

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: 07/12/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 07/07/2022

CERTIFICATE # 2019-15543

ACCOUNT # 514015041900

ALTERNATE KEY # 573023

TAX DEED APPLICATION # 49117

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:

A portion of Parcel "A", Meadow Pines according to the Plat thereof, as recorded in Plat Book 173, Pages 40 thru 44, of the Public Records of Broward County, Florida, being more particular described as follows:

Commence at the Southwest corner of Section 15, Township 51 South, Range 40 East, of the Public Records of Broward County, Florida;

Thence North 15°18'47" East, a distance of 992.17 feet, to the Point of Beginning;

Thence North 84°29'48" East, a distance of 20.50 feet;

Thence South 05°30'12" East, a distance of 83.34 feet;

Thence South 84°29'48" West, a distance of 20.50 feet;

Thence North 05°30'12" West, a distance of 83.34 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pembroke Pines, Broward County, Florida.

A/K/A Unit 5, Building 41, Cobblestone, according to the Declaration recorded in Official Records Book 40778, Page 1391, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 14706 SW 6 STREET, PEMBROKE PINES FL 33027

OWNER OF RECORD ON CURRENT TAX ROLL:

LORNA FYFFE

DANIA C FYFFE

8901 SW 108 ST

MIAMI, FL 33176

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

LORNA FYFFE AND DANIA C. FYFFE

OR: 42893, Page: 1834

8901 SW 108 ST

MIAMI, FL 33176 (Per Deed. Deed out of the Developer)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

ATCF II FLORIDA-A LLC
P.O. BOX 69239
BALTIMORE, MD 21264-9239 (Tax Deed Applicant)

CITY OF PEMBROKE PINES UTILITIES OFFICE OR: 44114, Page: 749
P.O. BOX 269005
PEMBROKE PINES, FL 33026 (Per Lien)

COBBLESTONE AT PEMBROKE HOMEOWNERS' ASSOCIATION, INC.
14701 SW 10TH ST.
PEMBROKE PINES, FL 33027 (Per Sunbiz)

CARLOS A. TRIAY, ESQ., REGISTERED AGENT,
O/B/O COBBLESTONE AT PEMBROKE HOMEOWNERS' ASSOCIATION, INC.
2301 NW 87 AVE STE 501
DORAL, FL 33172 (Per Sunbiz)

COBBLESTONE COMMUNITY ASSOCIATION, INC.
14701 SW 10TH ST.
PEMBROKE PINES, FL 33027 (Per Sunbiz. Community Association)

CARLOS A. TRIAY PROFESSIONAL ASSOCIATION, REGISTERED AGENT,
O/B/O COBBLESTONE COMMUNITY ASSOCIATION, INC.
2301 N.W. 87 AVE #501
DORAL, FL 33172 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5140 15 04 1900

CURRENT ASSESSED VALUE: \$267,180

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:

None found.

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



Site Address	14706 SW 6 STREET, PEMBROKE PINES FL 33027	ID #	5140 15 04 1900
Property Owner	FYFFE, LORNA FYFFE, DANIA C	Millage	2613
Mailing Address	8901 SW 108 ST MIAMI FL 33176	Use	01 *
Abbr Legal Description	MEADOW PINES 173-40 B PORTION PARCEL A DES AS:COMM SW COR SEC 15-51-40;NE 992.17 TO POB E 20.50;SE 83.34;W 20.50; NW 83.34 TO POB AKA: UNIT 5 BLDG 41 COBBLESTONE		

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	\$34,160	\$233,020	\$267,180	\$254,250	
2020	\$34,160	\$220,680	\$254,840	\$231,140	\$5,833.89
2019	\$34,160	\$175,970	\$210,130	\$210,130	\$5,303.77

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$267,180	\$267,180	\$267,180	\$267,180
Portability	0	0	0	0
Assessed/SOH	\$254,250	\$267,180	\$254,250	\$254,250
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$254,250	\$267,180	\$254,250	\$254,250

Sales History			
Date	Type	Price	Book/Page or CIN
5/31/2006	SWD	\$302,400	42893 / 1834

Land Calculations		
Price	Factor	Type
\$20.00	1,708	SF
Adj. Bldg. S.F. (Card, Sketch)		1285
Units		1
Eff./Act. Year Built: 2007/2006		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
26			B3	MP				
R			B3	MP				
1			.04	1				

