

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: 07/29/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 07/24/2022

CERTIFICATE # 2019-6137

ACCOUNT # 494123DM0440

ALTERNATE KEY # 238235

TAX DEED APPLICATION # 49227

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

The Condominium Unit No. 410, of THE MANORS OF INVERRARY, according to the Declaration of Condominium thereof, as Recorded in Official Records Book 5954, at Page 163, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 4176 INVERRARY DRIVE #410, LAUDERHILL FL 33319

OWNER OF RECORD ON CURRENT TAX ROLL:

COURTNEY A ROBINSON
4176 INVERRARY DR #410
LAUDERHILL, FL 33319

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

COURTNEY A. ROBINSON OR: 50790, Page: 1718
4176 INVERRARY DRIVE, #410
LAUDERHILL, FL 33319 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

STONEFIELD INVESTMENT FUND IV, LLC
1 PARAGON DR. SUITE 252
MONTVALE, NJ 07645 (Tax Deed Applicant)

CITY OF LAUDERHILL FINANCE DEPT. Instrument: 113997248
5581 W OAKLAND PARK
LAUDERHILL, FL 33313 (Per Lien)

ABBE COHN ESQUIRE OF ABBE COHN, P.A. Instrument: 115817223
700 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33316 (Per Judgment)

THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC. Instrument: 116133496
ROBIN FRYDMAN SCHALL, ESQ.,
THE FRYDMAN LAW GROUP, PLLC
3111 N. UNIVERSITY DRIVE, SUITE #403
CORAL SPRINGS, FL 33065 (Per Lis Pendens)

THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC. Instrument: 118244802
WASSERSTEIN, P.A.,
C/O DANIEL WASSERSTEIN
301 YAMATO ROAD, SUITE 2199
BOCA RATON, FL 33431 (Per Amended Judgment of Foreclosure)

THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC.
PO BOX 803555
DALLAS, FL 75380 (Per Sunbiz. Declaration in 5954-163.)

WASSERSTEIN, P.A., REGISTERED AGENT,
O/B/O THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC.
301 YAMATO ROAD, SUITE 2199
BOCA RATON, FL 33431 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 23 DM 0440

CURRENT ASSESSED VALUE: \$45,570

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed OR: 32216, Page: 1868

Warranty Deed OR: 40708, Page: 414

Certificate of Title OR: 46969, Page: 780

Certificate of Title OR: 48619, Page: 1300

Warranty Deed OR: 49241, Page: 1237

Certificate of Title OR: 49945, Page: 385

Notice of Insufficiency of Deed OR: 50070, Page: 397

Satisfaction of Notice of Insufficiency of Deed OR: 50408, Page: 200

Final Judgement of Foreclosure Instrument: 116392713

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 #49227

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of December 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 LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313	COURTNEY A. ROBINSON 4176 INVERRARY DRIVE, #410 LAUDERHILL, FL 33319	THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC. 4162 INVERRARY DRIVE LAUDERHILL, FL 33319	THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC. WASSERSTEIN, P.A., C/O DANIEL WASSERSTEIN 301 YAMATO ROAD, SUITE 2199 BOCA RATON, FL 33431
THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC. PO BOX 803555 DALLAS, TX 75380	THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC. PO BOX 803555 DALLAS, FL 75380	WASSERSTEIN, P.A., REGISTERED AGENT, O/B/O THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC. 301 YAMATO ROAD, SUITE 2199 BOCA RATON, FL 33431	THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC. ROBIN FRYDMAN SCHALL, ESQ., THE FRYDMAN LAW GROUP, PLLC 3111 N. UNIVERSITY DRIVE, SUITE #403 CORAL SPRINGS, FL 33065
CITY OF LAUDERHILL FINANCE DEPT. 5581 W OAKLAND PARK LAUDERHILL, FL 33313	ABBE COHN ESQUIRE OF ABBE COHN, P.A. 700 SOUTH ANDREWS AVENUE FORT LAUDERDALE, FL 33316		

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

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

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

Broward County, Florida

INSTR # 118444519
Recorded 10/07/22 at 12:26 PM
Broward County Commission
1 Page(s)
#7

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49227

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: 494123-DM-0440
Certificate Number: 6137
Date of Issuance: 05/26/2020
Certificate Holder: STONEFIELD INVESTMENT FUND IV, LLC
Description of Property: THE MANORS OF INVERRARY I-6
CONDO
UNIT 410
PER CDO BK/PG: 5954/163

Name in which assessed: ROBINSON,COURTNEY A
Legal Titleholders: ROBINSON,COURTNEY A
4176 INVERRARY DR #410
LAUDERHILL, FL 33319

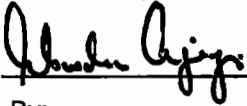
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of January ,2023 . Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 3rd day of October , 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: 12/15/2022, 12/22/2022, 12/29/2022 & 01/05/2023
Minimum Bid: 29973.93

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49227

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: 494123-DM-0440

Certificate Number: 6137

Date of Issuance: 05/26/2020

Certificate Holder: STONEFIELD INVESTMENT FUND IV, LLC

Description of Property: THE MANORS OF INVERRARY I-6 CONDO UNIT 410 PER CDO BK/PG: 5954/163
The Condominium Unit No. 410, of THE MANORS OF INVERRARY, according to the Declaration of Condominium thereof, as Recorded in Official Records Book 5954, at Page 163, of the Public Records of Broward County, Florida.

Name in which assessed: ROBINSON,COURTNEY A

Legal Titleholders: ROBINSON,COURTNEY A
4176 INVERRARY DR #410
LAUDERHILL, FL 33319

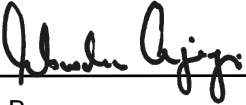
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of January, 2023. 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 12th day of October, 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: 12/15/2022, 12/22/2022, 12/29/2022 & 01/05/2023

Minimum Bid: 30318.93

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, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

49227
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 6137

in the XXXX Court,
was published in a newspaper by print in the issues of
Broward Daily Business Review f/k/a Broward Review on

12/15/2022 12/22/2022 12/29/2022 01/05/2023

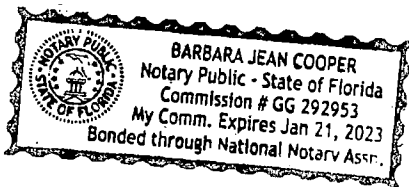
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Scherrie A Thomas

Sworn to and subscribed before me this
5 day of JANUARY, A.D. 2023

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 49227**

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: 494123-DM-0440
Certificate Number: 6137
Date of Issuance: 05/26/2020

Certificate Holder:
STONEFIELD INVESTMENT
FUND IV, LLC

Description of Property:
THE MANORS OF INVERRARY
I-6 CONDO
UNIT 410

PER CDO BK/PG: 5954/163

The Condominium Unit No. 410, of THE MANORS OF INVERRARY, according to the Declaration of Condominium thereof, as Recorded in Official Records Book 5954, at Page 163, of the Public Records of Broward County, Florida.

Name in which assessed:
ROBINSON, COURTNEY A

Legal Titleholders:
ROBINSON, COURTNEY A
4176 INVERRARY DR #410
LAUDERHILL, FL 33319

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 18th day of January, 2023. 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 12th day of October, 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: 30318.93

401-314

12/15-22-29 1/5 22-04/0000634264B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22045579

Broward County, FL VS Courtney A. Robinson

RETURN OF SERVICE



Court Case # TD 49227

Hearing Date:01/18/2023

Received by CCN 17999

12/06/2022 10:00 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Courtney A. Robinson 4176 Inverrary Drive #410 Lauderhill FL 33319**

Served:

X

Not Served:

Broward County Revenue - Delinq Tax Section
115 S Andrews Avenue
Room A-100
Fort Lauderdale FL 33301

Date: 12/07/2022 Time: 3:30 PM

On Courtney A. Robinson 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 on front 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: *Shenice James 17999*

D.S.

S. James, #17999

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 # 494123-DM-0440 (TD #49227)

WARNING

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

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

RECEIVED SHERIFF
2022 DEC -2 AM 11:27
BROWARD COUNTY, FLORIDA

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by December 30, 2022\$7,439.00

Or

* Amount due if paid by January 17, 2023\$7,533.93

*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 January 18, 2023, 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

ROBINSON, COURTNEY A
4176 INVERRARY DR #410
LAUDERHILL, FL 33319

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

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:**

CHARLES S. DALE, ESQ.
414 N.E. 4TH STREET
FT. LAUDERDALE, FL 33301

Property Folio Identification (underlying)
4941 23 DM 0440

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made this 15th day of May 2014, between,

GRANTOR: CHIN S. LOW, a married man, whose address is 345 E. 54th Street, 4G, New York, NY 10022, and

GRANTEE: COURTNEY A. ROBINSON, a single man, whose address is 4176 Inverrary Drive, #410, Lauderhill, FL 33319.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS, and other good valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency thereof is hereby acknowledged, does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto said Grantee and Grantee's successors, heirs and assigns forever, the following described property (the "Property"), situated, lying and being in Broward County, Florida, to wit:

The Condominium Unit No. 410, of THE MANORS OF INVERRARY, according to the Declaration of condominium thereof, as recorded in Official Records Book 5954, at Page 163, of the Public Records of Broward County, Florida.

