

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: 07/13/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 07/10/2022

CERTIFICATE # 2018-20657

ACCOUNT # 494125HJ0070

ALTERNATE KEY # 248728

TAX DEED APPLICATION # 49136

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Condominium Unit No. 107, of CYPRESS TREE CONDOMINIUM, BUILDING 4, a Condominium according to the Declaration thereof, as recorded in Official Records Book 6533, at Page 11, together with all amendments thereto of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 2401 NW 41 AVENUE #107, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

RICARDO MENDEZ

PO BOX 5502

FORT LAUDERDALE, FL 33310-5502

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

RICARDO MENDEZ

OR: 47003, Page: 1547

2401 NW 41ST AVENUE #107

LAUDERHILL, FL 33313 (Per Deed)

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 LAUDERHILL

OR: 48207, Page: 1480

CODE ENFORCEMENT UNIT

OR: 51330, Page: 1528

5581 W. OAKLAND PARK BLVD.

LAUDERHILL, FL 33313 (Per Liens)

CITY OF LAUDERHILL FINANCE DEPT.

Instrument: 117181734

5581 W OAKLAND PARK

LAUDERHILL, FL 33313 (Per Lien)

CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.
2351 NW 41ST AVE CLUBHOUSE
LAUDERHILL, FL 33313 (Per Sunbiz. Declaration in 6533-11)

LAW OFFICE OF STEVEN B. KATZ, REGISTERED AGENT,
O/B/O CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.
433 N. UNIVERSITY DR. A-106
LAUDERHILL, FL 33351 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 25 HJ 0070

CURRENT ASSESSED VALUE: \$62,180

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:

Warranty Deed OR: 30462, Page: 113

Certificate of Title OR: 34357, Page: 736

Warranty Deed OR: 34948, Page: 452

Warranty Deed OR: 43212, Page: 872

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #49136

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:

MENDEZ, RICARDO
PO BOX 5502
FORT LAUDERDALE, FL 33310-
5502

RICARDO MENDEZ
2401 NW 41ST AVENUE #107
LAUDERHILL, FL 33313

CITY OF LAUDERHILL CODE
ENFORCEMENT UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

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

WELLS FARGO HOME
MORTGAGE, INC.
5024 PARKWAY PLAZA
BOULEVARD,
MAC X250501J
CHARLOTTE, NC 28217

WELLS FARGO HOME
MORTGAGE, INC.
7495 NEW HORIZON WAY
FREDERICK, MD 21703-8388

CYPRESS TREE CONDOMINIUM
ASSOCIATION, INC.
2351 NW 41ST AVE CLUBHOUSE
LAUDERHILL, FL 33313

LAW OFFICE OF STEVEN B. KATZ,
REGISTERED AGENT, O/B/O
CYPRESS TREE CONDOMINIUM
ASSOCIATION, INC.
433 N. UNIVERSITY DR. A-106
LAUDERHILL, FL 33351

ATI TITLE COMPANY
ATTN: LAURIE CARNDUFF
12599 NEW BRITTANY BLVD
FORT MYERS, FL 33907-3625

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

ECHEVARRIA & ASSOCIATES, P.A.
PO BOX 25018
TAMPA, FL 33622-5018

LAW OFFICE OF STEVEN B. KATZ,
REGISTERED AGENT, O/B/O
CYPRESS TREE CONDOMINIUM
ASSOCIATION, INC.
4300 N. UNIVERSITY DR. A-106
LAUDERHILL, FL 33351

STEVE MENDEZ
7793 GRANDE ST
SUNRISE, FL 33351-6313

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**

12

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49136

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: 494125-HJ-0070
Certificate Number: 20657
Date of Issuance: 05/26/2020
Certificate Holder: ATCF II FLORIDA-A LLC
Description of Property: CYPRESS TREE CONDO BLDG 4
UNIT 107
PER CDO BK/PG: 6533/11

Name in which assessed: MENDEZ, RICARDO
Legal Titleholders: MENDEZ, RICARDO
PO BOX 5502
FORT LAUDERDALE, FL 33310-5502

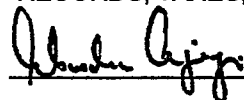
All of said property being in the County of Broward, State of Florida.

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 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: 7990.92

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49136

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Date of Issuance: 05/26/2020
Certificate Holder: ATCF II FLORIDA-A LLC
Description of Property: CYPRESS TREE CONDO BLDG 4
UNIT 107
PER CDO BK/PG: 6533/11

Condominium Unit No. 107, of CYPRESS TREE CONDOMINIUM, BUILDING 4, a Condominium according to the Declaration thereof, as recorded in Official Records Book 6533, at Page 11, together with all amendments thereto of the Public Records of Broward County, Florida.

Name in which assessed: MENDEZ, RICARDO
Legal Titleholders: MENDEZ, RICARDO
PO BOX 5502
FORT LAUDERDALE, FL 33310-5502

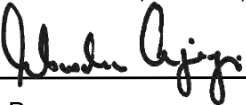
All of said property being in the County of Broward, State of Florida.

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 16th 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: 8403.92

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

49136
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 20657

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

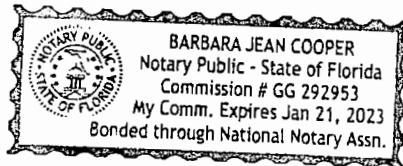
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Scherrie A Thomas

Sworn to and subscribed before me this
3 day of NOVEMBER, A.D. 2022

Barbara Jean Cooper

(SEAL)
SCHERRIE A. THOMAS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 49136**

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: 494125-HJ-0070
Certificate Number: 20657
Date of Issuance: 05/26/2020
Certificate Holder:
ATCF II FLORIDA-A LLC
Description of Property:
CYPRESS TREE CONDO BLDG 4
UNIT 107
PER CDO BK/PG: 6533/11
Condominium Unit No. 107, of
CYPRESS TREE CONDOMINIUM,
BUILDING 4, a Condominium
according to the Declaration
thereof, as recorded in Official
Records Book 6533, at Page 11,
together with all amendments
thereto of the Public Records of
Broward County, Florida.
Name in which assessed:

