K-217 of 2860 SOMERSET DR.

a Condominium, according to the declaration thereof recorded in
Official Records Book, ----- at Page _____ of the Public Records
of Broward County, Florida.

Such approval has been given pursuant to the provisions of the Declaration of
Condominium of such Condominium.

Dated this 3/14, 1996.

By Tony Battaglia
President

(Corporate Seal)
Attest: Jean Schulman
Sec/Treas.

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

State of Florida

BROWARD COUNTY

Before me Personally appeared TONY BATTAGLIA
and JEAN SCHULMAN known to me to be the persons who
executed the foregoing certificate, who after being duly sworn, say that they
are TONY BATTAGLIA President, and JEAN SCHULMAN Sec/Treas. respectively of
Somerset @ Laud. Lakes, a corporation not for profit under the laws of the
State of Florida, and that the statements contained in said certificate are true; and
each of them acknowledges the execution thereof.

SWORN TO AND SUBSCRIBED before me in the county and state last aforesaid this
3/14, 1996

My Commission Expires:

JOHNNIE MAE GAY
COMMISSION # 08 420535
EXPIRES NOV 14, 1998
BONDED THRU
ATLANTIC BONDING CO., INC.

Johnnie Mae Gay
Notary Public State of Florida at Large
(Notary Seal)

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

7

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

PROBATE DIVISION

IN RE: ESTATE OF BERYL G. COTTERELL, Deceased

File No. 12-5383

Division

13 JAN -3 PM 4:31 PROBATE CLERK OF COURT BROWARD COUNTY, FL

LETTERS OF ADMINISTRATION

TO ALL WHOM IT MAY CONCERN

WHEREAS, Beryl G. Cotterell, a resident of Broward County [redacted] owning assets in the State of Florida and

WHEREAS, Marget A. Cotterell has been appointed Personal Representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate.

NOW, THEREFORE, I, the undersigned circuit judge, declare Margaret A. Cotterell duly qualified under the laws of the State of Florida to act as Personal Representative of the estate of Beryl G. Cotterell, deceased, with full power to administer the estate according to law, to ask, demand, sue for, recover and receive the property of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law

ORDERED ON JAN -3 2013

[Handwritten signature of Charles M. Greene]

Circuit Judge CHARLES M. GREENE



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

[Handwritten initials]

7

THIS WARRANTY DEED

Made this 26 day of March 1996 by
SHELDON M. ~~GREEN~~, a married man
Whose Address is: 6869 COGNAC GROVE CIR. ELLENTON
FL hereinafter called the grantor, to

96-208357 T#002
05-01-96 05:32PM

BERYL GWENDOLINE COTTERELL
Whose post office address is: 2860 Somerset Dr.
Apt. 217K, LAUDERDALE LAKES, Florida, ,
hereinafter called the grantee:
(Wherever used herein the terms "grantor" and
"grantee" include all the parties to this
instrument and the heirs, legal representatives
and assigns of individuals, and the successors
and assigns of corporations)

WITNESSETH: That the 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, State of Florida, viz:

Unit 217K, of Somerset at Lauderdale Lakes, A Condominium, according to
the Declaration of Condominium thereof, as recorded in O.R. Book 8138,
Page 21, of the Public Records of Broward County, Florida.

The subject property is not the Homestead of the Grantor.

TAX FOLIO NUMBER: 49-42-30-BB-1070

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

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

AND the grantor hereby covenants with said grantee that the grantor is
lawfully seized of said land in fee simple; that the grantor has good
right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend
the same against the lawful claims of all persons whomsoever; and that
said land is free of all encumbrances, except taxes accruing subsequent
to 1995, and covenants, conditions, restrictions and easements recorded
in the public records.

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

Signed, sealed and delivered in our presence:

Handwritten signatures:
KINBERRY A. KELBY
MICHELLE CAMPBELL
MICHELLE CAMPBELL

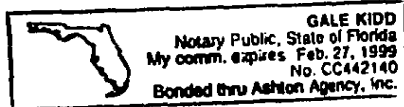
Handwritten signature:
SHELDON M. GREEN

State of Florida
County of TRINGLAC

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

THE FOREGOING instrument was acknowledged before me this 26 day of
March, 1996 by SHELDON M. ~~GREEN~~ who has produced a Driver's License as
identification and who did not take an oath.

Handwritten signature:
Notary Public GALE KIDD
My Commission Expires:



PREPARED BY: Connie A. Montague of OLD REPUBLIC NATIONAL TITLE COMPANY
600 W. Hillsboro Boulevard, Suite 104 Deerfield Beach, FL 33441.