I represent and warrant that the Real Property is neither the homestead nor residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family. Grantor resides at 345 E. 54th Street, 4G, New York, NY 10022.

SUBJECT TO:

1. Real Estate Taxes for the year 2014 and subsequent years.
2. Zoning and/or Restrictions and Prohibitions imposed by Governmental Authority, and Restrictions, Easements and other matters appearing on the Plat or Common to the Subdivision, provided nothing contained herein shall be deemed to re-impose same.

TOGETHER with all the tenements, hereditaments, easements and appurtenances belonging or in any way appertaining to the Property.

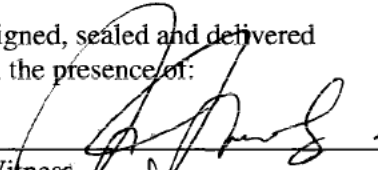
TO have and to hold the same in fee simple forever.


3

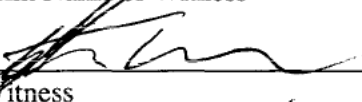
And said Grantor does hereby covenant with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property and that Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:


Witness
Daniel Mender
Print Name of Witness



CHIN S. LOW


Witness
Matthew Cordova
Print Name of Witness

STATE OF NEW YORK
COUNTY OF Richmond

The foregoing instrument was acknowledged before me this 15th day of May, 2014 by CHIN S. LOW, and he acknowledged to me that he executed the foregoing for the purposes herein stated. He is personally known to me or produced the following as identification:

NYS DL Lic # 

Notary Public


Notary Signature
Commission No. 01RI6286519
Expiration: July 29, 2017

CARLOS A RIVERA
Notary Public, State of New York
No. 01RI6286519
Qualified in Richmond County
Commission Expires July 29, 2017



Certificate of Approval

v.043013_KP

This is to certify that **Courtney Robinson** has been approved by the Board of Directors as a **Residing Owner** in the following described real property located in Broward County, FL: Manors of Inverrary Condominium I Association.

IF Tenant or Roommate - Lease Term REQUIRED: _____ to _____

IF Investment Owner (Attach a copy of certificate) – Certificate of Use # REQUIRED: _____

Names and ages of children under the age of 18 that will be residing within the property:
Shahine Murray, Age, 11, Daughter

Condominium Unit No. **410** of Building **6** all set forth in the Declaration of Condominium and Exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 5954 Page 163 of the Public Records of Broward County, FL and as amended. The above described, including the undivided interest in the common elements of said Condominium.

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

The Condominium Association acknowledges there is a Management firm managing the assets of the Association.

- If you decide to renew your lease or move to another unit within the Manors of Inverrary, another screening must be done thirty (30) days in advance of the expired lease or move date.
- All amenities and barcodes are subject to deactivation upon the completion of your lease. Please provide a new approval letter to the Master Association Management office upon your lease extension.
- If the Owner is a Corporation, Partnership or LLC, please attach a copy of the Articles of Incorporation stating the approved members.

Dated this 19 day of April, 2014

Manors of Inverrary Condominium I Association

By: *John J. Claherty Jr*
 Signature
JOHN J. CLAHERTY JR
 Print
PRES.
 Title

By: _____
 Signature

 Print

 Title

STATE OF FLORIDA, COUNTY OF Broward

The foregoing instrument was acknowledged before me this 29 day of April, 2014, by John J. Claherty Jr and _____, who are personally known to me.

Chinel S. Dunham
NOTARY PUBLIC, State of Florida



CHINEL S DUNHAM
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE876248
Expires 2/19/2017



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

Detail by Entity Name

Florida Not For Profit Corporation

THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC.

Filing Information

Document Number	727138
FEI/EIN Number	23-7441077
Date Filed	08/08/1973
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	05/13/2019
Event Effective Date	NONE

Principal Address

9050 pines blvd
ste 480
pembroke pines, FL 33024

Changed: 07/19/2022

Mailing Address

po box 803555
dallas, FL 75380

Changed: 07/19/2022

Registered Agent Name & Address

WASSERSTEIN, P.A.
301 YAMATO ROAD, SUITE 2199
BOCA RATON, FL 33431

Name Changed: 12/14/2020

Address Changed: 12/14/2020

Officer/Director Detail

Name & Address

Title VP

FRANCISCO, KATIUSKA

4162 Inverrary Dr
LAUDERHILL, FL 33319

Title Treasurer

BUCHANAN, SHELLEY
4162 Inverrary Dr
Lauderhill, FL 33319

Title Director

POLIARD, JEAN
4162 Inverrary Dr
LAUDERHILL, FL 33319

Title Secretary

GRANT, PHYLLIS
4162 Inverrary Dr
LAUDERHILL, FL 33319

Title Director

SINCLAIR, DAVE
4162 Inverrary Dr
Lauderhill, FL 33319

Title Director

WILLIAMS, MICHAEL
4162 INVERRARY DRIVE
LAUDERHILL, FL 33319

Title President

INNISS, MICHELLE
4162 Inverrary Drive
Lauderhill, FL 33319

Annual Reports

Report Year	Filed Date
2022	03/29/2022
2022	04/25/2022
2022	05/17/2022

Document Images

05/17/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
04/25/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
03/29/2022 -- ANNUAL REPORT	View image in PDF format
01/27/2021 -- ANNUAL REPORT	View image in PDF format

12/14/2020 -- Reg. Agent Change	View image in PDF format
05/12/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
03/09/2020 -- ANNUAL REPORT	View image in PDF format
05/13/2019 -- Amendment	View image in PDF format
03/07/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
10/09/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
05/22/2017 -- ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
04/14/2015 -- ANNUAL REPORT	View image in PDF format
03/06/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
09/27/2012 -- Amendment	View image in PDF format
03/30/2012 -- ANNUAL REPORT	View image in PDF format
03/31/2011 -- ANNUAL REPORT	View image in PDF format
08/02/2010 -- Amendment	View image in PDF format
04/26/2010 -- Reg. Agent Change	View image in PDF format
01/25/2010 -- ANNUAL REPORT	View image in PDF format
03/19/2009 -- ANNUAL REPORT	View image in PDF format
07/02/2008 -- ANNUAL REPORT	View image in PDF format
06/01/2007 -- ANNUAL REPORT	View image in PDF format
05/11/2006 -- ANNUAL REPORT	View image in PDF format
02/02/2005 -- ANNUAL REPORT	View image in PDF format
03/02/2004 -- ANNUAL REPORT	View image in PDF format
02/17/2003 -- ANNUAL REPORT	View image in PDF format
02/19/2002 -- ANNUAL REPORT	View image in PDF format
02/03/2001 -- ANNUAL REPORT	View image in PDF format
04/17/2000 -- ANNUAL REPORT	View image in PDF format
05/04/1999 -- ANNUAL REPORT	View image in PDF format
04/14/1998 -- ANNUAL REPORT	View image in PDF format
04/17/1997 -- ANNUAL REPORT	View image in PDF format
04/16/1996 -- ANNUAL REPORT	View image in PDF format
04/03/1995 -- ANNUAL REPORT	View image in PDF format

This instrument prepared by:
Paul Guitard
TOWN & COUNTRY TITLE GUARANTY & ESCROW
3200 University Drive #209
Coral Springs, Florida 33065
Record and Return To:
W/C TRI-COUNTY for:
TOWN & COUNTRY TITLE
3200 University Drive, Suite #209
Coral Springs, Florida 33065



INSTR # 101390120
OR BK 32216 PG 1868
RECORDED 10/09/2001 01:20 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 329.00
DEPUTY CLERK 1012

WARRANTY DEED

(Statutory Form--Section 689.02 F.S.)

THIS INDENTURE, made SEPTEMBER 26th, 2001, between FRANCES GANTZ, A SINGLE PERSON, GRANTOR party of the first part, whose address is 294 E. BROWN, VIRMINGHAM, MI 48009 and EDGARDO * ~~MATEAS~~, A SINGLE PERSON, GRANTEE party of the second part, whose post office address is 4176 INVERRARY DRIVE, #410, LAUDERHILL, FLORIDA 33319. * ~~MATEOS~~

WITNESSETH, That said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations to said grantor in hand paid by said grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward COUNTY, Florida, to wit:

THE UNIT 410, OF THE MANORS OF INVERRARY, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5954, PAGE 163, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Folio Number: 19123-DM-04400

Subject to restrictions, reservations, easements and limitation of record, if any, provided that this shall not serve to re-impose the same, zoning ordinances, and taxes for the current year and subsequent years.

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

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

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence.

X [Signature]
Witness Signature

Printed Name: SALVATORE F. FRATE

X [Signature]
FRANCES GANTZ

294 E. BROWN, BIRMINGHAM, MI 48009

X [Signature]
Witness Signature

Printed Name: PAULA J. KORAN

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before on SEPTEMBER 26th, 2001, by FRANCES GANTZ who is personally known to me or who has produced (X) driver's license, () passport () other _____ as identification and who did take an oath.