MENDEZ, RICARDO
Legal Titleholders:
MENDEZ, RICARDO
PO BOX 5502
FORT LAUDERDALE,
FL 33310-5502

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 16th 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: 8403.92
401-314
10/13-20-27 11/3 22-24/0000623627B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22038255

Broward County, FL VS Ricardo Mendez

RETURN OF SERVICE



Court Case # TD 49136

Hearing Date: 11/16/2022

Received by CCN 11002

10/06/2022 10:06 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Ricardo Mendez 2401 NW 41 Avenue #107 Lauderhill FL 33313**

Served:

Not Served:

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

Date: 10/06/2022 Time: 1:50 PM

On Ricardo Mendez 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

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494125-HJ-0070 (TD #49136)

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\$8,255.54

Or

* Amount due if paid by November 15, 2022\$8,363.92

*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

MELENDEZ, RICARDO
2401 NW 41 AVE #107
LAUDERHILL, FL 33313

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
CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	726403
FEI/EIN Number	59-1542987
Date Filed	05/14/1973
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/15/2006

Principal Address

2351 NW 41ST AVENUE
LAUDERHILL, FL 33313

Changed: 06/20/2019

Mailing Address

2351 NW 41ST AVE
CLUBHOUSE
LAUDERHILL, FL 33313

Changed: 11/02/2021

Registered Agent Name & Address

LAW OFFICE OF STEVEN B. KATZ
4300 N. UNIVERSITY DR.
A-106
LAUDERHILL, FL 33351

Name Changed: 01/06/2020

Address Changed: 01/06/2020

Officer/Director Detail

Name & Address

Title DIRECTOR

BINGHAM, CATHERINE

2351 NW 41ST AVE
CLUBHOUSE
LAUDERHILL, FL 33313

Title Director

BEASON, ANDREW
2351 NW 41ST AVE
CLUBHOUSE
LAUDERHILL, FL 33313

Title Director

DARRISAW, HARVEY
2351 NW 41ST AVE
CLUBHOUSE
LAUDERHILL, FL 33313

Title DIRECTOR

GABRIEL, NATACHA
2351 NW 41ST AVE
CLUBHOUSE
LAUDERHILL, FL 33313

Title Director

LEWIS, KYSENT
2351 NW 41ST AVE
CLUBHOUSE
LAUDERHILL, FL 33313

Title DIRECTOR

PALMER, GEORGE
2351 NW 41ST AVE
CLUBHOUSE
LAUDERHILL, FL 33313

Title TREASURER, Director

ELLINGTON, GRACE
2351 NW 41ST AVE
CLUBHOUSE
LAUDERHILL, FL 33313

Title DIRECTOR

GORDON, FELIX
2351 NW 41ST AVE
CLUBHOUSE
LAUDERHILL, FL 33313

Title Director

JACKSON, ROBYN
2351 NW 41ST AVE
CLUBHOUSE
LAUDERHILL, FL 33313

Title Director, VP

YOUNG, EVERALD
2351 NW 41ST AVE
CLUBHOUSE
LAUDERHILL, FL 33313

Title DIRETOR

DUNBAR, SUZAN
2351 NW 41ST AVE
CLUBHOUSE
LAUDERHILL, FL 33313

Title DIRECTOR, President

ESSUE, GARRINGTON
2351 NW 41ST AVE
CLUBHOUSE
LAUDERHILL, FL 33313

Annual Reports

Report Year	Filed Date
2021	02/15/2021
2021	06/28/2021
2021	08/16/2021

Document Images

11/02/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
08/16/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
06/28/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/15/2021 -- ANNUAL REPORT	View image in PDF format
01/06/2020 -- ANNUAL REPORT	View image in PDF format
06/20/2019 -- ANNUAL REPORT	View image in PDF format
10/22/2018 -- Reg. Agent Change	View image in PDF format
08/02/2018 -- ANNUAL REPORT	View image in PDF format
08/07/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
04/20/2017 -- ANNUAL REPORT	View image in PDF format
06/08/2016 -- ANNUAL REPORT	View image in PDF format
04/02/2015 -- ANNUAL REPORT	View image in PDF format
04/24/2014 -- ANNUAL REPORT	View image in PDF format

[10/21/2013 -- Reg. Agent Change](#)

[View image in PDF format](#)

[04/11/2013 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/06/2012 -- ANNUAL REPORT](#)

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[04/17/2009 -- ANNUAL REPORT](#)

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[05/12/2008 -- ANNUAL REPORT](#)

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[06/27/2007 -- ANNUAL REPORT](#)

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[04/16/2007 -- ANNUAL REPORT](#)

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[05/15/2006 -- REINSTATEMENT](#)

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[04/09/2002 -- ANNUAL REPORT](#)

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[05/16/2000 -- ANNUAL REPORT](#)

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[03/17/1999 -- ANNUAL REPORT](#)

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[04/01/1998 -- ANNUAL REPORT](#)

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[04/08/1997 -- ANNUAL REPORT](#)

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[04/02/1996 -- ANNUAL REPORT](#)

[View image in PDF format](#)

1 2000 05 01 10:45 AM 100244201

INSTR # 100244201
OR BK 30462 PG 0113
RECORDED 05/01/2000 10:45 AM
COMMISSION
BROWARD COUNTY
DOC STAMP-D 322.00
DEPUTY CLERK 2000

ABBY L. STEINBERG, ESQ.
SUNRISE TITLE, INC.
7771 W. OAKLAND PARK BLVD. SUITE 131
SUNRISE, FLORIDA 33351

Parcel ID Number: 49-41-25-HJ-0070
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 7th day of April, 2000 A.D., Between
Patricia Stanbury, a single woman

of the County of Broward, State of Florida, grantor, and
Terrian D. Williams

whose address is:

of the County of, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Broward State of Florida to wit:
CONDOMINIUM UNIT NUMBER 107, OF CYPRESS TREE CONDOMINIUM, BUILDING 4,
ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED ON, IN
OFFICIAL RECORDS BOOK 6533, AT PAGE 11, IN THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Printed Name: Lizardo Coronado
Witness

[Signature] (Seal)
Patricia Stanbury
P.O. Address: 8006 NW 15th Manor, Plantation, FL 33317

[Signature]
Printed Name: Cheryl L Biegenwald
Witness

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 19 day of April, 2000 by
Patricia Stanbury, a single woman

she is personally known to me or she has produced her Florida driver's license as identification.