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #49117

**STATE OF FLORIDA
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of October 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 PEMBROKE PINES CITY ATTORNEY'S OFFICE 601 CITY CENTER WAY PEMBROKE PINES, FL 33025	FYFFE, LORNA 14706 SW 6 STREET PEMBROKE PINES, FL 33027	FYFFE, DANIA C 14706 SW 6 STREET PEMBROKE PINES, FL 33027	FYFFE, LORNA 8901 SW 108 ST MIAMI, FL 33176
FYFFE, DANIA C 8901 SW 108 ST MIAMI, FL 33176	COBBLESTONE COMMUNITY ASSOCIATION, INC. 14701 SW 10TH ST. PEMBROKE PINES, FL 33027	COBBLESTONE AT PEMBROKE HOMEOWNERS' ASSOCIATION, INC. 14701 SW 10TH ST. PEMBROKE PINES, FL 33027	CARLOS A. TRIAY, ESQ., REGISTERED AGENT, O/B/O COBBLESTONE AT PEMBROKE HOMEOWNERS' ASSOCIATION, INC. 2301 NW 87 AVE STE 501 DORAL, FL 33172
CARLOS A. TRIAY PROFESSIONAL ASSOCIATION, REGISTERED AGENT, O/B/O COBBLESTONE COMMUNITY ASSOCIATION, INC. 2301 N.W. 87 AVE #501 DORAL, FL 33172	CITY OF PEMBROKE PINES UTILITIES OFFICE P.O. BOX 269005 PEMBROKE PINES, FL 33026	*VIDOT, GLADYS H/E MARIANI, ROXANNE 14708 SW 6 ST PEMBROKE PINES, FL 33027	

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3rd day of October 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 **Misty Del Hierro**

6

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49117

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: 514015-04-1900
Certificate Number: 15543
Date of Issuance: 05/26/2020
Certificate Holder: ATCF II FLORIDA-A LLC
Description of Property: MEADOW PINES 173-40 B
PORTION PARCEL A DES AS:COMM SW
COR SEC 15-51-40;NE 992.17 TO
See Additional Legal on Tax Roll

Name in which assessed: FYFFE,LORNAFYFFE,DANIA C
Legal Titleholders: FYFFE,LORNA
FYFFE,DANIA C
8901 SW 108 ST
MIAMI, FL 33176

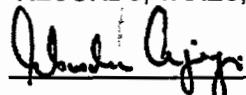
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of November ,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 5th day of August , 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: 10/13/2022, 10/20/2022, 10/27/2022 & 11/03/2022
Minimum Bid: 21568.65

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Name in which assessed: FYFFE,LORNAFYFFE,DANIA C
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FYFFE,DANIA C
8901 SW 108 ST
MIAMI, FL 33176

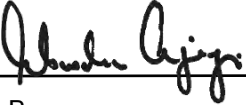
All of said property being in the County of Broward, State of Florida.

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

Dated this 29th day of August, 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: 10/13/2022, 10/20/2022, 10/27/2022 & 11/03/2022
Minimum Bid: 21961.65

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

49117
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 15543

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

10/13/2022 10/20/2022 10/27/2022 11/03/2022

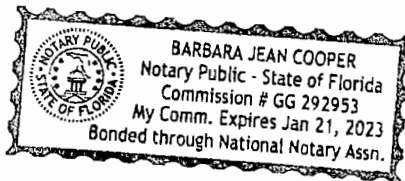
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
3 day of NOVEMBER, 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 49117**

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: 514015-04-1900
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Date of Issuance: 05/26/2020
Certificate Holder:
ATCF II FLORIDA-A LLC
Description of Property:
MEADOW PINES 173-40 B
PORTION PARCEL A DES AS:
COMM SW.
COR SEC 15-51-40; NE 992.17 TO
See Additional Legal on Tax Roll
Name in which assessed:
FYFFE, LORNA
FYFFE, DANIA C
Legal Titleholders:
FYFFE, LORNA
FYFFE, DANIA C
8901 SW 108 ST
MIAMI, FL 33176

All of said property being in the County of Broward, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of November, 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 August, 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: 21961.65
401-314

10/13-20-27 11/3 22-21/0000623662B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22038243

Broward County, FL VS Lorna Fyffe and/or Dania C. Fyffe

RETURN OF SERVICE



Court Case # TD 49117

Hearing Date: 11/16/2022

Received by CCN 10861

10/07/2022 11:54 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Lorna Fyffe and/or Dania C. Fyffe 14706 SW 6 Street Pembroke Pines FL 33027**

Served:



Not Served:



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

Date: 10/07/2022 Time: 12:11 PM

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

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

COMMENTS: Posted Tax Notice on 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: *G. Jones 10861*

D.S.