My Commission expires: 11-3-03

[Signature]
Notary Public (SEAL) 21-36462 10

MARLYN E. LENTZ
Notary Public, Oakland County, MI
My Commission Expires Nov. 3, 2003

W/C TRI-COUNTY for-

TOWN & COUNTRY TITLE
3200 University Drive # 209
Coral Springs, FL 33065

Prepared by and return to:

Distinguished Title & Abstract Corporation
100 S. Pine Island Road Suite 114
Plantation, FL 33324
954-914-9405
File Number: D2005-017

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **5th** day of **October, 2005** between **Edgardo Mateos, a single man** whose post office address is **1203 Marseilles Drive, #24, Miami Beach, FL 33141**, grantor, and **Michelle Marie Noboa, a single woman** whose post office address is **3700 N. Pine Island Road, #409, Sunrise, FL 33351**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Unit No. 410, of the MANORS OF INVERRARY, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5954, Page 163, of the Public Records of Broward County, Florida.

Parcel Identification Number: 4941 23 DM 0440

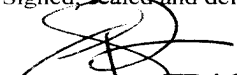
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

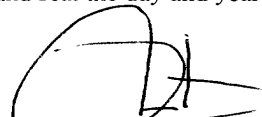
To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2004**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: TRACY J. ROSENHOLTZ

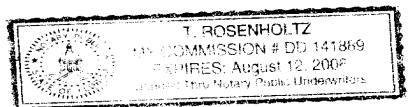
 (Seal)
Edgardo Mateos

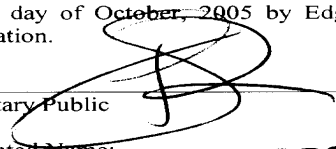

Witness Name: Scott Somers

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 5th day of October, 2005 by Edgardo Mateos, who is personally known or has produced a driver's license as identification.

[Notary Seal]





Notary Public
Printed Name: **TRACY J. ROSENHOLTZ**
My Commission Expires: _____

The Manors of Inverrary
Condominium I Association, Inc.
4162 Inverrary Drive
Lauderhill, Florida 33319
(954) 485-2115

Dear Michele Noboa

This is to advise you that the Board of Directors of The Manors of
Inverrary Condominium I Association has approved your purchase
of apartment unit # 410 Bldg. # 6 at 4176 Inverrary Drive,
Lauderhill, FL, 33319 from Cruz

Sincerely,

Seymour Cooper

Hope Wiltshire

STATE OF FLORIDA
COUNTY OF BROWARD



Before me personally appeared Seymour Cooper and Hope Wiltshire
to me well known and known to me to be the individuals described in and who executed
the foregoing instrument as directors of the above named corporation and severally
acknowledged to and before me that they executed such instrument as such directors of
said corporation, and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that it was affixed to said instrument is the free act and deed of
said corporation.

Witness my hand and official seal, this 5th day of Oct 2005

Don Cerveras
Notary Public

SEAL:

Broward County

IN THE COUNTY COURT IN AND FOR
BROWARD COUNTY, FLORIDA

THE MANORS OF INVERRARY
CONDOMINIUM I ASSOCIATION,
INC.,

CASE NO: COWE 08-26885 (82)

Plaintiff,

vs.

MICHELLE MARIE NOBOA, ET AL,

Defendant.

FILED-RECORDED
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLORIDA

2010 MAR 16 PM 4:09

COUNTY CIVIL DEPARTMENT

CERTIFICATE OF TITLE

I certify that I executed and filed a certificate of sale in this action on March 5, 2010, ~~2009~~, 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, Florida:

The Condominium Unit No. 410, of CONDOMINIUM I-6, THE MANORS OF INVERRARY, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5954, at Page 163, of the Public Records of Broward County, Florida,
a/k/a: 4176 Inverrary Drive #410, Lauderhill, FL 33319

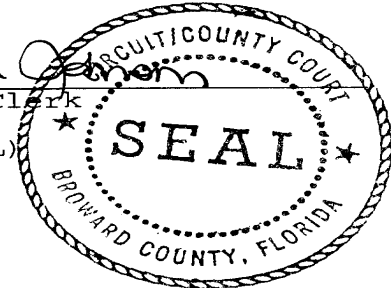
was sold to The Manors of Inverrary Condominium I Association Inc.

Dated March 16, 2010, ~~2009~~.

HOWARD C. FORMAN
Clerk of County Court

By Donna Johnson
As Deputy Clerk

(COURT SEAL)



61

AS 25

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

BANK OF NEW YORK MELLON
Plaintiff

CACE-08-048542

VS.

Division: 11

NOBOA, MICHELLE ; MANORS OF INVERRARY CONDO I
Defendant

Certificate of Title

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on February 23, 2012, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

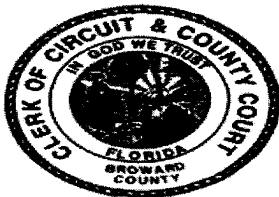
The following property in Broward County, Florida:

UNIT NO. 410, OF THE MANORS OF INVERRARY, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5954, PAGE 163, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Property address: **4176 INVERRARY DRIVE, APARTMENT 410
LAUDERHILL, FL 33319-4505**

Was sold to: THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA14, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA14
C/O PHELAN HALLINAN, PLC 888 SE 3rd Avenue Suite 201 Fort Lauderdale, FL, 33316

Witness my hand and the seal of this court on March 06, 2012.



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

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

Return to:
North American Title Company
8151 Peters Road, Suite 1100
Plantation, Florida 33324

This Instrument Prepared By:
Lindsay A. Ward
of Landsafe Title of Florida, Inc.
6360 N.W. 5th Way, Suite 200
Ft. Lauderdale, Florida 33309
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Folio Number:
7941 23 DM 0440
11602-12-00708G1

SPECIAL WARRANTY DEED

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

This Warranty Deed made this 10 day of September 2012 by The Bank of New York Mellon, FKA the Bank of New York, as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-OA14, Mortgage Pass-Through Certificates, Series 2006-OA14, and having its principal place of business at 400 National Way, Simi Valley, CA 93065-6298, hereinafter called the grantor(s), to Chin S. Low a married man, whose post office address is 345 E. 54th Street, #4G, New York, New York 10022, hereinafter called the grantee(s):

WITNESSETH: That grantor, for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

RETURN TO:
NORTH AMERICAN TITLE COMPANY
8151 PETERS ROAD, SUITE 1100
PLANTATION, FL 33324

The land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

The Condominium Unit No. 410, of THE MANORS OF INVERRARY, according to the Declaration of Condominium thereof, as Recorded in Official Records Book 5954, at Page 163, of the Public Records of Broward County, Florida.

The Grantee(s), or purchaser(s), of the property may not re-sell, record an additional conveyance document, or otherwise transfer title to the property within 60 days following the grantor's execution of this deed.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2012 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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


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

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

11602-12-00708G1
2nd Page


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.

Signed, sealed and delivered in the presence of:



First Witness Signature
RUSSELL BLACK, AVP

Printed Signature




Second Witness Signature
CINDY TON, AVP

Printed Signature

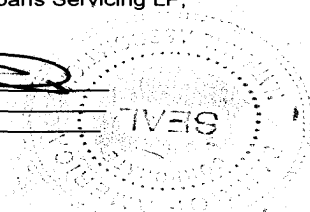
The Bank of New York Mellon, FKA the Bank of New York, as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-OA14, Mortgage Pass-Through Certificates, Series 2006-OA14

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, as Attorney-in-Fact



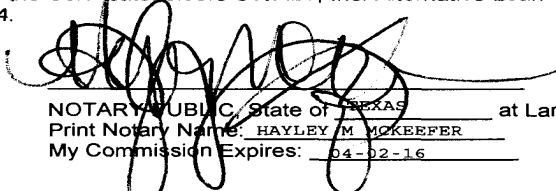
By Name: AUSTIN ALBURTIS

Title: AVP

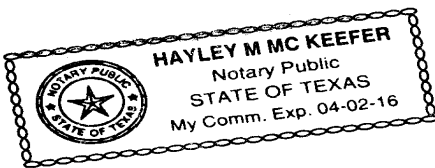


STATE OF: TEXAS
COUNTY OF: COLLIN

PERSONALLY APPEARED BEFORE ME the undersigned authority in and for the aforesaid county and state, on this the 10 of SEPTEMBER, 2012, within my jurisdiction, the within named AUSTIN ALBURTIS, who acknowledged to me that (s)he is the AVP of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, as Attorney-in-Fact for The Bank of New York Mellon, FKA the Bank of New York, as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-OA14, Mortgage Pass-Through Certificates, Series 2006-OA14.



NOTARY PUBLIC, State of TEXAS at Large
Print Notary Name: HAYLEY M. MCKEEFER
My Commission Expires: 04-02-16





Certificate of Approval

v.032012_KP

This is to certify that **CHIN S. LOW** has been approved by the Board of Directors as a **Residing Owner** in the following described real property located in Broward County, FL: Manors of Inverrary Condominium I Association.