[Signature]
Printed Name: Lizardo Coronado
Notary Public
My Commission Expires:

CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.

This is to certify that TEERRIAN WILLIAMS
has/have been approved by Cypress tree Condominium Association, Inc., a
Florida corporation, not for profit, as the PURCHASER of the following described
real property in Broward County, Florida:

2401 N. W. 41ST AVE
APT. 107
LAUDERHILL

Such approval has been given pursuant to the provisions of the Declaration of Documents and any amendments thereto, if any.

Dated this 12TH day of APRIL, 2000.

Attest [Signature], Vice- President/ Secretary

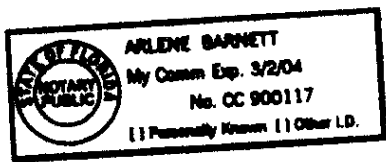
And [Signature], President

(SEAL)

The foregoing instrument was acknowledged before me this 12TH day of
APRIL, 2000, by GEORGE NERENBERG,
President and VICTOR FELDMAN, Vice-President/Secretary,
respectively of Cypress Tree Condominium Association, Inc., a Florida corporation,
not for profit, on behalf of the corporation.

_____ is personally known to me and did not take an
oath. _____ is personally known to me and did not take
an oath.

[Signature] (SEAL)
Notary Signature



70
: 545

W

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

WELLS FARGO HOME MORTGAGE, INC.,

Plaintiff,

vs.

**CASE NO. CACE-02-6494
DIVISION 25**

SPACE FOR RECORDING ONLY F.S. §495.26

**TERRIAN D. WILLIAMS; CYPRESS TREE
CONDOMINIUM ASSOCIATION, INC.;**
Defendant(s).

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on November 26, 2002, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in BROWARD County, Florida:

**UNIT 107, CYPRESS TREE CONDOMINIUM, BUILDING 4, A
CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF,
AS RECORDED IN OFFICIAL RECORDS BOOK 6533, PAGE 11, AS
AMENDED, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON
ELEMENTS APPURTENANT THERETO.**

A/K/A 2401 NW 41 Avenue #107, Lauderhill, FL 33313

was sold to: WELLS FARGO HOME MORTGAGE, INC., whose address is: 5024 Parkway Plaza, Raleigh,
MAC X250501J, Charlotte, NC 28217.

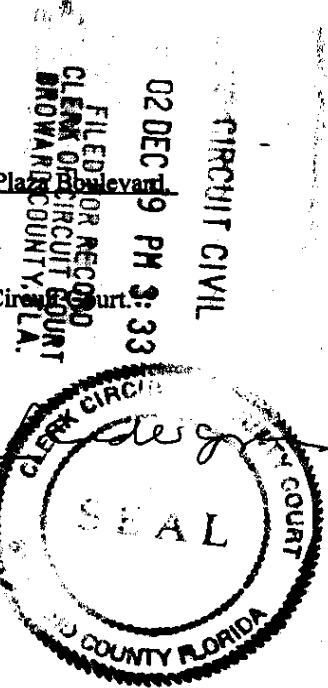
WITNESS my hand and seal of the Court on December 9, 2002, as Clerk of the Circuit Court.

(SEAL)

Howard C. Forman
Clerk of the Circuit Court

By: *Bolesera*
Deputy Clerk

Copies furnished to:
Echevarria & Associates, P.A.
P.O. Box 25018
Tampa, Florida 33622-5018
All parties on the attached service list
F02000931 LOAN 5720479



Return to:
This Instrument Prepared by
Laurie Carnduff
ATI TITLE COMPANY
12599 New Brittany Blvd
Fort Myers, Florida 33907
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraisers Parcel Identification (Folio) Number
49-41-25-HJ-0070
File No. 03750076
Premiere #5720479F

SPECIAL WARRANTY DEED

This Warranty Deed made this 6th day of March, 2003 by WELLS FARGO HOME MORTGAGE, INC., a corporation existing under the laws of California, and having its place of business at 7495 New Horizon Way, Frederick, MD 21703, as per that Certificate of Title recorded in OR Book 34357, Page 736, Exhibit A attached hereto and made part of this deed, hereinafter called the grantor,

To: **VINDRA GOSEIN, A SINGLE PERSON**

whose post office address is: **4141 NW 26 ST #116, LAUDERHILL, FL 33313, hereinafter called the grantee,**

WITNESSETH: That grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto grantee, all that certain land situate in **BROWARD** County, Florida, viz:

UNIT 107, CYPRESS TREE CONDOMINIUM, BUILDING 4, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 6533, PAGE 11, AS AMENDED, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.
A/K/A 2401 NW 41 AVENUE #107, LAUDERHILL, FL 33313

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

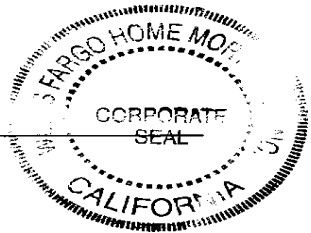
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has the good 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 person whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

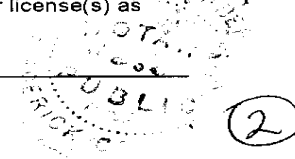
IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: Mary C. Smith Secretary
Signed, seal and delivered in the presence of:
Stephanie J. Lewis Witness Signature
Stephanie J. Lewis Witness Printed Name
Ray Wagner Witness Signature
Ray Wagner Witness Printed Name

Wells Fargo Home Mortgage
By: Ami L. Curtis
Ami Curtis
Assistant
Vice President


STATE OF Maryland
COUNTY OF Frederick
The foregoing Instrument was acknowledged before me this 6 day of March, 2003, by Ami L. Curtis as Assistant President of WELLS FARGO HOME MORTGAGE, INC., on behalf of the corporation. He/She is personally known to me or has produced driver license(s) as identification.