G. Jones, #10861

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	1		Sheriff's Fees	\$0.00
Services	1		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514015-04-1900 (TD #49117)

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 October 31, 2022\$21,668.94

Or

* Amount due if paid by November 15, 2022\$21,961.65

*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 November 16, 2022 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

FYFFE, LORNA AND/OR
FYFFE, DANIA C
14706 SW 6 STREET
PEMBROKE PINES, FL 33027

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514015-04-1900 (TD # 49117)

WARNING

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

MIAMI-DADE POLICE DEPT
COURT SERVICES BUREAU
ATTN: TERESA HARRIS,
OVERTOWN TRANSIT VILLAGE SOUTH
601 NW 1 COURT, 9TH FLOOR
MIAMI FL 33136

**ORIGINAL
DOCUMENT**

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PLEASE SERVE THIS ADDRESS OR LOCATION

FYFFE, LORNA AND/OR
FYFFE, DANIA C
8901 SW 108 ST
MIAMI, FL 33176

**NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION
THIS IS THE ADDRESS OF THE OWNER!**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49117

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Certificate Number: 15543

Date of Issuance: 05/26/2020

Certificate Holder: ATCF II FLORIDA-A LLC

Description of Property: MEADOW PINES 173-40 B
PORTION PARCEL A DES AS:COMM SW
COR SEC 15-51-40;NE 992.17 TO
See Additional Legal on Tax Roll

Name in which assessed: FYFFE,LORNAFYFFE,DANIA C

Legal Titleholders: FYFFE,LORNA
FYFFE,DANIA C
8901 SW 108 ST
MIAMI, FL 33176

SERVED

DATE 10/14/22

TIME 11:15am

BY S. Pared
boan

FLORIDA STATE POLICE DEPARTMENT
FLORIDA SHERIFFS ASSOCIATION
FLORIDA SHERIFFS BUREAU
FLORIDA SHERIFFS ASSOCIATION
FLORIDA SHERIFFS ASSOCIATION

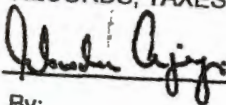
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broward.deedauction.net
*Pre-registration is required to bid.

Dated this 5th day of August, 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: 10/13/2022, 10/20/2022, 10/27/2022 & 11/03/2022
Minimum Bid: 21568.65

MIAMI-DADE POLICE DEPT.

2022 OCT -7 AM 10: 23

COURT SERVICES SECTION



Small text below logo

Handwritten initials

MUST BE SERVED ON OR BEFORE 10/27/22 IF NOT SERVED THEN POST ON THE _____

RUSH

103860/634



Miami-Dade Police Department

Court Services Section

Alfredo Ramirez, III
Director



THE RECORD, TAXES & TREASURY DIVISION, TAC DEED SECTION vs. FYFFE,
LORNAFFE, DANIA C FYFFE, LORNA FYFFE, DANIA C

Case Number
15543

RETURN OF SERVICE

TAX NOTICE

10/14/22 11:55 am Served - Posted Tax Notice	SERVED	FYFFE, LORNAFFE, DANIA C FYFFE, LORNA FYFFE, DANIA C
--	--------	--

10/07/2022 Came this day into hand of the Sheriff

10/14/2022 11:55 AM - SERVED THE TAX NOTICE UPON FYFFE, LORNAFFE, DANIA C FYFFE, LORNA FYFFE, DANIA C BY POSTING A COPY AT 8901 SW 108 ST, MIAMI, FL 33176 PER FLA. STAT. 197.522(2)(A). SERVICE AFFECTED BY: CSS1 STEVEN PAREDES #60047, DEPUTY SHERIFF OF MIAMI-DADE COUNTY, FL.