IF Tenant or Roommate - Lease Term REQUIRED: _____ to _____

IF Investment Owner (Attach a copy of certificate) - Certificate of Use # REQUIRED: _____

Names and ages of children under the age of 18 that will be residing within the property:

, , ,

Condominium Unit No. **410** of Building **6** all set forth in the Declaration of Condominium and Exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 5955 Page 704 of the Public Records of Broward County, FL and as amended. The above described, including the undivided interest in the common elements of said Condominium.

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

The Condominium Association acknowledges there is a Management firm managing the assets of the Association.

- > If you decide to renew your lease or move to another unit within the Manors of Inverrary, another screening must be done thirty (30) days in advance of the expired lease or move date.
- > All amenities and barcodes are subject to deactivation upon the completion of your lease. Please provide a new approval letter to the Master Association Management office upon your lease extension.
- > If the Owner is a Corporation, Partnership or LLC, please attach a copy of the Articles of Incorporation stating the approved members.

Dated this 18TH day of SEPTEMBER, 2012

Manors of Inverrary Condominium I Association

By: [Signature]
 Signature
TRES.
 Print

 Title

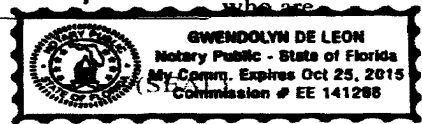
By: [Signature]
 Signature
STEVE MEURLIN
 Print
VP
 Title

STATE OF FLORIDA, COUNTY OF Broward

The foregoing instrument was acknowledged before me this 18 day of Sept, 2012, by Jack Ciarety and Steve Meurin who are personally known to me.

[Signature]

 NOTARY PUBLIC, State of Florida



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

BANK OF NEW YORK MELLON
Plaintiff

CACE-08-048542

VS.

Division: 11

NOBOA, MICHELLE ; MANORS OF INVERRARY CONDO I
Defendant

Certificate of Title

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on May 30, 2013, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

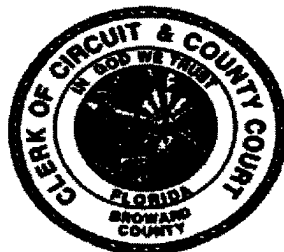
The following property in Broward County, Florida:

UNIT NO. 410, OF THE MANORS OF INVERRARY, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5954, PAGE 163, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Property address: **4176 INVERRARY DRIVE, APARTMENT 410
LAUDERHILL, FL 33319-4505**

Was sold to: THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA14, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA14
C/O Phelan Hallinan PLC 2727 West Cypress Creek Road Ft. Lauderdale, FL, 33309

Witness my hand and the seal of this court on June 26, 2013.



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

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

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 3/4/2020 11:25:00 AM.****

IN THE COUNTY COURT IN AND FOR
BROWARD COUNTY, FLORIDA

CASE NO.: CONO-19-013176 (73)

THE MANORS OF INVERRARY CONDOMINIUM
I ASSOCIATION, INC., a Florida not for profit
corporation,

Plaintiff,

v.

COURTNEY A. ROBINSON, *et al.*,

Defendants.

/

FINAL JUDGMENT OF FORECLOSURE

THIS CAUSE having come before the Court on March 4, 2020 at 9:00 a.m., upon Plaintiff, THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC.'s ("Plaintiff" or the "Association"), Motion for Summary Final Judgment of Foreclosure against the Defendants, COURTNEY A. ROBINSON ("Owner") and ABBE COHN, PA.(Owner and ABBE COHN, PA., are collectively, the "Defendants"), and the Court having considered the Motion and having reviewed the pleadings, exhibits, and Affidavits filed therein, and being otherwise fully advised it is

ORDERED AND ADJUDGED that:

1. The Plaintiff's Motion for Final Summary Judgment is GRANTED. Service of process has been duly and regularly obtained over Owner on November 18, 2019 and over ABBE COHN, PA., on October 28, 2019. The Court has jurisdiction of the parties and the subject matter hereto. The equities are with the Plaintiff.

2. There is due and owing to the Plaintiff on account of the lien herein sought to be foreclosed the following sums:

- (A) **\$12,184.92** Principal from 1/1/18 through 2/17/20;
- (B) **\$ 1,176.04** Pre-Judgment Interest from 1/1/18 through 3/4/20;
- (C) **\$ 990.00** For Costs now taxed;
- (D) **\$ 4,588.50** For reasonable Attorney's Fees;
- (E) **\$ 250.00** For Expert Witness Fees;
- (F) **<\$1,381.69>** Less Sums Credited to Ledger by Associations;
- (G) **<\$5,501.76>** Less funds held in trust

TOTAL **\$12,306.01**, together with post-judgment interest at the rate of 6.83% per annum from the date of entry of this Judgment. Let execution issue forthwith.

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 3/4/2020 11:25:00 AM.****

3. Plaintiff, THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC., whose address 4162 Inverrary Drive, Lauderhill, FL 33319, holds a lien for the total sum referred to above, plus interest, superior to all claims or estates of all named Defendants herein on the following described real property located in Broward County:

**The Condominium Unit No. 410 of Building 6, of THE MANORS OF INVERRARY, according to the Declaration of condominium thereof, as recorded in Official Records Book 5954, at Page 163, of the Public Records of Broward County, Florida.
Including the building and appurtenances located thereon and fixtures situated therein.**

Property Address: 4176 Inverrary Drive #410, Lauderhill, FL 33319.

4. If the total sum with interest at the rate described in paragraph 1 and all costs accrued subsequent to this Judgment are not paid, the clerk of this Court shall sell the property at public sale to the highest bidder for cash, except as prescribed in paragraph 5, on Friday, April 17, 2020, 2020, by electronic sale beginning at 10:00 a.m., at www.broward.realforeclose.com, the Clerk's website for on-line auctions.

5. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if the Plaintiff is not the purchaser of the property at the sale, provided, however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If the Plaintiff is the purchaser, the Clerk shall credit Plaintiff's bid with the total sum with interest and costs accruing subsequent to this Judgment or such part of it as is necessary to pay the bid in full.

6. In the event the Plaintiff is the successful bidder at the sale, the Plaintiff shall be entitled to assign the successful bid to a third party, without further order of the Court, and upon Plaintiff submitting an Assignment of Bid, the Clerk is instructed to issue the Certificate of Title to any third party named therein.

7. On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale, as far as they are sufficient by paying:

- (A) All of the Plaintiff's costs;
- (B) Plaintiff's attorney's fees;
- (C) Documentary Stamps affixed to the Certificate;
- (D) The total sum due Plaintiff, less the items paid, plus post-judgment interest at the rate prescribed in Paragraph 1, from this date to the date of sale;
- (E) By retaining any amount remaining pending the further order of this Court.

8. On filing the Certificate of Sale, Owner's Right of Redemption as prescribed by Fla. Stat. § 45.0315 shall be terminated. On filing the Certificate of Title with respect to the property described in Paragraph 2 above, the Defendants named herein, and all persons claiming by, through, under or against them since the filing of Notice of Lis Pendens in this action, are foreclosed of all estate, interest or claim in the property described in Paragraph 2, and the purchaser or purchasers at the sale shall be let into possession of the property. The Clerk of the Court is ordered to issue a Writ of Possession upon demand by the purchaser or purchasers without further order of this Court.

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 3/4/2020 11:25:00 AM.****

9. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSON WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

10. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

11. IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH ARE YOU ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT AT THE BROWARD COUNTY COURTHOUSE, 201 SOUTHEAST 6TH STREET, FT. LAUDERDALE, FLORIDA WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

12. IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT LEGAL AID SERVICE OF BROWARD COUNTY, INC. AT 491 NORTH STATE ROAD 7, 201, FLORIDA 33317 AT 954-736-2400 TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT LEGAL AID SERVICE OF BROWARD COUNTY, INC. FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

13. Jurisdiction of this action is retained for the entry of further orders as are proper, including and without limitation, a deficiency judgment, an order disbursing surplus funds to Plaintiff for post judgment assessments, fees, interest and attorney fees and costs through the date of the issuance of the Certificate of Title and/or an amended final judgment to include continuing post-judgment assessments, interest, late fees and attorneys fees and costs through the date of the issuance of the Certificate of Title.

DONE AND ORDERED in Chambers in Broward County, Florida, this 4 day of March, 2020.


THE HONORABLE STEVEN P. DELUCA
County Court Judge

Copies furnished to:

See Attached Service List

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 3/4/2020 11:25:00 AM.****

SERVICE LIST FOR CONO-19-013176 (73)

The Frydman Law Group, PLLC
Attorney for Plaintiff
3111 N. University Drive, Suite #403
Coral Springs, FL 33065

**Plaintiff, The Manors of Inverrary
Condominium I Association, Inc.**
4162 Inverrary Drive
Lauderhill, FL 33319

Defendant, Courtney Robinson,
4176 Inverrary Drive, #410
Lauderhill, FL 33319

and

5501 W. Sunrise Blvd.
Lauderhill, FL 33313

Defendant, Abbe Cohn PA.
700 South Andrews Avenue
Fort Lauderdale, FL 33316
abbecohn@abbecohnlaw.com

Filing # 152465295 E-Filed 06/29/2022 06:24:55 PM

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

CASE NO. CONO19013176 DIVISION: 73 JUDGE: DeLuca, Steven P. (73)

Manors Of Inverrary Condominium I Association

Plaintiff(s) / Petitioner(s)

v.