ORT No. B 96030299 D

Handwritten: RETURN TO:
OLD REPUBLIC NAT'L TITLE
600 W. HILLSBORO BLVD. # 104
DEERFIELD BEACH, FL 33441

SEE CFN # 96-208356

BK24815PG0786

Handwritten: AE ① 2

THIS WARRANTY DEED

96-208358 T#003
05-01-96 05:32PM

Made this 29 day of March 1996 by
MICHAEL PERLIN, a married man
Whose Address is: 3200 Pinchurst Dr, Plano, TX *75075
hereinafter called the grantor, to

SEE CFN# 96-208356

BERYL GWENDOLINE COTTERELL
Whose post office address is: 2860 Somerset Dr.
Apt. 217K, LAUDERDALE LAKES, Florida,
hereinafter called the grantee:
(Wherever used herein the terms "grantor" and
"grantee" include all the parties to this
instrument and the heirs, legal representatives
and assigns of individuals, and the successors
and assigns of corporations)

WITNESSETH: That the 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, State of Florida, viz:

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Page 21, of the Public Records of Broward County, Florida.

The subject property is not the Homestead of the Grantor.

TAX FOLIO NUMBER: 49-42-30-BB-1070

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

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

AND the grantor hereby covenants with said grantee that the grantor is
lawfully seized of said land in fee simple; that the grantor has good
right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend
the same against the lawful claims of all persons whomsoever; and that
said land is free of all encumbrances, except taxes accruing subsequent
to 1995, and covenants, conditions, restrictions and easements recorded
in the public records.

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

Signed, sealed and delivered in our presence:

[Signature]
[Signature]

[Signature]
MICHAEL PERLIN

BR 24815 PG 0787

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

State of Texas
County of Dallas

THE FOREGOING instrument was acknowledged before me this 29 day of
March, 1996 by MICHAEL PERLIN who has produced a Driver's License as
identification and who did not take an oath.

[Signature]
Notary Public
My Commission Expires:



PREPARED BY: Connie A. Montague of OLD REPUBLIC NATIONAL TITLE COMPANY
600 W. Hillsboro Boulevard, Suite 104 Deerfield Beach, FL 33441.

ORT No. B 96030299 D

RETURN TO:
OLD REPUBLIC NAT'L TITLE
600 W. HILLSBORO BLVD. # 104
DEERFIELD BEACH, FL 33441

[Handwritten mark]

SEE CFN # 96-208356

96-208359 T#004
05-01-96 05:32PM

DOCUMENT COVER PAGE

(Space above this line reserved for recording office use.)

Document Title:

Warranty Deed
(Warranty Deed, Mortgage, Affidavit, etc.)

Executed By:

Evelyn Perlin

To:

Beryl G. Cotterell

Brief Legal Description:

(if applicable)

Unit 217K, Somerset @ Lauderdale Lakes



Return Recorded Document to:

BK 24815PG0788

AE (2)

THIS
Made this 12th day
EVELYN PERLIN, a
Whose Address is:
hereinafter

BERYL G. COTTRELL
Whose post office
Drive, Unit 217-K,
33311-9355, herein
(Wherever used here
"grantee" include
instrument and the
and assigns of ind
and assigns of con

WITNESSETH: That
\$10.00 and other v
acknowledged, her
releases, conveys
situate in Broward

PRIVATE DWELLING
CONDOMINIUM BUILDING
THEREOF, RECORDED
OF BROWARD COUNTY
INCLUDING ITS PERCENTAGE
AND COMMON SURPLUS
DECLARATION.

TAX FOLIO NUMBER:

TOGETHER with a
thereto belonging

TO HAVE AND TO HOLD

AND the grantor hereby
lawfully seized of
right and lawful
grantor hereby fur
the same against
said land is free
to 1995, and covered
in the public records

IN WITNESS WHEREOF
presents the day

Signed, sealed and
Trisha

Trisha
Constance
CONSTANCE
State of Florida
County of Broward

THE FOREGOING instrument
March, 1996 by
March as

Notary Public
My Commission Expires

PREPARED BY: Lynn
W. Hillsboro Boulevard

ORT No. B TEST

7800
880388

11/11/96

Ac ②

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

DATE: August 1st, 2022
PROPERTY ID # 494230-BB-1070 (TD # 48843)

WARNING

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

COTTERELL, MARGARET
720 WEST END AVE #822
NEW YORK, NY 10025-6299

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2860 SOMERSET DRIVE #217K, LAUDERDALE LAKES FL 33311 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 August 31, 2022\$5,938.42
- Or
- * Estimated Amount due if paid by September 20, 2022\$6,017.88

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 21, 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: August 1st, 2022
PROPERTY ID # 494230-BB-1070 (TD # 48843)

WARNING

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

COTTERELL, MARGARET
2860 SOMERSET DRIVE #217K
LAUDERDALE LAKES, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2860 SOMERSET DRIVE #217K, LAUDERDALE LAKES FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: August 1st, 2022
PROPERTY ID # 494230-BB-1070 (TD # 48843)

WARNING

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

SOMERSET AT LAUDERDALE LAKES CONDOMINIUM ASSOCIATION, INC. C/O
BENCHMARK PROPERTY MGMT
7932 WILES ROAD
CORAL SPRINGS, FL 33067

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2860 SOMERSET DRIVE #217K, LAUDERDALE LAKES FL 33311 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

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Or

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestresury

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

DATE: August 1st, 2022
PROPERTY ID # 494230-BB-1070 (TD # 48843)

WARNING

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

VALANCY & REED, P.A., REGISTERED AGENT O/B/O SOMERSET AT LAUDERDALE
LAKES CONDOMINIUM ASSOCIATION, INC.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2860 SOMERSET DRIVE #217K,
LAUDERDALE LAKES FL 33311 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
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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 August 31, 2022\$5,938.42

Or

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& 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: August 1st, 2022
PROPERTY ID # 494230-BB-1070 (TD # 48843)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2860 SOMERSET DRIVE #217K, LAUDERDALE LAKES FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

DATE: August 1st, 2022
PROPERTY ID # 494230-BB-1070 (TD # 48843)

WARNING

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

SOMERSET AT LAUDERDALE LAKES CONDOMINIUM ASSOCIATION, INC.