STEVEN PAREDES, CSS1, #60047

**BROWARD COUNTY TAX COLLECTOR
TAX DEED SECTION
115 S ANDREWS AVENUE, ROOM A100
FORT LAUDERDALE, FL 33301**



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

Detail by Entity Name

Florida Not For Profit Corporation
COBBLESTONE COMMUNITY ASSOCIATION, INC.

Filing Information

Document Number	N04000005739
FEI/EIN Number	51-0557040
Date Filed	06/08/2004
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/19/2020
Event Effective Date	NONE

Principal Address

14701 SW 10TH ST.
PEMBROKE PINES, FL 33027

Changed: 11/06/2006

Mailing Address

14701 SW 10TH ST.
PEMBROKE PINES, FL 33027

Changed: 11/06/2006

Registered Agent Name & Address

CARLOS A. TRIAY PROFESSIONAL ASSOCIATION
2301 N.W. 87 AVE #501
DORAL, FL 33172

Name Changed: 08/04/2008

Address Changed: 08/04/2008

Officer/Director Detail

Name & Address

Title VP

MARMANILLO, JENNIFER

14701 SW 10TH ST.
PEMBROKE PINES, FL 33027

Title President

HARRISON, DOUGLAS A
14701 SW 10th Street
Pembroke Pines, FL 33027

Title Treasurer

WILLIAMS, GREGORY A
14701 SW. 10TH ST.
PEMBROKE PINES, FL 33027

Title S

NEWMAN, STEVEN
14701 SW 10 ST.
Pembroke Pines, FL 33027

Title Director

Baptiste, Robin
14701 SW 10 St.
Pembroke Pines, FL 33027

Annual Reports

Report Year	Filed Date
2020	03/02/2020
2021	01/25/2021
2022	01/10/2022

Document Images

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Detail by Entity Name

Florida Not For Profit Corporation

COBBLESTONE AT PEMBROKE HOMEOWNERS' ASSOCIATION, INC.

Filing Information

Document Number	N05000010760
FEI/EIN Number	51-0565814
Date Filed	10/18/2005
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/07/2019
Event Effective Date	NONE

Principal Address

14701 SW 10TH ST.
PEMBROKE PINES, FL 33027

Changed: 11/06/2006

Mailing Address

14701 SW 10TH ST.
PEMBROKE PINES, FL 33027

Changed: 11/06/2006

Registered Agent Name & Address

TRIAY, CARLOS A., Esq.
2301 NW 87 AVE STE 501
DORAL, FL 33172

Name Changed: 05/01/2018

Address Changed: 08/04/2008

Officer/Director Detail

Name & Address

Title President

Beasley, Roderick

14701 SW 10TH ST.
PEMBROKE PINES, FL 33027

Title T

MARMANILLO, CESAR
14701 SW 10TH STRET
PEMBROKE PINES, FL 33027

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PREPARED BY:
Steven J. Vainder, Esquire
WHITE & CASE LLP

RECORD AND RETURN TO:
DEERWOOD TITLE & TRUST CORP.
8900 SW 117 Avenue, Suite C-209
Miami, FL 33186

Parcel Identification Number: portion of 5140-15-03-0010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 31 day of MAY 2006 by STANDARD PACIFIC OF SOUTH FLORIDA, f/k/a Westbrooke Homes, a Florida general partnership, as "GRANTOR", whose mailing address is 9350 Sunset Drive, Suite 100, Miami, Florida 33173, and Lorna Fyffe, a single woman and Dania C. Fyffe,*, "GRANTEE", whose mailing address is 8901 SW 108 ST Miami, FL 33176,
Pembroke Pines, Florida 33028. *a single woman as Joint Tenants with Rights
of Survivorship.

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to Grantee, and Grantee's heirs and assigns, forever, the following described real property, lying and being in the County of Broward, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF

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

To have and to hold, the same in fee simple forever.

This conveyance is made subject to all matters of record, including without limitation those set forth in Exhibit B attached thereto:

The Grantor hereby covenants with the Grantee (s) that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good, right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all parties whomsoever claiming by, through, or under Grantor, but none others.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by the undersigned, its duly authorized officer, on the day and year first above written.