My Commission expires: 01/01/05

Amber Taber
Printed Name: **AMBER TABER**
Notary Public
Serial Number: **NOTARY PUBLIC STATE OF MARYLAND**


(2)

JAN-16-03 THU 12:21 PM !!!!!!!!!!!!!!!!!!!!!!!!!!!!! FAX NO. +++++ P. 01/01

CFN # 102534897, OR BK 34357 Page 736, Page 1 of 1, Recorded 01/07/2003 at 09:08 AM, Broward County Commission, Doc. D \$0.70 Deputy Clerk 2690

170
: 545

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

WELLS FARGO HOME MORTGAGE, INC.,

Plaintiff,

vs. **CASE NO. CACE-02-6494
DIVISION 25**

**TERRIAN D. WILLIAMS; CYPRESS TREE
CONDOMINIUM ASSOCIATION, INC.;**
Defendant(s).

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Title in this action on November 26, 2002, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in BROWARD County, Florida:

**UNIT 107, CYPRESS TREE CONDOMINIUM, BUILDING 4, A
CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF,
AS RECORDED IN OFFICIAL RECORDS BOOK 633, PAGE 31, AS
AMENDED, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON
ELEMENTS APPURTENANT THERETO.**

A/X/A 2401 NW 41 Avenue #107, Lauderhill, FL 33311

was sold to: **WELLS FARGO HOME MORTGAGE, INC.**, whose address is: **5024 Parkway Plaza, Charlotte, NC 28217**

WITNESS my hand and seal of the Court on December 9, 2002, as Clerk of the Court.

(SEAL)

Howard C. Forness
Clerk of the Circuit Court

By: [Signature]
Deputy Clerk

Copies furnished to:
Echevarria & Associates, P.A.
P.O. Box 25018
Tampa, Florida 33622-5018
All parties on the attached service list
F02000931 LOAN 5720479

02 DEC 19 PM 3:53
CIRCUIT CIVIL
BROWARD COUNTY FLORIDA



This instrument prepared by:
Kimberly Anne Abrams, Esq.
Law Office of
Kimberly A. Abrams & Associates, P.A.
3858 Sheridan Street
Hollywood, Florida 33021
954/985-9715

Tax Parcel ID: 49-41-25-HJ-0070

[space above this line for recording]

Warranty Deed

(Statutory Form - FS 689.02)

This Indenture, made on November 20, 2006, by and between **Vindra Gosein aka Vindra Persaud aka Vindra Gosein Persaud, A Married Woman, Joined by Her Spouse, John Rodriguez**, "Grantor", of the County of Broward in the State of Florida, whose post office address is 4310 NW 12th Court, #109, Lauderhill, FL 33313, and **Steve Mendez, A Married Man**, "Grantee", of the County of Broward in the State of Florida, whose post office address is 7793 Grande Street, Sunrise FL 33351;

Witnesseth:

That the Grantor, for and in consideration of the sum of ten (\$10.00) dollars and other good and valuable considerations, to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does hereby grant, bargain, sell, transfer and deliver unto the Grantee, his heirs, successors and assigns forever, the following described land, to wit:

Condominium Unit No. 107, of CYPRESS TREE CONDOMINIUM, BUILDING 4, according to the Declaration of Condominium thereof, as recorded in O.R. Book 6533, Page 11, and any amendments thereto, of the Public Records of Broward County, Florida.

Subject to any and all conditions, easements, restrictions, limitations and reservations of record as well as for the taxes for the current year.

To have and to hold the same unto the Grantee, his heirs, successors and assigns, forever.

The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. The Grantor also 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; and that said land is free of all encumbrances, except taxes accruing subsequent to the current year, and covenants, conditions, restrictions and easements recorded in the Public Records.

The use of the male gender herein includes the female gender as well as corporate parties; and the use of the singular form includes the plural.

Dated On: November 20, 2006

Signed, sealed and delivered in the presence of:

Kimberly A. Abrams
Witness 1 (Type or print name beneath line)
Kimberly A. Abrams

Richard Pierre
Witness 2 (Type or print name beneath line)
Richard Pierre

Vindra Gosein
Vindra Gosein aka Vindra Persaud aka Vindra Gosein Persaud

John Rodriguez
John Rodriguez

GRANTOR'S ADDRESS: 4310 NW 12th Court, #109, Lauderhill, FL 33313

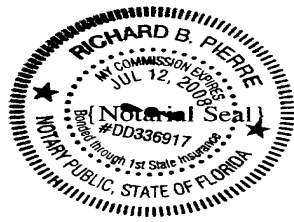
State Of Florida
County Of Broward

Acknowledged and Subscribed before me on November 20, 2006, by Vindra Gosein and John Rodriguez who are personally known to me or who have produced a Florida Driver's License as identification.

AKA Vindra Persaud
Vindra Gosein
John Persaud

NOTARY PUBLIC:

Richard Pierre
State of Florida at Large
My commission expires: 7-12-06
My commission number is: 336917





(305) 733-3224

Condominium Association, Inc.