Courtney A Robinson, et al

Defendant(s) / Respondent(s)

_____ /

AMENDED FINAL JUDGMENT OF FORECLOSURE

THIS CAUSE having come before the Court on Plaintiff's Motion to Amend Final Judgment and Reschedule Foreclosure Sale, and the Court having considered the pleadings and proofs submitted, having reviewed the Court file, and being otherwise duly advised in the premises,

It is hereby ADJUDGED that:

1. This Court has jurisdiction of the subject matter hereto and the parties hereto. The equities of this cause are with the Plaintiff. Service of Process has been duly and regularly obtained over the Defendants, COURTNEY A. ROBINSON and ABBE COHN, P.A.

2. **Amounts Due.** There is due and owing to the Plaintiff the following:

Second Stipulation for Settlement Total Amount Due as of 9/30/21	\$6,832.42
Assessments from 10/1/21 through 5/4/22	\$4,216.23
Interest at 10% on Assessments through 5/4/22	\$140.14
Interest at 10% on Assessments from 5/5/22 through 6/29/22	\$63.54
Supplemental Attorney's Fees	\$1,705.00
Payments Received from 10/1/21 through 5/10/22 (applied per statute)	(\$5,338.62)
Grand Total:	\$7,618.71

3. **Interest.** The grand total amount referenced in Paragraph 2 shall bear interest from this date forward at the prevailing legal rate of interest.

4. Lien on Property. Plaintiff, whose address is Wasserstein, P.A., c/o Daniel Wasserstein, 301 Yamato Road, Suite 2199, Boca Raton, Florida 33431, holds a lien for the total sum specified in Paragraph 2, superior to any right, title, interest or claim of the Defendant, and all persons, corporations and other entities claiming by, through or under the Defendant, or any of them, and the property shall be sold free and clear of all claims of the Defendant. The Plaintiff's lien encumbers the following described property in Broward County, Florida:

The Condominium Unit No. 410 of Building 6, of THE MANORS OF INVERRARY, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5954, at Page 163, of the Pubic Records of Broward County Florida. Including the building and appurtenances located thereon and fixtures situated therein.

Street Address: **4176 Inverrary Drive #410, Lauderhill, FL 33319.**

5. Sale of Property. If the grand total amount described in paragraph 2, with interest at the rate described in Paragraph 3, and all fees and costs accrued subsequent to this judgment are not paid within five (5) days, the Clerk of this Court shall sell that property at public sale on this **26TH** day of **AUGUST, 2022** to the highest bidder or bidders for cash, in accordance with Florida Statute 45.031 by electronic sale beginning at 10:00 a.m. on the prescribed date, except as prescribed in Paragraph 6, at: www.broward.realforeclose.com

6. Costs. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if Plaintiff is not the purchaser of the property for sale. If Plaintiff is the purchaser, the Clerk shall credit Plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full. The Clerk shall receive the service charge imposed in Florida Statute 45.031 for services in making, recording, and certifying the sale and title that shall be assessed as costs.

7. Right of Redemption. In accordance with Section 45.0315, Florida Statutes, upon the Clerk filing the Certificate of Sale, Defendant shall forever be barred and foreclosed of any and all equity or right of redemption in and to the property.

8. Distribution of Proceeds. On filing the Certificate of Title, the Clerk shall distribute the

proceeds of the sale so far as they are sufficient, by paying: first, all of the Plaintiff's costs; second, documentary stamps affixed to the Certificate; third, Plaintiff's attorney's fees; fourth, the total sum due to Plaintiff, less the items paid, plus interest at the rate prescribed in Paragraph 3 from this date to the date of the sale. During the sixty (60) days after the Clerk issues the Certificate of Disbursements, the Clerk shall hold the surplus pending further order of this Court. The Clerk is hereby directed to disburse funds to Plaintiff payable to "**WASSERSTEIN, P.A. TRUST ACCOUNT**".

9. Right of Possession. Upon the Clerk filing the Certificate of Title, the Defendant and all persons claiming under or against the Defendant since the filing of the Notice of Lis Pendens shall be forever barred and foreclosed of and from all right, title, interest, claim or demand of any kind or nature whatsoever in and to the property, and the purchaser at the sale, or his or her representative or assigns, shall be let into possession of the property, subject to the provisions of the "Protecting Tenant at Foreclosure Act of 2009."

10. Attorney Fees. This Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that the hours expended by Plaintiff's counsel were reasonable, and that a reasonable hourly rate of up to \$275.00 is appropriate. Plaintiff's counsel represents that the attorney's fee awarded does not exceed his contract fee with the Plaintiff. The Court finds that there are no reduction or enhancement factors for consideration by the Court pursuant to *Florida Patient's Compensation Fund v. Rowe*, 472 So.2d 1145 (Fla. 1985).

11. Jurisdiction. Jurisdiction over the subject matter and the parties hereto is reserved for the purpose of modifying and amending this judgment to include additional sums and assessments accruing before sale, entering such further orders and judgments as are necessary and proper, including but not limited to, writs of possession, deficiency judgments and orders and judgments providing for the extinguishment of any other interest in the subject property subordinate to Plaintiff's interest therein.

**NOTICE PURSUANT TO AMENDMENT
TO SECTION FLORIDA STATUTE 45.031:**

**IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE
ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE**

ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING SURPLUS.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT, 201 SE 6TH STREET, FORT LAUDERDALE, FLORIDA 33301 (TELEPHONE: 954-831-6565) WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN. ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT THE LEGAL AID SOCIETY OF BROWARD COUNTY, 491 N. STATE ROAD 7, PLANTATION, FLORIDA 33317 (TELEPHONE: 954-765-8950) TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL

AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT THE LEGAL AID SOCIETY OF BROWARD COUNTY, 491 N. STATE ROAD 7, PLANTATION, FLORIDA 33317 (TELEPHONE: 954-765-8950), YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED in Chambers at Broward County, Florida on 29th day of June, 2022.

CONO19013176 06-29-2022 1:30 PM


CONO19013176 06-29-2022 1:30 PM
Hon. Steven P. DeLuca
COUNTY JUDGE
Electronically Signed by Steven P. DeLuca

Copies Furnished To:

Abbe Cohn , E-mail : efile@abbecohnlaw.com
Abbe Cohn , E-mail : abbecohn@abbecohnlaw.com
Abbe Cohn , E-mail : AbbeCohn@AbbeCohnLaw.com
Daniel Wasserstein , E-mail : danw@wassersteinpa.com
Jay S Warman , E-mail : jay@warmanlaw.com
Jay S Warman , E-mail : jaywarmanlaw@gmail.com
Joshua A. Christensen, Esq. , E-mail : josh@lawllg.com
Nicolas Lampariello , E-mail : pleadings@lawllg.com
Nicolas Lampariello , E-mail : nic@lawllg.com
The Frydman Law Group, PLLC , E-mail : rachel@frydmanlawgroup.com
The Frydman Law Group, PLLC , E-mail : robin@frydmanlawgroup.com

This Space Reserved for County Recorder Use

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

Today's Date: JUNE 16, 2016

Invoice Number: 20112

Invoice Date: JULY 1, 2015

STATE OF FLORIDA,

COUNTY OF BROWARD:

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

FIVE HUNDRED FORTY SEVEN DOLLARS AND FORTY FIVE 45/100 CENT(S), (\$547.45) 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: MANORS OF INVERRARY CONDO I ASSN INC % FLORIDA COMM LAW

LEGAL DESCRIPTION: MANORS OF INVERRARY 1-9 CONDO UNIT 207

FOLIO #: 4941 23 GC 0170

PROPERTY ADDRESS WHERE VIOLATION OCCURRED: 4168 INVERRARY DRIVE 207, LAUDERHILL

MAILING ADDRESS: 1000 E HALLANDALE BCH BLVD STE B HALLANDALE BEACH FL 33009

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

Affiant

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

WITNESSES:

Juli M Bay
WITNESS #1 - Sign Name Here

Juli M Bay
Print Name Here

Regina Anderson
WITNESS #2 - Sign Name Here

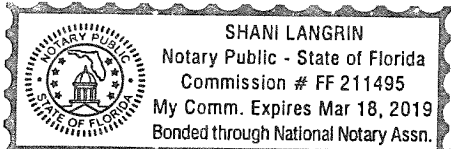
Regina Anderson
Print Name Here

Charles Faranda
CHARLES FARANDA, City Manager
City of Lauderhill
5581 W. Oakland Park Blvd. Lauderhill, FL, 33313

STATE OF FLORIDA:
COUNTY OF BROWARD:

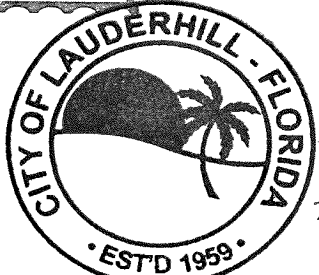
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared CHARLES FARANDA, City Manager of Lauderhill, personally known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same. SWORN TO and SUBSCRIBED before me in the County and State as aforesaid this 27 day of June 2016.