WITNESSES:

STANDARD PACIFIC OF SOUTH FLORIDA, a Florida general partnership, f/k/a Westbrooke Homes

Christina Tulce
Name: CHRISTINA TULCE

Aldo Balsano
Name: ALDO BALSANO

By: Standard Pacific of South Florida GP, Inc., a Delaware corporation, f/k/a Westbrooke Companies, Inc., its General Partner

Diana Ibarria
By: _____
Diana Ibarria
President

STATE OF FLORIDA :
COUNTY OF BROWARD : ss

The foregoing instrument was acknowledged before me by Diana Ibarria, as President of Standard Pacific of South Florida GP, Inc., a Delaware corporation, f/k/a Westbrooke Companies, Inc., a Delaware corporation, which is the general partner of STANDARD PACIFIC OF SOUTH FLORIDA f/k/a Westbrooke Homes, a Florida general partnership, on behalf of such corporation and partnership, who acknowledged before me that she executed the foregoing Deed for the purposes therein. Such individual is personally known to me or has produced a driver's license as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 31 day of May, 2006.

Alexandra Reynaud

Notary Public

(Notarial Seal)

State of Florida at Large

My Commission expires:

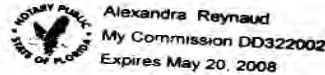


Exhibit "A"

A portion of Parcel "A", Meadow Pines according to the Plat thereof, as recorded in Plat Book 173, Pages 40 thru 44, of the Public Records of Broward County, Florida, being more particular described as follows:

Commence at the Southwest corner of Section 15, Township 51 South, Range 40 East, of the Public Records of Broward County, Florida;

Thence North $15^{\circ}18'47''$ East, a distance of 992.17 feet, to the Point of Beginning;

Thence North $84^{\circ}29'48''$ East, a distance of 20.50 feet;

Thence South $05^{\circ}30'12''$ East, a distance of 83.34 feet;

Thence South $84^{\circ}29'48''$ West, a distance of 20.50 feet;

Thence North $05^{\circ}30'12''$ West, a distance of 83.34 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pembroke Pines, Broward County, Florida.

A/K/A Unit 5, Building 41, Cobblestone, according to the Declaration recorded in Official Records Book 40778, Page 1391, of the Public Records of Broward County, Florida.

EXHIBIT B

1. Taxes for the year 2006 and any taxes and assessments levied or assessed subsequent to the date hereof.
2. Memorandum of Agreement between the City of Miramar and Arthur D. Weiss, Trustee, recorded in Official Records Book 22989, Page 951.
3. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, contained in Deed recorded in Deed Book 46, Page 107, as affected by Transfer of Rights recorded in Official Records Book 23797, Page 715, and released in Official Records Book 39801, Page 817.
4. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, contained in Deed recorded in Deed Book 49, Page 213, and as affected by Partial Transfer of Canal Reservation in Official Records Book 23379, Page 373, as and as affected by Transfer of Rights recorded in Official Records Book 23797, Page 710, and released in Official Records Book 39801, Page 824.
5. General Notice of Lien for Water Treatment Plant Assessments recorded in Official Records Book 21655, Page 102 and Official Records Book 23012, Page 152.
6. Agreement between Hollywood, Inc. and A.D. Weiss, recorded in Official Records Book 10180, Page 660.
7. Easements as reserved in that certain instrument recorded in Official Records Book 10180, Page 669.
8. Utility Easement granted to the City of Pembroke Pines recorded in Official Records Book 14469, Page 10.
9. Utility Easement granted to the City of Pembroke Pines recorded in Official Records Book 14469, Page 98.
10. Resolution No. 2062 of the City of Pembroke Pines recorded in Official Records Book 19094, Page 861.
11. Resolution No. 2164 of the City of Pembroke Pines recorded in Official Records Book 20852, Page 694.
12. Reservations in favor of the United States of America as set forth in that Deed recorded in Deed Book 699, Page 327.
13. Ordinance No. 86-72 of Broward County recorded in Official Records Book 14030, Page 487.