TO: Cypress Tree Condominium Association Inc. / Office Manager
FROM: Committee to Process New Applications

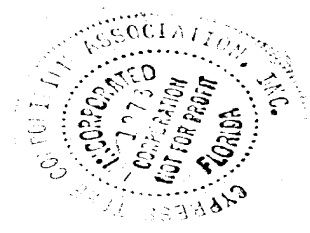
The following applicant: Steve Mendez 11.7.06

Was approved for unit ownership.
 Was not approved for unit ownership for one or more of the following reasons:

- Poor credit history
- Poor employment history
- Insufficient income
- Poor residential history
- Insufficient personal identification
- Other: _____

Signed:

Anthony C. Ray Pres.
Mitchie



CLAIM OF LIEN
Attaches to BOTH Property and Name
(Certificate of Use – Property Owner)

Today's Date: 03/17/2021

Invoice Number: 24922

Invoice Date: July 1, 2020

STATE OF FLORIDA,

COUNTY OF BROWARD:

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

NINE HUNDRED SEVENTY Dollars and SEVENTY-SEVEN 77/100 CENTS (\$970.77) for which the City claims a lien pursuant to City Code Section 12-50 (b) AGAINST THE PERSON(S) AND/OR ENTITY HEREIN NAMED AND ALSO UPON THE FOLLOWING REAL PROPERTY WHERE THE VIOLATION OCCURRED located in the City of Lauderhill, Broward County, Florida, which is described as follows:

NAME OF PERSON(S) OR ENTITY: MENDEZ, RICARDO

LEGAL DESCRIPTION: CYPRESS TREE CONDO BLDG 4 UNIT 107 PER CDO BK/PG: 6533/11

FOLIO # 4941 25 HJ 0070

PROPERTY ADDRESS WHERE VIOLATION OCCURRED: 2401 NW 41 AVENUE #107, LAUDERHILL FL 33313

MAILING ADDRESS: PO BOX 5502 FORT LAUDERDALE FL 33310-5502

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

Affiant further states that the City is owed the amount stated for Local Business Taxes, Fees and/or Penalties which are required to be paid in order to conduct business within the City of Lauderhill. This amount is delinquent and due notice was initially given on or about October 1, 2020, prior to the imposition of said lien and if the lien is claimed by one not in privity with the owner that the City served its notice to owner on July 1, 2020 by: U.S. Mail (method of service).

WITNESSES:

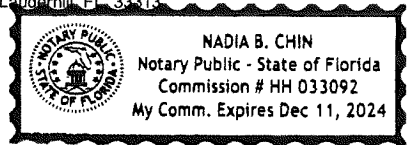
dx-R
WITNESS #1 – Sign Name Here

Asmin Khavandegaron-Ruiz
Print Name Here

Asmera Spence
WITNESS #2 – Sign Name Here

Asmera Spence
Print Name Here

[Signature]
DESORAE GILES-SMITH, City Manager
City of Lauderhill
5581 W. Oakland Park Blvd. Lauderhill, FL 33313



STATE OF FLORIDA:
COUNTY OF BROWARD:

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared by means of physical presence DESORAE GILES-SMITH, City Manager of Lauderhill, personally known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same. SWORN TO and SUBSCRIBED before me in the County and State as aforesaid this 29 day of March, 2021.

Nadia B. Chin
NOTARY PUBLIC, State of Florida
Print Name: Nadia B. Chin
My Commission Expires: 12/11/24

State of Florida:
Broward County:

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

29 day of March, 20 21.

Andrea M. Anderson
Andrea M. Anderson, City Clerk

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



This Space Reserved for County Recorder Use

2

This Document Prepared By and Return to:
Steve Mendez
7793 Grande Street
Sunrise, FL 33351

Parcel ID Number: **49-41-25-HJ-0070**

Quitclaim Deed

This Quitclaim Deed, Made this 16 day of **March**, 2010 A.D., **Between**
Steve Mendez, a single man

of the County of **Broward**, State of **Florida**, **grantor**, and
Ricardo Mendez

whose address is: **2401 NW 41st Avenue #107, Lauderhill, FL 33313**

of the County of **Broward**, State of **Florida**, **grantee**.
Witnesseth that the GRANTOR, for and in consideration of the sum of


-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Florida** to wit:


Condominium Unit No. 107, of CYPRESS TREE CONDOMINIUM, BUILDING 4,, a Condominium according to the Declaration thereof, as recorded in Official Records Book 6533, at Page 11, together with all amendments thereto of the Public Records of Broward County, Florida.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, the grantor has hereunto set
Signed, sealed and delivered in our presence:

hand and seal the day and year first above written.


Printed Name: Steve Mendez
Witness _____

 (Seal)
Steve Mendez
P.O. Address: 7793 Grande Street
Sunrise, FL 33351

Printed Name: _____
Witness _____

STATE OF **Florida**
COUNTY OF **Broward**

The foregoing instrument was acknowledged before me this 16 day of **March**, 2010 by **Steve Mendez, a single man**

who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC-STATE OF FLORIDA
Marsha Juraidini
Commission # DD818177
Expires: AUG. 27, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

Printed Name: March 16, 2010
Notary Public
My Commission Expires:



**FINAL ORDER IMPOSING
FINE/CLAIM OF LIEN**

CE # 10120066

CITY OF LAUDERHILL

Petitioner,

vs.

CYPRESS TREE CONDOMINIUM ASSOCIATION INC

2351 NW 41 AVE CLUBHOUSE Lauderhill, FL 33313

Respondent(s)

The Code Enforcement ("Board")/Special Master, having heard testimony at the Hearing held on the 1st day of September, 2011 and based on the evidence, the Board pursuant to a 6/0 vote/Special Master, enters the following:

FINDINGS OF FACT: In violation for

Ordinance/Regulation	Section	Description	Date Complied	Date Board Order Comply (Orig/New)	Daily Fine
Code of Ordinance - Chapter 6...	Section 6-6:	A building permit shall be required in accordance with those provisions contained in Florida Building Code Section 105.1....		(Orig) 7/15/2011 (New) 7/15/2011	\$25.00

PROPERTY IN VIOLATION

Issue Date	9/7/2011
CE #	10120066
Folio	494125JM0000
Recipient	CYPRESS TREE CONDOMINIUM ASSOCIATION INC
Address	2351 NW 41 AVE CLUBHOUSE Lauderhill, FL 33313
Identified By	2351 NW 41 Ave Lauderhill, FL 33313
Verified By	

This Notice/Order is issued to all condominium owners. See attached list of folio numbers and addresses.