2870 SOMERSET DR
LAUDERDALE LAKES, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2860 SOMERSET DRIVE #217K, LAUDERDALE LAKES FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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Or

* Estimated Amount due if paid by September 20, 2022\$6,017.88

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 21, 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

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult [®]	\$ _____

Postmark
Here

Postage

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Total P.

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Sent To

Street:

City, State, ZIP+4[®]

TD 48843 SEPTEMBER 2022 WARNING
COTTERELL, MARGARET
720 WEST END AVE #822
NEW YORK, NY 10025-6299

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

See Reverse for Instructions.

7021 2720 0000 3504 1286

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Certified Mail Fee

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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

TD 48843 SEPTEMBER 2022 WARNING
COTTORELL, MARGARET
2860 SOMERSET DRIVE #217k
LAUDERDALE LAKES, FL 33311

City, State, ZIP+4®

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

See Reverse for Instructions

702J 2720 0000 405E 129E

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Certified Mail Fee

\$

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

- | | | |
|--|----|-------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

Postmark
Here

TD 48843 SEPTEMBER 2022 WARNING
SOMERSET AT LAUDERDALE LAKES CONDOMINIUM
ASSOCIATION, INC. C/O BENCHMARK PROPERTY MGMT
7932 WILES ROAD
CORAL SPRINGS, FL 33067

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

See Reverse for Instructions

7021 2720 0000 3504 1304

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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 Postage \$ _____

Sent To

Street a

City, Sta

TD 48843 SEPTEMBER 2022 WARNING
VALANCY & REED, P.A., REGISTERED AGENT O/B/O
SOMERSET AT LAUDERDALE LAKES CONDOMINIUM
ASSOCIATION, INC.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

7027 2720 0000 0222 T202
RTET 4052 0000 3504 1316

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Payment

\$

Sent To

Street Address

City, State, ZIP+4®

TD 48843 SEPTEMBER 2022 WARNING
CITY OF LAUDERDALE LAKES
4300 NW 36 ST
LAUDERDALE LAKES, FL 33319

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

See Reverse for Instructions

7021 2720 0000 0222 T202

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 3271 5000

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 48843 SEPTEMBER 2022 WARNING
SOMERSET AT LAUDERDALE LAKES CONDOMINIUM
ASSOCIATION, INC.
2870 SOMERSET DR
LAUDERDALE LAKES, FL 33311

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 48843 SEPTEMBER 2022 WARNING
CITY OF LAUDERDALE LAKES
4300 NW 36 ST
LAUDERDALE LAKES, FL 33319



9590 9402 7338 2028 4089 64

2. Article Number (Transfer from service label)

7021 2720 0000 3504 1323

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Terry M... [Signature] Agent
 Addressee

B. Received by (Printed Name)

Terry M... [Signature]

C. Date of Delivery

8/21/22

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation 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 48843 SEPTEMBER 2022 WARNING
SOMERSET AT LAUDERDALE LAKES CONDOMINIUM
ASSOCIATION, INC.
2870 SOMERSET DR
LAUDERDALE LAKES, FL 33311



9590 9402 7338 2028 4089 57

2. Article Number (Transfer from service label)

7021 0950 0000 3271 5000

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

Signature of TARA

C. Date of Delivery

Agent

Addressee

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation 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 48843 SEPTEMBER 2022 WARNING
 VALANCY & REED, P.A., REGISTERED AGENT O/B/O
 SOMERSET AT LAUDERDALE LAKES CONDOMINIUM
 ASSOCIATION, INC.
 310 SE 13TH STREET
 FORT LAUDERDALE, FL 33316



9590 9402 7338 2028 4089 71

2. Article Number (Transfer from service label)

7021 2720 0000 3504 1316

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

IVONNE REED

C. Date of Delivery

9-5-22

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

Service Type

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

SENDER: COMPLETE THIS SECTION

- 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 48843 SEPTEMBER 2022 WARNING
 SOMERSET AT LAUDERDALE LAKES CONDOMINIUM
 ASSOCIATION, INC. C/O BENCHMARK PROPERTY MGMT
 7932 WILES ROAD
 CORAL SPRINGS, FL 33067



9590 9402 7338 2028 4089 88

2. Article Number (Transfer from serial number)

7021 2720 0000 3504 1309

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
Liz Coppola

B. Received by (Printed Name) C. Date of Delivery
Liz Coppola *8/5/22*

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