14. South Broward Drainage District Resolution No. 91-6 recorded in Official Records Book 18324, Page 409.
15. Terms, conditions and provisions of Ordinance No. 86-81, Ordinance No. 86-72, Ordinance No. 94-33 and Ordinance No. 94-55, recorded in Official Records Book 14022, Page 876; Official Records Book 14030, Page 487, Official Records Book 22403, Page 132 and Official Records Book 23046, Page 236.
16. South Broward Drainage District Resolution No. 97-14 recorded in Official Records Book 26800, Page 157.
17. Terms and conditions of that Settlement Agreement filed in Broward County Circuit Court and attached to that Agreed Order Approving Settlement Agreement recorded in Official Records Book 26075, Page 341, as affected by Court Orders recorded in Official Records Book 26616, Page 548; Official Records Book 26887, Page 758; Official Records Book 27001, Page 795 and Official Records Book 27441, Page 930.
18. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, contained in Deed recorded in Deed Book 25, Page 405.
19. Agreement between South Broward Drainage District and the City of Pembroke Pines recorded in Official Records Book 14833, Page 747.
20. Restrictions, reservations and easements, as reserved and shown in the Plat of EVERGLADES SUGAR & LAND COMPANY'S SUBDIVISION recorded in Plat Book 2, Page 39, of the Public Records of Miami-Dade County, Florida.
21. Regional Road Concurrency Agreement - County Project between Broward County and Arthur D. Weiss, Trustee, recorded July 3, 2003, in Official Records Book 35524, Page 1884.
22. Notice of Establishment of the Meadow Pines Community Development District recorded July 10, 2003, in Official Records Book 35561, Page 966.
23. Agreement Regarding Drainage between Arthur P. Weiss, as Trustee, and Westbrooke Homes, a Florida general partnership, recorded July 15, 2003, in Official Records Book 35601, Pages 1046-1069, and re-recorded July 29, 2003, in Official accords Book 35699, Pages 1840-1863.
24. Agreement Regarding Water Management Capacity between Arthur D. Weiss, as Trustee, and Westbrooke Homes, a Florida general partnership, dated July 10, 2003, recorded July 15, 2003, in Official Records Book 35601, Pages 1077-1102.
25. Assignment of 825 ERCS from Arthur Weiss, as Trustee, to Westbrooke Homes, a Florida general partnership, dated July 10, 2003, recorded July 15, 2003, in Official Records Book 35601, Pages 1103-1116.

26. Easement Dedication between Arthur D. Weiss, Trustee, and the City of Pembroke Pines, dated April 22, 2003, recorded July 25, 2003, in Official Records Book 35675, Page 817.
27. Easements as reserved in that certain instrument recorded in Official Records Book 35951, at Page 1608.
28. Educational Impact Fee Agreement recorded in Official Records Book 36374, at Page 467.
29. Regional Park Impact Fee Agreement recorded in Official Records Book 36374, at Page 478.
30. Resolution No. 2003-R-14 recorded in ORB 36531, PAGE 529.
31. Restrictions, reservations and easements, as reserved and shown on that certain Plat of Subdivision as recorded in Plat Book 173, at Page 40.
32. Declaration of Consent to Imposition of Special Assessments by Meadow Pines Community Development District recorded in ORB 36745, page 367, and ORB 37801, Page 770.
33. Water Management Easement recorded in Official Records Book 39194, page 1725.
34. Order by City of Pembroke Pines granting a variance recorded in ORB 39253, page 1398.
35. Easement to Bell South Telecommunications recorded in ORB 39276, page 952.

3

MAILING AND BILLING ADDRESS:
CITY OF PEMBROKE PINES UTILITIES OFFICE
P.O. BOX 269005
PEMBROKE PINES, FL 33026

ATT: Rosemarie Colombo

STATE OF FLORIDA] SS:
COUNTY OF BROWARD]

Shawn W.W. Denton, Director of Public Services for the City of Pembroke Pines, Florida, a municipal Corporation organized and existing under the laws of the State of Florida, being duly sworn, deposes and says that the City of Pembroke Pines, Florida, has furnished water and sewer services to the following property, located in the City of Pembroke Pines, Broward County, Florida and the said sum is due and owing the City of Pembroke Pines, Florida, on said property as follows:

LOT	BLOCK	SUBDIVISION	OWNER	ADDRESS	AMOUNT
TOWNHOUSE VILLA PS 1 OF THE VILLAS WEST			PAOLA GOMEZ	10901 CYPRESS RD.	\$285.40
L OT 41 BLK 35 BLVD. HEIGHTS 10 KHAN, AKHTERUZZAMAN & AKHTER, TASLIMA				621 SW 64 PKWY.	189.89
UNIT 5	BLDG. 41	COBBLESTONE	FYFFE, LORNA & DANIA	14706 SW 6 ST.	423.24
25	33	BLVD. HEIGHTS SEC. 10	CHELA JEAN	510 SW 64 TER.	225.81
16	3	BLVD. HEIGHTS SEC. 10	PEDRO & DEBRA CRUZ	701 SW 67 TER.	150.84
10	1	SOUTH BROWARD RANCHES	RUBEN POU	300 SW 67 AVE.	154.18