CONCLUSIONS OF LAW:

The fines shall continue to accrue daily with interest until payment is received in full by the City. These fines are being imposed pursuant to Florida Statutes, Sections 162.06 and 162.09 and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent. The City shall also be entitled to the costs of prosecution and/or costs of repairs in the total amount of **\$85.00** which is due on or before **7/15/2011** which covers the costs of the prosecution and recording in relation to this violation.

If the Respondent again repeats the same violation, the Respondent will then be a repeat violator of this Code Section pursuant to Florida Statutes Section 162.06. As a repeat violator, the Respondent may be fined up to \$500.00 per day.

COMPLIANCE/RELEASE OF LIEN: Once the Respondent corrects the above violation, the Respondent must contact the City Code Enforcement Department in order to obtain a Notice of Compliance. Once a Notice of Compliance is obtained and once all past due fines, interest and costs are paid, a Release of Lien can be obtained.

RATIFICATION/CERTIFICATION OF FINE: These fines were ratified and certified by the Code Board/Special Master at a hearing held on 1/1/0001 prior to the imposition of the Claim of Lien.

APPEAL: You may appeal a Final Order by filing an action in the Circuit Court. You must file within (30) THIRTY DAYS of the date of the Final Order. You will be required to furnish a transcript of the minutes of the Board. You can contact the City Clerk to obtain a copy.

RECONSIDERATION/MITIGATION: If you wish to request a reconsideration/mitigation of the time/fine after an Order has been issued, you must forward a written request to the Chief Code Officer, 5581 W. Oakland Park Blvd., Lauderhill, Florida, 33313, within **sixty (60)** months of the date of the Order.

COMMENTS:

DONE AND ORDERED this 7th day of September, 2011.

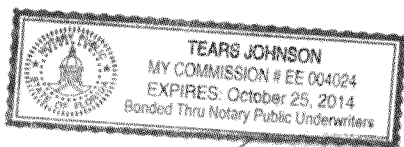
Arnold Seldin

Chairperson, Code Enforcement Board

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 7 day of September 2011 by Arnold Seldin



NOTARY PUBLIC, STATE OF FLORIDA

Personally known or produced identification

Type of identification produced _____

Folio Number	Address	Apt/Suite
494125JM0000	2351 NW 41 Ave LAUDERHILL, FL 33313	CLUBHOUSE
494125JM0010	4141 NW 21 St LAUDERHILL, FL 33313	APT 101
494125JM0020	4141 NW 21 St LAUDERHILL, FL 33313	APT 102
494125JM0030	4141 NW 21 St LAUDERHILL, FL 33313	APT 103
494125JM0040	4141 NW 21 St LAUDERHILL, FL 33313	APT 104
494125JM0050	4141 NW 21 St LAUDERHILL, FL 33313	APT 201
494125JM0060	4141 NW 21 St LAUDERHILL, FL 33313	APT 202
494125JM0070	4141 NW 21 St LAUDERHILL, FL 33313	APT 203
494125JM0080	4141 NW 21 St LAUDERHILL, FL 33313	APT 204



**FINAL ORDER IMPOSING
FINE/CLAIM OF LIEN**

CE # 14060145

CITY OF LAUDERHILL

Petitioner,

vs.

CYPRESS TREE CONDO ASSOC

8211 W BROWARD BLVD PH1 PLANTATION, FL 33324

Respondent(s)

The Code Enforcement ("Board")/Special Master, having heard testimony at the Hearing held on the 11th day of December, 2014 and based on the evidence, the Board pursuant to a 6/0 vote/Special Master, enters the following:

FINDINGS OF FACT: In violation for

Ordinance/Regulation	Section	Description	Date Complied	Date Board Order Comply (Orig/New)	Daily Fine
Land Development Regulation - SCH G...	Section 1.2.4:	Parking area must be kept in a smooth, well graded condition....		(New) 10/21/2014	\$25.00
Land Development Regulation - SCH G...	Section 1.2.4:	Re-stripe parking area...		(New) 10/21/2014	\$25.00
Land Development Regulation - SCH G...	Section 1.2.4:	Repair broken curbing...		(New) 10/21/2014	\$25.00
Land Development Regulation - SCH G...	Section 1.2.4:	Repair/replace broken parking bumpers...		(New) 10/21/2014	\$25.00
Land Development Regulation - SCH Q...	Section 1.A:	All building exterior wall surfaces shall be painted. Clean and/or paint building to be free of discoloration. ...		(New) 10/21/2014	\$25.00
Land Development Regulation - SCH Q...	Section 1.B:	Clean and/or paint, repair, or replace doors to be free of damage and/or discoloration....		(New) 10/21/2014	\$25.00
Land Development Regulation - SCH Q...	Section 1.G:	All paved areas shall be maintained in good condition and good repair, which shall include proper drainage to prevent the accumulation of pools of water, except the swale area, and the removal of all ruts, potholes, and broken pavement. Paved areas m...		(New) 10/21/2014	\$25.00
Code of Ordinance - Chapter10...	Section 10-15(e):	Remove trash and debris from property....		(New) 10/21/2014	\$25.00

PROPERTY IN VIOLATION

Issue Date	12/15/2014
CE #	14060145
Folio	494125290010
Recipient	CYPRESS TREE CONDO ASSOC
Address	8211 W BROWARD BLVD PH1 PLANTATION, FL 33324
Identified By	2351 NW 41 Ave LAUDERHILL, FL 33313 CLUBHOUSE
Verified By	

CONCLUSIONS OF LAW:

The fines shall continue to accrue daily with interest until payment is received in full by the City. These fines are being imposed pursuant to Florida Statutes, Sections 162.06 and 162.09 and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent. The City shall also be entitled to the costs of prosecution and/or costs of repairs in the total amount of **\$85.00** which is due on or before **9/15/2014** which covers the costs of the prosecution and recording in relation to this violation.