Shani Langrin
NOTARY PUBLIC, State of Florida
Print Name: Shani Langrin
My Commission Expires:



State of Florida:
Broward County:

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



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

27 day of June 2016
Andrea M. Anderson
Andrea M. Anderson, City Clerk

Case Number: CONO-19-013176 Division: 73
Filing # 97762630 E-Filed 10/23/2019 03:48:01 PM

IN THE COUNTY COURT IN AND FOR
BROWARD COUNTY, FLORIDA

CASE NO.:

THE MANORS OF INVERRARY CONDOMINIUM
I ASSOCIATION, INC., a Florida not for profit
corporation

Plaintiff,

v.

COURTNEY A. ROBINSON, TENANT #1 and
TENANT #2, the names being fictitious to account
for parties in possession, all UNKNOWN PARTIES
claiming by and through, under, and against the
herein named individual Defendant who are not
known to be dead or alive, whether said unknown
parties may claim an interest, as Spouses, Heirs,
Devises, Grantees, or other Claimant, if any, and
ABBE COHN, PA.,

Defendant.

NOTICE OF LIS PENDENS

TO: THE ABOVE-NAMED DEFENDANTS AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that a suit was instituted by the above-named Plaintiff against the above-named Defendants seeking to foreclose a claim of lien by the Plaintiff encumbering the following described real property located in BROWARD COUNTY, Florida:

**The Condominium Unit No. 410 of Building 6, of THE MANORS OF INVERRARY, according to the Declaration of condominium thereof, as recorded in Official Records Book 5954, at Page 163, of the Public Records of Broward County, Florida, Including the building and appurtenances located thereon and fixtures situated therein
Property Address: 4176 Inverrary Drive #410, Lauderhill, FL 33319**

DATED on October 23, 2019

THE FRYDMAN LAW GROUP, PLLC
3111 N. University Drive, Suite #403
Coral Springs, FL 33065
Telephone: (954) 227-3916
Facsimile: (954) 227-3917
Primary E-Mail: robin@frydmanlawgroup.com

Robin Frydman Schall, Esq.

Robin Frydman Schall, Esq.
Florida Bar No. 826693

This law firm may be deemed a "debt collector" under the Fair Debt Collection Practices Act. We are attempting to collect a debt, and any information obtained will be used for that purpose only.

THE FRYDMAN LAW GROUP, PLLC
3111 N. UNIVERSITY DRIVE, SUITE #403 • CORAL SPRINGS, FLORIDA 33065 • TELEPHONE 954.227.3916 • FACSIMILE 954.227.3917

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

IN RE: THE FORMER MARRIAGE OF:

CASE NO.: 12-03694(37) (98)

ELLA M. ROBINSON,
Petitioner/Former Wife,

JUDGE: DALE C. COHEN

and

COURTNEY A. ROBINSON,
Respondent/Former Husband. /

Filed In Open Court,
CLERK OF THE CIRCUIT COURT
ON 5/15/19
BY [Signature]

FINAL JUDGMENT

THIS CAUSE having come to be heard on the Petitioner/Former Wife's Motion for Determination of the Amount of Attorney Fees, Suit Monies and Costs, & Other Relief and the Court being fully advised in the premises, it is hereupon

ORDERED AND ADJUDGED

1. The Respondent/Former Husband, Courtney Robinson, social security number [REDACTED], address 4176 Inverrary Drive #410, Lauderhill, FL 33319, is indebted to Abbe Cohn Esquire of Abbe Cohn, P.A., located at 700 South Andrews Avenue, Fort Lauderdale, Florida 33316 in the amount of \$3,094.47 for attorney's fees and costs plus interest at the current highest statutory rate: to wit 6.33% until paid in full and that execution shall issue forthwith.

2. The Court reserves jurisdiction to enforce this Final Judgment.

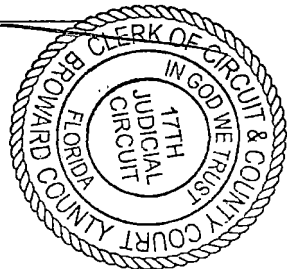
3. All orders not inconsistent with this Final Judgment shall remain in full force and effect.

DONE AND ORDERED in Chambers at Fort Lauderdale, Florida on this 15 day of February 2019.

STATE OF FLORIDA
BROWARD COUNTY
I DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the Circuit Court Clerk of Broward County, Florida.
WITNESS my hand and Official Seal at Fort Lauderdale, Florida, this 15 day of MAY 2019

DALE C. COHEN
CIRCUIT COURT JUDGE

Copies furnished:
Abbe Cohn, Esquire
Courtney A. Robinson



[Signature]
Deputy Clerk

14

This Instrument was prepared by:
Broward County Property Appraiser's Office
115 S. Andrews Ave. Room 111
Fort Lauderdale, FL 33301-1899
954-357-6830 - www.bcpa.net

Re: Property ID: 494123-DM-0440

**SATISFACTION OF
NOTICE OF INSUFFICIENCY OF DEED**

COMES NOW Lori Parrish, in her official capacity as the Broward County Property Appraiser, by and through the undersigned Deputy Property Appraiser who, being duly sworn and under oath, gives notice to the following parties:

BANK OF NEW YORK MELLON	CWALT INC ALTERNATIVE LOAN TRUST 2006-0A14
BROWARD COUNTY CIRCUIT COURT 345 E 54 ST #4G NEW YORK NY 10022	NOBOA, MICHELLE

that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County (Book 50362, Page 336) CURED the defect that caused the Notice of Insufficiency of Deed to be recorded in the official records of Broward County (Book 50070, Page 397). Accordingly, said property transfer will be properly entered into the official tax roll of Broward County. Done this 13th day of December, 2013, in Fort Lauderdale, Broward County, Florida.

LORI PARRISH
BROWARD COUNTY PROPERTY APPRAISER

By: Patti Huston
Deputy Appraiser

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to or affirmed and signed by me on December 13, 2013 by Patti Huston, a Deputy Appraiser, who is personally known.

[Seal]

NOTARY PUBLIC

Exhibit A - Page 1 of 6

INSTR # 111953026, OR BK 50362 PG 336, Page 1 of 6, Recorded 11/26/2013 at 08:59 AM, Broward County Commission, Deputy Clerk 2085

This instrument was Prepared by:
Phelia Malinan, PLC
2727 W Cypress Creek Rd.
Fort Lauderdale, FL 33309
PH 12058

[Space Above This Line For Recording Date]

Affidavit

Before me, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared Annabella Barboza ("Affiant"), who, after being by me first duly sworn, deposes and says the following:

1. This Affidavit is given in connection with that certain real property located at 4176 Inverrary Drive, Unit 410, Lauderdale, FL 33319 (the "Property") which is more particularly described as follows:

UNIT No. 410 OF THE MANORS OF INVERRARY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5954, PAGE 143 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2. Affiant is an attorney, licensed to practice law in the State of Florida and has personal knowledge of the facts contained in this Affidavit.
3. The Bank of New York Mellon (d/a Bank of New York, as Trustee for the Certificateholders CWA1.T, Inc. Alternative Loan Trust 2006-OA14, Mortgage Pass-Through Certificates, Series 2006-OA14 ("Bank of New York Mellon") initiated foreclosure action of the Property under Case No. 2008-048542-CA at the Circuit Court of Broward County, Florida.
4. On December 20, 2011, the Court entered a Final Judgment of Foreclosure in favor of the Bank of New York Mellon. The foreclosure sale took place on February 23, 2012 and the Bank of New York Mellon was the successful bidder. The Certificate of Title was issued on March 6, 2012 and recorded in Official Records Book 48619, Page 1300 of the Public Records of Broward County, Florida.
5. On March 13, 2012, in an effort to exhaust loss mitigation options, the Bank of New York Mellon filed Plaintiff's Motion to Vacate Foreclosure Sale held on February 23, 2012 and Canceling the issuance of the Certificate of Title. The order granting Plaintiff's motion was entered on March 22, 2012. A certified copy of the motion and order are attached herein as Exhibit A.
6. The Foreclosure Sale was re-scheduled and it took place on May 30, 2013. The Bank of New York Mellon was the successful bidder and the Certificate of Title was issued on June 26, 2013 and recorded in Official Records Book 49945, Page 385 of the Public Records of Broward County, Florida.
7. This affidavit is made to clear any potential cloud on the title to the Property as a result of that certain Notice of Insufficiency of Deed recorded in Official Records Book 50070, Page 397 of the Public Records of Broward County, Florida.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true and correct to the best of my knowledge.