The City of Pembroke Pines, Florida claims a lien for the above amount, as provided by Chapter 36, Section 03, Ordinance 699 of the Charter of the City of Pembroke Pines, Florida

ATTEST:

City Clerk

WITNESSES:

RITA PODBER

DON R. ALLEN

Shawn W. W. Denton, Director of Public Services

SWORN TO AND SUBSCRIBED before me this 18 day of May A.D., 2007

This Instrument prepared by:
Rose Colombo-Cake

Rosemarie Colombo
Notary Public



DATE: October 3rd, 2022
PROPERTY ID # 514015-04-1900 (TD # 49117)

WARNING

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

FYFFE, LORNA
8901 SW 108 ST
MIAMI, FL 33176

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 14706 SW 6 STREET, PEMBROKE PINES, FL 33027 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 October 31, 2022\$21,668.94

Or

* Estimated Amount due if paid by November 15, 2022\$21,961.65

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

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: October 3rd, 2022
PROPERTY ID # 514015-04-1900 (TD # 49117)

WARNING

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CITY OF PEMBROKE PINES UTILITIES OFFICE
P.O. BOX 269005
PEMBROKE PINES, FL 33026

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CARLOS A. TRIAY PROFESSIONAL ASSOCIATION, REGISTERED AGENT, O/B/O
COBBLESTONE COMMUNITY ASSOCIATION, INC.
2301 N.W. 87 AVE #501
DORAL, FL 33172

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2301 NW 87 AVE STE 501
DORAL, FL 33172

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PEMBROKE PINES, FL 33027

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

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: October 3rd, 2022
PROPERTY ID # 514015-04-1900 (TD # 49117)

WARNING

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

COBBLESTONE COMMUNITY ASSOCIATION, INC.
14701 SW 10TH ST.
PEMBROKE PINES, FL 33027

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 14706 SW 6 STREET, PEMBROKE PINES, FL 33027 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 October 31, 2022\$21,668.94
- Or
- * Estimated Amount due if paid by November 15, 2022\$21,961.65

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

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DATE: October 3rd, 2022

PROPERTY ID # 514015-04-1900 (TD # 49117)

WARNING

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

*VIDOT, GLADYS H/E
MARIANI, ROXANNE
14708 SW 6 ST
PEMBROKE PINES, FL 33027

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 14706 SW 6 STREET, PEMBROKE PINES, FL 33027 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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www.broward.org/recordstaxestreasury

DATE: October 3rd, 2022

PROPERTY ID # 514015-04-1900 (TD # 49117)

WARNING

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

CITY OF PEMBROKE PINES
CITY ATTORNEY'S OFFICE
601 CITY CENTER WAY
PEMBROKE PINES, FL 33025

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

DATE: October 3rd, 2022
PROPERTY ID # 514015-04-1900 (TD # 49117)

WARNING

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

FYFFE, DANIA C
8901 SW 108 ST
MIAMI, FL 33176

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 14706 SW 6 STREET, PEMBROKE PINES, FL 33027 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: October 3rd, 2022
PROPERTY ID # 514015-04-1900 (TD # 49117)

WARNING

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FYFFE, DANIA C
14706 SW 6 STREET
PEMBROKE PINES, FL 33027

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

DATE: October 3rd, 2022
PROPERTY ID # 514015-04-1900 (TD # 49117)

WARNING

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FYFFE, LORNA
14706 SW 6 STREET
PEMBROKE PINES, FL 33027

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

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

0022 6551 1000 0100 5101

Certified Mail Fee

\$ _____
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$ _____ **TD 49117 NOVEMBER 2022 WARNING**

Total Po: **FYFFE, DANIA C**

\$ _____ **8901 SW 108 ST**

Sent To **MIAMI, FL 33176**

Street address
City, State, ZIP+4®

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

See Reverse for Instructions

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

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

7015 3010 0001 7559 2217

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

Postmark
Here

Post
\$
Total
\$
Sent
Date
City, State, ZIP+4®

TD 49117 NOVEMBER 2022 WARNING
CITY OF PEMBROKE PINES UTILITIES OFFICE
P.O. BOX 269005
PEMBROKE PINES, FL 33026

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

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

7015 3010 0001 7559 2224

Certified Mail Fee
\$ _____

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input checked="" 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 Post
\$ _____