If the Respondent again repeats the same violation, the Respondent will then be a repeat violator of this Code Section pursuant to Florida Statutes Section 162.06. As a repeat violator, the Respondent may be fined up to \$500.00 per day.

COMPLIANCE/RELEASE OF LIEN: Once the Respondent corrects the above violation, the Respondent must contact the City Code Enforcement Department in order to obtain a Notice of Compliance. Once a Notice of Compliance is obtained and once all past due fines, interest and costs are paid, a Release of Lien can be obtained.

RATIFICATION/CERTIFICATION OF FINE: These fines were ratified and certified by the Code Board/Special Master at a hearing held on 12/11/2014 prior to the imposition of the Claim of Lien.

APPEAL: You may appeal a Final Order by filing an action in the Circuit Court. You must file within (30) THIRTY DAYS of the date of the Final Order. You will be required to furnish a transcript of the minutes of the Board. You can contact the City Clerk to obtain a copy.

RECONSIDERATION/MITIGATION: If you wish to request a reconsideration/mitigation of the time/fine after an Order has been issued, you must forward a written request to the Chief Code Officer, 5581 W. Oakland Park Blvd., Lauderhill, Florida, 33313, within **sixty (60)** months of the date of the Order.

COMMENTS:

CERTIFIED COPY: We hereby certify that this is the Original executed and notarized Final Order Imposing Fine/Claim of Lien which shall bear the original signature and seal of the undersigned notary public. This Certified Original may be recorded in the Public Records of Broward County and thereafter shall constitute a lien against the property pursuant to Florida Statutes, Section 162.09(3). The City shall retain the Original recorded lien on file for at least twenty (20) years.

DONE AND ORDERED this 15th day of December, 2014.



Dorothy Rich

Chairperson, Code Enforcement Board

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15 day of December 2014
by Dorothy Rich

Sandra G Scott
NOTARY PUBLIC, STATE OF FLORIDA

Personally known X or produced identification _____
Type of identification produced _____



SANDRA G. SCOTT
MY COMMISSION # EE 171194
EXPIRES: February 19, 2016
Bonded Thru Budget Notary Services

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

DATE: October 3rd, 2022
PROPERTY ID # 494125-HJ-0070 (TD # 49136)

WARNING

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

ATCF II FLORIDA-A LLC
P.O. BOX 69239
BALTIMORE, MD 21264-9239

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2401 NW 41 AVENUE #107, LAUDERHILL, FL 33313 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\$8,255.54

Or

* Estimated Amount due if paid by November 15, 2022\$8,363.92

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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: October 3rd, 2022
PROPERTY ID # 494125-HJ-0070 (TD # 49136)

WARNING

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

CITY OF LAUDERHILL CODE ENFORCEMENT UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

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

DATE: October 3rd, 2022
PROPERTY ID # 494125-HJ-0070 (TD # 49136)

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

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CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.
2351 NW 41ST AVE CLUBHOUSE
LAUDERHILL, FL 33313

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

DATE: October 3rd, 2022
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LAW OFFICE OF STEVEN B. KATZ, REGISTERED AGENT, O/B/O CYPRESS TREE
CONDOMINIUM ASSOCIATION, INC.
433 N. UNIVERSITY DR. A-106
LAUDERHILL, FL 33351

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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ATI TITLE COMPANY
ATTN: LAURIE CARNDUFF
12599 NEW BRITTANY BLVD
FORT MYERS, FL 33907-3625

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

DATE: October 3rd, 2022
PROPERTY ID # 494125-HJ-0070 (TD # 49136)

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

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

DATE: October 3rd, 2022
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ECHEVARRIA & ASSOCIATES, P.A.
PO BOX 25018
TAMPA, FL 33622-5018

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LAW OFFICE OF STEVEN B. KATZ, REGISTERED AGENT, O/B/O CYPRESS TREE
CONDOMINIUM ASSOCIATION, INC.
4300 N. UNIVERSITY DR. A-106
LAUDERHILL, FL 33351

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STEVE MENDEZ
7793 GRANDE ST
SUNRISE, FL 33351-6313

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WELLS FARGO HOME MORTGAGE, INC.
5024 PARKWAY PLAZA BOULEVARD,
MAC X250501J
CHARLOTTE, NC 28217

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WELLS FARGO HOME MORTGAGE, INC.
7495 NEW HORIZON WAY
FREDERICK, MD 21703-8388

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MENDEZ, RICARDO
PO BOX 5502
FORT LAUDERDALE, FL 33310-5502

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2401 NW 41 AVENUE #107, LAUDERHILL, FL 33313 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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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\$8,255.54
- Or
- * Estimated Amount due if paid by November 15, 2022\$8,363.92

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 # 494125-HJ-0070 (TD # 49136)

WARNING

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

RICARDO MENDEZ
2401 NW 41ST AVENUE #107
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2401 NW 41 AVENUE #107, LAUDERHILL, FL 33313 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.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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7015 3010 0001 7559 2507

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total

\$

Sent

Street

City, State, ZIP+4®

TD 49136 NOVEMBER 2022 WARNING
CITY OF LAUDERHILL CODE
ENFORCEMENT UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

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

4554 002 720 094 2702
7012 3460 000 094 2702

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement)		

Total Postage **TD 49136 NOVEMBER 2022 WARNING**

Sent To **CITY OF LAUDERHILL FINANCE DEPT.**

Street, Apt. or PO Box **5581 W OAKLAND PARK**

City, State, ZIP+4® **LAUDERHILL, FL 33313**

U.S. Postal Service TM
CERTIFIED MAIL TM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

7202 3460 0000 0994 0022 7954

Postage	S
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorse)	

Pastmark
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Total F

TD 49136 NOVEMBER 2022 WARNING

Sent To

**CYPRESS TREE CONDOMINIUM
ASSOCIATION, INC.**

Street,
or PO B

2351 NW 41ST AVE CLUBHOUSE

City, Sta.,

LAUDERHILL, FL 33313

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

7012 3460 0000 7200 0000 0946 2100

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total	TD 49136 NOVEMBER 2022 WARNING	
LAW OFFICE OF STEVEN B. KATZ, REGISTERED AGENT, O/B/O		
Sent To	CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.	
Street or PO Box	433 N. UNIVERSITY DR. A-106	
City, State, ZIP+4	LAUDERMILL, FL 33351	