Annabella Barboza
Annabella Barboza

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn and subscribed to before me, on this 21st day of November, 2013 by Annabella Barboza

Notary Public in and for the State of Florida



Exhibit A - Page 2 of 6

INSTR # 111953026, OR BK 50362 PG 337, Page 2 of 6

MP

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA
CASE NO.: CACE08048542 - 1)

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA14, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA14
Plaintiff,

vs.

MICHELLE NOBOA A/K/A MICHELLE MARIE NOBOA, et al
Defendant(s)

FILED
CLERK OF COURT
BROWARD COUNTY, FLORIDA
2012 MAR 15 AM 11:20
CIRCUIT CIVIL-2

MOTION TO VACATE FORECLOSURE SALE HELD ON FEBRUARY 23, 2012, AND CANCELING THE ISSUANCE OF CERTIFICATE OF TITLE

COMES NOW, Plaintiff, THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA14, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA14, by and through its undersigned counsel hereby files this Motion to Vacate Foreclosure Sale Held February 23, 2012 and Canceling the Issuance of Certificate of Title in support therefore states:

1. On December 20, 2011, this Court entered a Final Judgment of Foreclosure pursuant to which a foreclosure sale was scheduled for February 23, 2012.
2. On February 23, 2012 sale was held and THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA14, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA14 was successful bidder.
3. Plaintiff wishes to vacate the foreclosure sale held on February 23, 2012 to allow Plaintiff time to review the loan for a possible Loan Modification.

PII # 12068

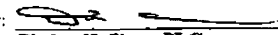
Exhibit A - Page 3 of 6

INSTR # 111953026, OR BK 50362 PG 338, Page 3 of 6

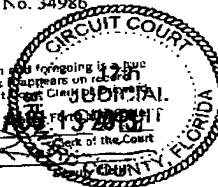
WHEREFORE, Plaintiff requests that this Court enter an Order vacating the Foreclosure Sale held on February 23, 2012 and Canceling the Issuance of Certificate of Title in the above-referenced action.

I HEREBY CERTIFY that a copy of the foregoing was sent by U.S. Mail to all parties on the attached Service List, this 15th day of March, 2012.

PHILAN HALLINAN PLC
888 SE 3rd Avenue
Suite 201, Ft. Lauderdale, FL 33316
T: 954-462-7000
F: 954-462-7001

By: 
Phelan Hallinan PLC
Drew T. Melville, Esq., Florida Bar No. 34986
Attorney for Plaintiff

STATE OF FLORIDA
BROWARD COUNTY
I DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the Circuit Clerk of Broward County, Florida.
WITNESS my hand and Official Seal of the Court this 15th day of March, 2012.



PII # 12068

Exhibit A - Page 4 of 6

INSTR # 111953026, OR BK 50362 PG 339, Page 4 of 6

SERVICE LIST
CASE NO.: CACE08048542

MICHELLE NOBOA A/K/A MICHELLE MARIE NOBOA
3720 NW 88TH AVENUE, APT 126
SUNRISE, FL 33351

MICHELLE NOBOA A/K/A MICHELLE MARIE NOBOA
4176 INVERRARY DRIVE, APARTMENT 410
LAUDERHILL, FL 33319-4505

BAUMAN & KANNER
Attn: DAVID M. BAUMAN, Esq.
4050 W BROWARD BOULEVARD
PLANTATION, FL 33317-3767
Attorney for Defendant THE MANORS OF INVERRARY CONDOMINIUM ASSOCIATION, INC.

JANE DOE A/K/A DIONNA HARRISON
4176 INVERRARY DRIVE, APARTMENT 410
LAUDERHILL, FL 33319-4505

PHELAN HALLINAN PLC
888 SE 3rd Avenue
Suite 201
Fl. Lauderdale, FL 33316

PH # 17068

Exhibit A - Page 5 of 6

INSTR # 111953026, OR BK 50362 PG 340, Page 5 of 6

BM

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA
CASE NO.: CACE08048542 - U

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA14, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA14
Plaintiff,

vs.

MICHELLE NOBOA A/K/A MICHELLE MARIE NOBOA, et al
Defendant(s)

2012 MAR 29 PM 1:39
CIRCUIT COURT CLERK

ORDER GRANTING PLAINTIFF'S MOTION TO VACATE FORECLOSURE SALE HELD ON FEBRUARY 23, 2012 AND CANCELING THE ISSUANCE OF CERTIFICATE OF TITLE

THIS CAUSE having come before the Court upon Plaintiff's Motion to Vacate Foreclosure Sale Held February 23, 2012 and Canceling the Issuance of Certificate of Title, same having been considered, and the Court being otherwise fully advised in the premises, it is hereby:

ORDERED AND ADJUDGED as follows:

1. That Plaintiff's Motion to Vacate Foreclosure Sale is hereby GRANTED/
2. The Foreclosure Sale held on February 23, 2012 is hereby vacated.

DONE AND ORDERED in Chambers at Ft. Lauderdale, BROWARD County, Florida, this

22 day of March, 2012

CIRCUIT COURT JUDGE

Copies furnished to:
See attached Service List

STATE OF FLORIDA
BROWARD COUNTY
I DO HEREBY CERTIFY that this is a true and correct copy of the original as it appears on record and file in the office of the Circuit Court Clerk, Broward County, Florida.
WITHIN my Hand and Official Seal at Fort Lauderdale, Florida.

17th
17th
17th

PH # 12068

Exhibit A - Page 6 of 6

INSTR # 111953026, OR BK 50362 PG 341, Page 6 of 6

SERVICE LIST
CASE NO.: CACE08048542

MICHELLE NOBOA A/K/A MICHELLE MARIE NOBOA
3720 NW 88TH AVENUE, APT 126
SUNRISE, FL 33351

MICHELLE NOBOA A/K/A MICHELLE MARIE NOBOA
4176 INVERRARY DRIVE, APARTMENT 410
LAUDERHILL, FL 33319-4505

BAUMAN & KANNER
Attn: DAVID M. BAUMAN, Esq.
4050 W BROWARD BOULEVARD
PLANTATION, FL 33317-3767
Attorney for Defendant THE MANORS OF INVERRARY CONDOMINIUM ASSOCIATION, INC.

JANE DOE A/K/A DIONNA HARRISON
4176 INVERRARY DRIVE, APARTMENT 410
LAUDERHILL, FL 33319-4505

PHELAN HALLINAN PLC
888 SE 3rd Avenue
Suite 201
Ft. Lauderdale, FL 33316

PH # 12068

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This Instrument was prepared by:
Broward County Property Appraiser's Office
115 S. Andrews Ave. Room 111
Fort Lauderdale, FL 33301-1899
954-357-6830 - www.bcpa.net

Re: Property ID: 494123-DM-0440

NOTICE OF INSUFFICIENCY OF DEED

COMES NOW Lori Parrish, in her official capacity as the Broward County Property Appraiser, by and through the undersigned Deputy Property Appraiser who, being duly sworn and under oath, gives notice to the following parties:

BANK OF NEW YORK MELLON

CWALT INC ALTERNATIVE LOAN TRUST 2006-0A14

BROWARD COUNTY CIRCUIT COURT
345 E 54 ST #4G
NEW YORK NY 10022

NOBOA, MICHELLE

that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County at Book 49945, Page 385 appears to be legally insufficient for the following reason:

- There is a previous Certificate of Title OR Book 48619 Page 1300, which was issued and recorded for this same case with a foreclosure sale date of 2/23/12. We are unable to locate any recorded order vacating that Certificate of Title. We are unable to process this new Certificate of Title OR Book 49945 Page 385 until that prior Certificate of Title is vacated and that vacate order is recorded with Broward County Records Division. Also, the property was sold by Bank of New York Mellon to Chin S. Low in Sept. 2012 per Special Warranty Deed OR Book 49241 Page 1237. If you need further assistance, please contact Mrs. Edda E. Torres at 954-357-6880 or via E-Mail: etorres@bcpa.net

Accordingly, said property transfer will not be entered into the official tax roll of Broward County. Done this 9th day of August, 2013, in Fort Lauderdale, Broward County, Florida.

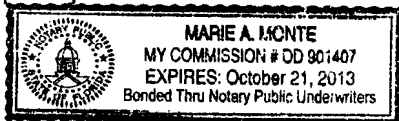
LORI PARRISH
BROWARD COUNTY PROPERTY APPRAISER

By: Patti Huston *Patti Huston*
Deputy Appraiser

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to or affirmed and signed by me on August 9, 2013 by Patti Huston, a Deputy Appraiser, who is personally known.

[Seal]



Marie Monte
NOTARY PUBLIC

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Exhibit A - Page 1 of 1

INSTR # 111642874, OR BK 49945 PG 385, Page 1 of 1, Recorded 07/02/2013 at 09:16 AM, Broward County Commission, Doc. D: \$0.70 Deputy Clerk 3110

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

BANK OF NEW YORK MELLON
Plaintiff

CACE-08-048542
Division: 11

VS.
NOBOA, MICHELLE : MANORS OF INVERRARY CONDO I
Defendant

Certificate of Title

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on May 30, 2013, 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 NO. 410, OF THE MANORS OF INVERRARY, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 9954, PAGE 163, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Property address: **4176 INVERRARY DRIVE, APARTMENT 410
LAUDERHILL, FL 33319-4505**

Was sold to: THE BANK OF NEW YORK MELLON, FKA/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA14, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA14
C/O Phelan Hallinan PLC 2727 West Cypress Creek Road Ft. Lauderdale, FL, 33309

Witness my hand and the seal of this court on June 26, 2013.



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

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

CIRCUIT CIVIL 2013 JUN 26 PM 12:18 FILED FOR RECORD CLERK OF CIRCUIT COURT BROWARD COUNTY, FLA

DATE: December 1st, 2022
PROPERTY ID # 494123-DM-0440 (TD # 49227)

WARNING

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

COURTNEY A. ROBINSON
4176 INVERRARY DRIVE, #410
LAUDERHILL, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4176 INVERRARY DR #410 LAUDERHILL, FL 33319 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 December 30, 2022\$7,439.00
- Or
- * Estimated Amount due if paid by January 17, 2023\$7,533.93

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 18, 2023 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: December 1st, 2022
PROPERTY ID # 494123-DM-0440 (TD # 49227)

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ABBE COHN ESQUIRE OF ABBE COHN, P.A.
700 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33316

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

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

DATE: December 1st, 2022
PROPERTY ID # 494123-DM-0440 (TD # 49227)

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THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC. ROBIN FRYDMAN
SCHALL, ESQ., THE FRYDMAN LAW GROUP, PLLC
3111 N. UNIVERSITY DRIVE, SUITE #403
CORAL SPRINGS, FL 33065

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DATE: December 1st, 2022
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THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC. WASSERSTEIN,
P.A., C/O DANIEL WASSERSTEIN
301 YAMATO ROAD, SUITE 2199
BOCA RATON, FL 33431

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FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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DATE: December 1st, 2022
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THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC.

PO BOX 803555
DALLAS, FL 75380

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WASSERSTEIN, P.A., REGISTERED AGENT, O/B/O THE MANORS OF INVERRARY
CONDOMINIUM I ASSOCIATION, INC.
301 YAMATO ROAD, SUITE 2199
BOCA RATON, FL 33431

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

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

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4162 INVERRARY DRIVE
LAUDERHILL, FL 33319

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- * Estimated Amount due if paid by January 17, 2023\$7,533.93

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 18, 2023 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/recordstaxestresury

7021 2720 0001 0403 7684

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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 Postage
\$ _____

Sent To

Street and

City, State,

TD 49227 JANUARY 2023 WARNING
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

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<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
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\$ _____

Total

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Sent

Street

City

TD 49227 JANUARY 2023 WARNING
COURTNEY A. ROBINSON
4176 INVERRARY DRIVE, #410
LAUDERHILL, FL 33319

7021 2720 0001 0403 7691

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

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Postage

\$ _____

Total Postage

\$ _____

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Street and Ap

City, State, ZIP+4®

TD 49227 JANUARY 2023 WARNING
THE MANORS OF INVERRARY
CONDOMINIUM I ASSOCIATION, INC.
4162 INVERRARY DRIVE
LAUDERHILL, FL 33319

7021 2720 0001 0403 7707

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

Postmark
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Total	TD 49227 JANUARY 2023 WARNING
\$	THE MANORS OF INVERRARY CONDO I ASSOC,
Sen	INC. WASSERSTEIN, P.A., C/O DANIEL
Stre	WASSERSTEIN
City,	301 YAMATO ROAD, SUITE 2199
	BOCA RATON, FL 33431

7021 2720 0001 0403 7714

7021 2720 0001 0403 7721

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

Postmark
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Postage

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Total

\$

Sent

Street

City

TD 49227 JANUARY 2023 WARNING
THE MANORS OF INVERRARY
CONDOMINIUM I ASSOCIATION, INC.
 PO BOX 803555
 DALLAS, TX 75380

7021 2720 0001 0403 7738

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

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Total Postage

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City, State, ZIP+4®

TD 49227 JANUARY 2023 WARNING
THE MANORS OF INVERRARY
CONDOMINIUM I ASSOCIATION, INC.
PO BOX 803555
DALLAS, FL 75380

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

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

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TD 49227 JANUARY 2023 WARNING
WASSERSTEIN, P.A., REGISTERED AGENT, O/B/O
THE MANORS OF INVERRARY CONDOMINIUM I
ASSOCIATION, INC.
301 YAMATO ROAD, SUITE 2199
BOCA RATON, FL 33431

7021 2720 0001 0403 7745

7021 2720 0001 0403 7752

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<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 Pos

\$ _____

Sent To

Street and

City, State

TD 49227 JANUARY 2023 WARNING
 THE MANORS OF INVERRARY CONDOMINIUM I
 ASSOCIATION, INC. ROBIN FRYDMAN SCHALL,
 ESQ., THE FRYDMAN LAW GROUP, PLLC
 3111 N. UNIVERSITY DRIVE, SUITE #403
 CORAL SPRINGS, FL 33065

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

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

Postmark
Here

Postage

\$ _____

Total F

\$ _____

Sent To

Street

City, Sta

TD 49227 JANUARY 2023 WARNING
CITY OF LAUDERHILL FINANCE DEPT.
5581 W OAKLAND PARK
LAUDERHILL, FL 33313

7021 2720 0001 0403 7769

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OFFICIAL USE

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

Postmark
Here

Postage

\$ _____

Total

\$ _____

Sent

Street

City, &

TD 49227 JANUARY 2023 WARNING
ABBE COHN ESQUIRE OF ABBE COHN, P.A.
700 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33316

7027 2720 0001 0403 7776

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 49227 JANUARY 2023 WARNING
THE MANORS OF INVERRARY CONDO ASSOC,
INC. WASSERSTEIN, P.A., C/O DANIEL
WASSERSTEIN
301 YAMATO ROAD, SUITE 2199
BOCA RATON, FL 33431



9590 9402 7379 2028 3741 50

2. Article Number (Transfer from service label)

7021 2720 0001 0403 7714

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

Agent

Addressee

B. Received by (Printed Name)

P. Walker

C. Date of Delivery

12/5/22

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 Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

All 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 49227 JANUARY 2023 WARNING
WASSERSTEIN, P.A., REGISTERED AGENT, O/B/O
THE MANORS OF INVERRARY CONDOMINIUM I
ASSOCIATION, INC.
301 YAMATO ROAD, SUITE 2199
BOCA RATON, FL 33431



9590 9402 7379 2028 3730 78

(Transfer from service label)

7021 2720 0001 0403 7745

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

P Walker

C. Date of Delivery

12/5/22

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

Mail Restricted Delivery
(0)

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.

Article Addressed to:

**TD 49227 JANUARY 2023 WARNING
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313**



9590 9402 7379 2028 3741 36

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 G. Burke 12/6/22

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

3. Service Type

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

Article Number (Transfer from service label)

7021 2720 0001 0403 7684

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.

Article Addressed to:

TD 49227 JANUARY 2023 WARNING
 CITY OF LAUDERHILL FINANCE DEPT.
 5581 W OAKLAND PARK
 LAUDERHILL, FL 33313

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

EPURICA 12.6.2022

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



9590 9402 7379 2028 3730 54

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

2. Article Number (Transfer from service label)

7021 2720 0001 0403 7769

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 4927 JANUARY 2023 WARNING
 THE MEMBERS OF INVERRARY CONDOMINIUM I
 ASSOCIATION, INC. ROBIN FRYDMAN SCHALL,
 ESQ., THE FRYDMAN LAW GROUP, PLLC
 3111 N. UNIVERSITY DRIVE, SUITE #403
 CORAL SPRINGS, FL 33065



9590 9402 7379 2028 3730 61

2. Article Number (Transfer from service label)

7021 2720 0001 0403 7752

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Mania Lima* Agent
 Addressee

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

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

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail 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 49227 JANUARY 2023 WARNING
 ABBE COHN ESQUIRE OF ABBE COHN, P.A.
 700 SOUTH ANDREWS AVENUE
 FORT LAUDERDALE, FL 33316



2. Article Number (Transfer from service label)

7021 2720 0001 0403 7776

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
 Mica G 12/5/22

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

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 Address

TD 49227 JANUARY 2023 WARNING
 THE MANORS OF INVERRARY
 CONDOMINIUM I ASSOCIATION, INC.
 PO BOX 803555
 DALLAS, TX 75380



9590 9402 7379 2028 3730 92

2. Article Number (Transfer from service label)

702112720 0001 0403 17721

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 12/6

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 Delivery
 - Signature Confirmation®
 - Signature Confirmation Restricted Delivery

all 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 49227 JANUARY 2023 WARNING
 THE MANORS OF INVERRARY
 CONDOMINIUM I ASSOCIATION, INC.
 PO BOX 803555
 DALLAS, FL 75380



9590 9402 7379 2028 3730 85

2. Article Number (Transfer from service label)

7021 2720 0000 0403 1738

COMPLETE THIS SECTION ON DELIVERY

(A) Signature Agent
 Addressee

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

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

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restrict Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

Insured Mail (all Restricted Delivery)