Sent To

Street or

City, State, ZIP+4®

TD 49117 NOVEMBER 2022 WARNING
CARLOS A. TRIAY, ESQ., REGISTERED AGENT, O/B/O
COBBLESTONE AT PEMBROKE HOMEOWNERS'
ASSOCIATION, INC.
2301 NW 87 AVE STE 501
DORAL, FL 33172

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

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

7015 3010 0001 7559 2231

Certified Mail Fee

\$

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

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

Postmark
Here

Post

TD 49117 NOVEMBER 2022 WARNING

Tot: **CARLOS A. TRIAY PROFESSIONAL ASSOCIATION, REGISTERED**

\$ **AGENT, O/B/O COBBLESTONE COMMUNITY ASSOCIATION,**

Sei **INC.**

Str **2301 N.W. 87 AVE #501**

DORAL, FL 33172

City, State, ZIP+4®

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

See Reverse for Instructions

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

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

7035 3010 0001 7559 2248

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

Postmark
Here

Post	
\$	
Total	TD 49117 NOVEMBER 2022 WARNING
\$	COBBLESTONE COMMUNITY ASSOCIATION, INC.
Serial	14701 SW 10TH ST.
Street	PEMBROKE PINES, FL 33027
City, State, ZIP+4	

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

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

5522 6551 1000 070E 5T0L
7015 3010

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

\$ _____

Sent

Street

City, State, ZIP+4®

TD 49117 NOVEMBER 2022 WARNING
COBBLESTONE AT PEMBROKE HOMEOWNERS'
ASSOCIATION, INC.
14701 SW 10TH ST.
PEMBROKE PINES, FL 33027

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

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

7015 3010 0001 7552 2262

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

\$ _____

Total P

\$ _____

Sent To

Street

City, State, ZIP+4®

TD 49117 NOVEMBER 2022 WARNING
***VIDOT, GLADYS H/E**
MARIANI, ROXANNE
14708 SW 6 ST
PEMBROKE PINES, FL 33027

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

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

7015 3010 0001 7559 2279

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 P:

\$

Sent To

Street &

City, State, ZIP+4®

TD 49117 NOVEMBER 2022 WARNING

CITY OF PEMBROKE PINES

CITY ATTORNEY'S OFFICE

601 CITY CENTER WAY

PEMBROKE PINES, FL 33025

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

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

7015 3010 0001 7557 2266

Certified Mail Fee	\$
Extra Service 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

TD 49117 NOVEMBER 2022 WARNING

Sent To

FYFFE, LORNA
8901 SW 108 ST

Street

MIAMI, FL 33176

City, State, ZIP+4®

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

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

7015 3030 0001 7552 2293

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

Postmark
Here

Postage

\$

Total Po

TD 49117 NOVEMBER 2022 WARNING

FYFFE, DANIA C

\$

Sent To

14706 SW 6 STREET

Street

PEMBROKE PINES, FL 33027

City, State, ZIP+4®

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

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

7075 3010 0100 7552 2302

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 F

TD 49117 NOVEMBER 2022 WARNING

\$ _____

Sent To

FYFFE, LORNA

Street

14706 SW 6 STREET

City, State, ZIP+4®

PEMBROKE PINES, FL 33027

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 49117 NOVEMBER 2022 WARNING
 CITY OF PEMBROKE PINES
 CITY ATTORNEY'S OFFICE
 601 CITY CENTER WAY
 PEMBROKE PINES, FL 33025



9590 9402 6992 1225 6700 49

2. Article Number (Transfer from service label)

7015 3010 0001 7559 2279

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x 2841 u9

Agent

Addressee

B. Received by (Printed Name)

MAILROOM

C. Date of Delivery

10/11/22

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49117 NOVEMBER 2022 WARNING
CITY OF PEMBROKE PINES UTILITIES OFFICE
 P.O. BOX 269005
 PEMBROKE PINES, FL 33026



9590 9402 6992 1225 6701 00

2. Article Number (Transfer from service label)

7015 3010 0001 7559 2217

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

- 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