PS Form 3800, August 2006

See Reverse for Instructions

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

7012 3460 0000 7200 2523

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement)	

Postmark
Here

Total Po **TD 49136 NOVEMBER 2022 WARNING**

Sent To

ATI TITLE COMPANY

Street, Apt.
or PO Box

ATTN: LAURIE CARNDUFF

City, State, Zip

12599 NEW BRITTANY BLVD

FORT MYERS, FL 33907-3625

PS Form 3800, August 2006

See Reverse for Instructions

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

7012 3460 0000 7200 0946 2T01 0552 0024 0000 7200 0946 2T01

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	

Postmark
Here

Restricted Mail
(Endorsement)

Total Postage

TD 49136 NOVEMBER 2022 WARNING
CITY OF LAUDERHILL

Sent To

ATTN: ANA SANCHEZ

Street, Apt. No.
or PO Box No.

5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313-1411

City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal Service TM
CERTIFIED MAIL TM **RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

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

7012 3460 0000 7200 2547

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total **TD 49136 NOVEMBER 2022 WARNING**

Sent To: **ECHAVARRIA & ASSOCIATES, P.A.**
PO BOX 25018
Street, or P.O.: **TAMPA, FL 33622-5018**
City, State, ZIP+4: _____

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

7012 3460 0000 7200 2552

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total Pct

Sent To

TD 49136 NOVEMBER 2022 WARNING
LAW OFFICE OF STEVEN B. KATZ, REGISTERED AGENT,
O/B/O CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.
4300 N. UNIVERSITY DR. A-106
LAUDERHILL, FL 33351

Street Ap
or PO Box
City, State

PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

7072 3460 0000 7200 2561

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total

Sent To TD 49136 NOVEMBER 2022 WARNING
STEVE MENDEZ
Street, or P.O. B 7793 GRANDE ST
City, Sta SUNRISE, FL 33351-6313

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

7012 3460 0000 7200 2578

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total **TD 49136 NOVEMBER 2022 WARNING**

Sent To **WELLS FARGO HOME MORTGAGE, INC.**
5024 PARKWAY PLAZA BOULEVARD,
Street, or PO I **MAC X250501J**
City, State, ZIP+4 **CHARLOTTE, NC 28217**

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

7012 3460 0000 7200 2952

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endor:	

Postmark
Here

Total **TD 49136 NOVEMBER 2022 WARNING**
WELLS FARGO HOME MORTGAGE, INC.

Sent To

7495 NEW HORIZON WAY

Street,
or PO

FREDERICK, MD 21703-8388

City, State, ZIP+4

U.S. Postal Service™
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For delivery information visit our website at www.usps.com

7012 3460 0000 7200 2592

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total Postage

TD 49136 NOVEMBER 2022 WARNING
MELENZ, RICARDO

Sent To
Street, Apt.
or PO Box #
City, State, .

PO BOX 5502
FORT LAUDERDALE, FL 33310-5502

U.S. Postal Service™
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(Domestic Mail Only; No Insurance Coverage Provided)

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

7012 3460 0000 7200 2608

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement)	

Postmark
Here

Total Postage: **TD 49136 NOVEMBER 2022 WARNING**

Sent To: **RICARDO MENDEZ**
Street, Apt. or PO Box: **2401 NW 41ST AVENUE #107**
City, State, ZIP+4: **LAUDERHILL, FL 33313**

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- 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.

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

1. Article Addressed to:

TD 49136 NOVEMBER 2022 WARNING

STEVE MENDEZ

2793 GRANDE ST

SUNRISE, FL 33351-6313



9590 9402 7379 2028 3704 66

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

4. Article Number (Transfer from service label)

7012 3460 0000 7200 2561

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 49136 NOVEMBER 2022 WARNING
 CYPRESS TREE CONDOMINIUM
 ASSOCIATION, INC.
 2351 NW 41ST AVE CLUBHOUSE
 LAUDERHILL, FL 33313



9590 9402 7379 2028 3705 27

2. Article Number (Transfer from service label)

7012 3460 0000 7200 4961

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

SUSAN DUNBAR

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt Confirmation™
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Do not write on this area

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 49136 NOVEMBER 2022 WARNING
 CITY OF LAUDERHILL
 ATTN: ANA SANCHEZ
 5581 W OAKLAND PARK BLVD
 LAUDERHILL, FL 33313-1411



9590 9402 7379 2028 3704 97

2. Article Number (Transfer from service label)

7012 3460 0000 7200 2530

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

C. Dubke

C. Date of Delivery

10/12/22

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

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 49136 NOVEMBER 2022 WARNING
 CITY OF LAUDERHILL FINANCE DEPT.
 5581 W OAKLAND PARK
 LAUDERHILL, FL 33313



9590 9402 7379 2028 3705 34

2. Article Number (Transfer from service label)

7012 3460 0000 7200 4954

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

Agent

Addressee

B. Received by (Printed Name)

G. BURKE

C. Date of Delivery

10/11/2022

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 49136 NOVEMBER 2022 WARNING
 CITY OF LAUDERHILL CODE
 ENFORCEMENT UNIT
 5581 W. OAKLAND PARK BLVD.
 LAUDERHILL, FL 33313



9590 9402 7379 2028 3705 41

2 Article Number (Transfer from service label)

7015 3010 0001 7559 2507

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

G. BULLER

C. Date of Delivery

10/11/2022

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

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 49136 NOVEMBER 2022 WARNING
 ECHEVARRIA & ASSOCIATES, P.A.
 PO BOX 25018
 TAMPA, FL 33622-5018



9590 9402 7379 2028 3704 80

2. Article Number (Transfer from service label)

3460 0000 7200 2547

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery
 10/17/22

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
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt