

# **TitleExpress<sup>®</sup>**

**A service of Grant Street Group**

**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222**

**Phone: (412) 391-5555 Fax: (412) 391-7608**

**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**

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

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 08/15/2022

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 08/10/2022

**CERTIFICATE #** 2019-6119

**ACCOUNT #** 494123DJ0310

**ALTERNATE KEY #** 238106

**TAX DEED APPLICATION #** 49401

**COUNTY, STATE:** BROWARD, FL

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

### LEGAL DESCRIPTION:

Condominium Unit No. 309, CONDOMINIUM I-4 OF THE MANORS OF INVERRARY a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5954, Page 711, of the Public Records of Broward County, Florida, and all amendments thereto, together with an undivided interest in the common elements appurtenant thereto.

**PROPERTY ADDRESS:** 4158 INVERRARY DRIVE #309, LAUDERHILL FL 33319

### OWNER OF RECORD ON CURRENT TAX ROLL:

NARDLEY PRENDERGAST

4158 INVERRARY DR #309

LAUDERHILL, FL 33319

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

NARDLEY PRENDERGAST

OR: 51082, Page: 1545

133 NW 45TH AVENUE

PLANTATION, FL 33317 (Per Deed)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

RAM TAX LIEN FUND LP

RTLFL-FL, LLC

PO BOX 8401

CAROL STREAM, IL 60197 (Tax Deed Applicant)

BROWARD COUNTY

OR: 38517, Page: 1968

CLERK OF THE CIRCUIT COURT

(Per Lien. No address found on document)

CITY OF LAUDERHILL FINANCE DEPT.

Instrument: 113997248

5581 W OAKLAND PARK

Instrument: 117386601

LAUDERHILL, FL 33313 (Per Lien)

LESWILL INVESTMENT CORP.  
20764 WEST DIXIE HIGHWAY  
AVENTURA, FL 33180 (Per Lien)

Instrument: 115477308

THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC.  
PO BOX 803555  
DALLAS, FL 75380 (Per Sunbiz. Declaration in 5954-711)

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 DJ 0310

**CURRENT ASSESSED VALUE:** \$68,490

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

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

Warranty Deed

OR: 16243, Page: 454

Warranty Deed

OR: 37732, Page: 1597

Quit Claim Deed

OR: 46254, Page: 1198

Certificate of Title

OR: 50466, Page: 1322

**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 #49401

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	PRENDERGAST, NARDLEY 4158 INVERRARY DR #309 LAUDERHILL, FL 33319	NARDLEY PRENDERGAST 133 NW 45TH AVENUE PLANTATION, FL 33317	THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC. 9050 PINES BLVD STE 480 PEMBROKE PINES, FL 33024
THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC. PO BOX 803555 DALLAS, FL 75380	THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC. PO BOX 803555 DALLAS, TX 75380	THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC. 4162 INVERRARY DRIVE LAUDERHILL, FL 33319	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
CITY OF LAUDERHILL FINANCE DEPT. 5581 W OAKLAND PARK LAUDERHILL, FL 33313	BROWARD COUNTY CLERK OF THE CIRCUIT COURT 201 S.E. 6TH STREET, ROOM 18150 FORT LAUDERDALE, FL 33301	LESWILL INVESTMENT CORP C/O WARD, DAMON, POSNER, PHETERSON & BLEAU 4420 BEACON CIRCLE WEST PALM BEACH, FL 33407	LESWILL INVESTMENT CORP. 20764 WEST DIXIE HIGHWAY AVENTURA, FL 33180

**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 # 118444531  
Recorded 10/07/22 at 12:26 PM  
Broward County Commission  
1 Page(s)  
#19

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 49401

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-DJ-0310  
Certificate Number: 6119  
Date of Issuance: 05/26/2020  
Certificate Holder: RAM TAX LIEN FUND LP RTLF-FL, LLC  
Description of Property: THE MANORS OF INVERRARY I-4  
CONDO  
UNIT 309  
PER CDO BK/PG: 5954/711  
Name in which assessed: PRENDERGAST,NARDLEY  
Legal Titleholders: PRENDERGAST,NARDLEY  
4158 INVERRARY DR #309  
LAUDERHILL, FL 33319

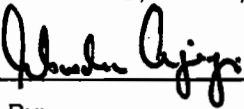
All of said property being in the County of Broward, State of Florida.

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: 8875.61



# Broward County, Florida

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

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Certificate Number: 6119

Date of Issuance: 05/26/2020

Certificate Holder: RAM TAX LIEN FUND LP RTLFL-FL, LLC

Description of Property: THE MANORS OF INVERRARY I-4  
CONDO  
UNIT 309  
PER CDO BK/PG: 5954/711

Condominium Unit No. 309, CONDOMINIUM I-4 OF THE MANORS OF INVERRARY a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5954, Page 711, of the Public Records of Broward County, Florida, and all amendments thereto, together with an undivided interest in the common elements appurtenant thereto.

Name in which assessed: PRENDERGAST, NARDLEY

Legal Titleholders: PRENDERGAST, NARDLEY  
4158 INVERRARY DR #309  
LAUDERHILL, FL 33319

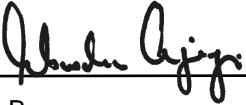
All of said property being in the County of Broward, State of Florida.

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 21st 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: 11869.50

**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

49401  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 6119

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

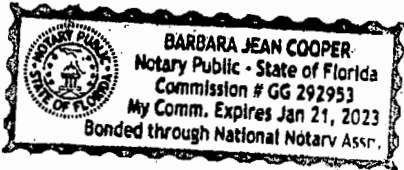
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*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 49401**

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-DJ-0310  
Certificate Number: 6119  
Date of Issuance: 05/26/2020

Certificate Holder:  
RAM TAX LIEN FUND LP, RTLF-FL, LLC

Description of Property:  
THE MANORS OF INVERRARY I-4 CONDO UNIT 309 PER CDO BK/PG: 5954/711 Condominium Unit No. 309, CONDOMINIUM I-4 OF THE MANORS OF INVERRARY a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5954, Page 711, of the Public Records of Broward County, Florida, and all amendments thereto, together with an undivided interest in the common elements appurtenant thereto.

Name in which assessed:  
PRENDERGAST, NARDLEY  
Legal Titleholders:  
PRENDERGAST, NARDLEY

4158 INVERRARY DR #309  
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 21th 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: 11869.50  
401-314

12/15-22-29 1/5 22-13/0000634298B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22045594

Broward County, FL VS Nardley Prendergast

**RETURN OF SERVICE**



Court Case # TD 49401

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: **Nardley Prendergast 4158 Inverrary Drive #309 Lauderhill FL 33319**

Served:

Not Served:

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

Date: 12/07/2022 Time: 3:25 PM

On Nardley Prendergast 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](http://www.sheriff.org) and clicking on the icon "Service Inquiry"

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

By: *Sherice 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-DJ-0310 (TD #49401)

# 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 11:28  
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 .....\$9,117.39

Or

\* Amount due if paid by January 17, 2023 .....\$9,234.61

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

PRENDERGAST, NARDLEY  
4158 INVERRARY DR #309  
LAUDERHILL, FL 33319

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



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

## Detail by Entity Name

Florida Not For Profit Corporation

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**

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

**Document Images**

<a href="#">05/17/2022 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2022 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/29/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/27/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">12/14/2020 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">05/12/2020 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/09/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/13/2019 -- Amendment</a>	View image in PDF format
<a href="#">03/07/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/13/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/09/2017 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/22/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/02/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/14/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/06/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">09/27/2012 -- Amendment</a>	View image in PDF format
<a href="#">03/30/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/31/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/02/2010 -- Amendment</a>	View image in PDF format
<a href="#">04/26/2010 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">01/25/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/19/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/02/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/01/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/11/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/02/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/02/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/17/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/19/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/03/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/17/2000 -- ANNUAL REPORT</a>	View image in PDF format

[05/04/1999 -- ANNUAL REPORT](#)

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[04/14/1998 -- ANNUAL REPORT](#)

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[04/17/1997 -- ANNUAL REPORT](#)

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[04/16/1996 -- ANNUAL REPORT](#)

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[04/03/1995 -- ANNUAL REPORT](#)

[View image in PDF format](#)

Property I.D. # 9123-DJ-031

Grantor S.S. / Name- JOSE BEHAR

Grantee S.S. / Name- SANDRA A. BEHAR

This instrument was prepared by:  
**CHARLES B. BUTMAN, P.A.**  
ATTORNEY AT LAW  
PLANTATION BUILDING  
7063 N.W. 4th STREET  
PLANTATION, FLORIDA 33317

# Warranty Deed 89090010

This Indenture, Made this 2nd day of March 19 89 . **Between**

**BEULAH PUSKIN**, a single woman

of the County of **Broward** , State of **Florida** , grantor\*, and

**JOSE BEHAR and SANDRA A. BEHAR**, his wife

whose post office address is **4158 Inverrary Drive, Lauderhill**

of the County of **Broward** , State of **Florida** 33319 , grantee\*.

**Witnesseth**, That said grantor, for and in consideration of the sum of **TEN (\$10.00)** - - - Dollars, 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:

The Condominium Parcel known as Apartment 309, of Condominium 1-4 of THE MANORS OF INVERRARY, a Condominium according to the Declaration of Condominium thereof, recorded in O.R. Book 5954, Pages 711 through 775, of the Public Records of Broward County, Florida, and Amendments thereto, if any.

SUBJECT TO conditions, restrictions, limitations and easements of record, if any, and taxes for the current year and subsequent years.

27225 has been Paid in Broward County for Documentary Stamp Tax as required by law  
Marilyn S. Cahill Secy.

BK 6243PG0454

and said grantor does hereby fully warrant 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.

[Signature]  
[Signature]  
[Signature]  
[Signature]

\_\_\_\_\_  
BEULAH PUSKIN (Seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal)

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **BEULAH PUSKIN**, a single woman

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of March 1989

[Signature]  
Notary Public

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA.  
MY COMMISSION EXPIRES: JUNE 17, 1991.  
BORNE THROUGH NOTARY PUBLIC UNDERWRITERS

900  
152  
NY



The Manors of Inverrary  
Condominium I Association, Inc.  
4162 Inverrary Drive  
Lauderhill, Florida 33319  
(305) 485-2115

Mr. & Mrs. Jose Behar  
55 Roelker Dr.  
Warwick, RI 02818

January 27, 1989

Dear Mr. & Mrs. Behar:

This is to advise you that the Board of Directors of The Manors of Inverrary Condominium I Association, Inc. has approved your purchase of apartment unit # 4-309, Building #          at 4158 Inverrary Drive, Lauderdale, Florida 33319, from Benlah Perkin.

Sincerely,

David Kunitzky

Edward J. Hester

STATE OF FLORIDA  
COUNTY OF BROWARD :

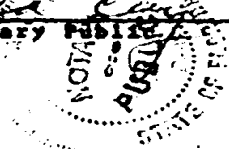
BEFORE ME personally appeared David Kunitzky and Edward J. Hester, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as directors of the above named corporation and severally acknowledged to and before me that they executed such instrument as 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 by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 27 day of January, 1989.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
BY COMMISSION EXP. OCT 13, 1991  
BONDED THIS GENERAL LAW, 1989.

Notary Public



In order to expedite the transfer of our records, please send a copy of the deed or closing statement to the management office as soon as possible. This will facilitate matters for the new owner.

RECORDED IN THE OFFICE OF RECORDS DEPT.  
OF BROWARD COUNTY FLORIDA  
L. A. HESTER  
COUNTY CLERK

BK 6243760455

# This Warranty Deed

Made this 21st day of June, 2004 by  
**JOSE BEHAR AND SANDRA A. BEHAR, HUSBAND AND WIFE**

hereinafter called the grantor, to  
**MICHAEL A. CARTER II AND MARISOL CARTER, HUSBAND AND WIFE**

whose post office address is: *JB SB*  
**4158 NORTHWEST INVERRARY DRIVE #309 LAUDERHILL, FL 33319**

hereinafter called the grantee:  
(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)  
**Witnesseth**, that the grantor, for and in consideration of the sum of **\$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **BROWARD** County, Florida, viz:

Condominium Unit No. 309, of 1-4of The Manors of Inverrary, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 5954, at Page 711, of the Public Records of Broward County, Florida, and all Amendments thereto, together with an undivided interest in the common elements appurtenant thereto.

Subject to covenants, restrictions, easements of record and taxes for the current year.

**Parcel Identification Number:**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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, 2003**

In **Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*Lisa A. Terceira*  
Witness: (Signature)  
Print Name: **LISA A. TERCEIRA**

*Jose Behar*  
JOSE BEHAR  
55 ROELKER DRIVE  
WARWICK, RI 02818

*Elvira H. Thigpen*  
Witness: (Signature)  
Print Name: **Elvira H. Thigpen**

*Sandra A. Behar*  
SANDRA A. BEHAR  
55 ROELKER DRIVE  
WARWICK, RI 02818

*Sue Doran*  
Witness: (Signature)  
Print Name: **Sue Doran**

*Nancy Lapre*  
Witness: (Signature)  
Print Name: **Nancy Lapre**

State of Florida  
County of BROWARD

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of June, 2004, by **JOSE BEHAR AND SANDRA A. BEHAR, HUSBAND AND WIFE**, who is personally known to me or who has produced **RI LICENSE** identification.

*George P. Walz, Jr.*  
NOTARY PUBLIC (signature)  
Print Name: **GEORGE P. WALZ, JR.**  
My Commission Expires: **8/27/05**  
Stamp/Seal:

Prepared by and Returned to:  
**Milagros M Castro**  
Sunbelt Title Agency  
2700 South Commerce Pkwy Suite #101  
Weston, FL 33331  
File Number: 750040834

06-14-2004 00:50pm From-

T-326 P.003/003 F-266

STATE OF:  
COUNTY OF

On this day of June 14, 2004, personally appeared before me:

Sandra A Behar

who produced:

- DRIVER LICENSE *RI*
- STATE IDENTIFICATION CARD
- U.S. PASSPORT
- FOREIGN PASSPORT
- MILITARY IDENTIFICATION



as identification, who take an oath;

or:

is personally know to me to be the person(s) described herein, and who acknowledged executing the foregoing instrument for the purposes expressed therein.

*Dorothy T. Fontaine*

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:

DOROTHY T. FONTAINE  
Notary Public - Rhode Island  
My Commission Expires October 21, 2006

The Manors of Inverrary  
Condominium I Association, Inc.  
4162 Inverrary Drive  
Lauderhill, Florida 33319  
(305) 485-2115

Ma Michael & Ms. Marisol Carter

Date May 28, 2004

Dear Mr & Mrs. Carter

This is to advise you that the Board of Directors of The Manors of Inverrary Condominium I Association, Inc. has approved your purchase of apartment unit # 309, Building # 4, at 4158 Inverrary Drive, Lauderdale, Florida 33319, from Dr Behar.

Sincerely,

Louis Brechman Dir.

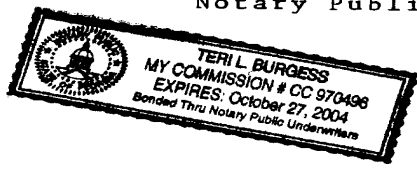
STATE OF FLORIDA  
COUNTY OF BROWARD:

BEFORE ME personally appeared Seymour Cooper and Louis Brechman, 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 by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 8<sup>th</sup> day of June, 2004

Teril Burgess  
Notary Public

My Commission Expires:



Prepared by:

Costantino & D'Agostino, P.A.  
2000 Banks Rd Suite 209  
Margate, Florida 33063

When recorded return to:

Costantino & D'Agostino, P.A.  
2000 Banks Rd Suite 209  
Margate, Florida 33063

Parcel: 4941 23 DJ 0310

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

**QUIT-CLAIM DEED**

**1. IDENTIFICATION OF GRANTOR**

Grantors' name and address is:

Michael A. Carter  
4158 Inverrary Drive  
Apartment 309  
Lauderhill, Fl 33319

AND

Marisol Carter  
4158 Inverrary Drive  
Apartment 309  
Lauderhill, Fl 33319

The word "I" or "me" as hereafter used means the Grantor.

**2. IDENTIFICATION OF GRANTEES**

Grantee's name and address is:

Michael A. Carter  
4158 Inverrary Drive  
Apartment 309  
Lauderhill, Fl 33319

The word "you" as hereafter used means the Grantees.

**3. MEANINGS OF TERMS**

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

**4. DESCRIPTION OF REAL PROPERTY CONVEYED**

Property hereby conveyed (the "Real Property") is described as follows:

**Condominium Unit No. 309 of THE MANORS OF INVERRARY, A CONDOMINIUM, according to the declaration thereof, as recorded in the Official Records Book 5494 at Page711, of the Public Records of Broward County, Florida, and all Amendments thereto, together with an undivided interest in the common elements appurtenant to.**

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I Michael A. Carter, and I Marisol Carter convey, remise (to give up a claim), and quit claim (transfer without warranty) to you Michael A. Carter any interest I may have in and to the Real Property.

Executed on 3/31, 2009,

Michael A. Carter 3/31/09  
Michael A. Carter Date

Signed in the presence of:

[Signature] 3/31/09 [Signature] 3/31/09  
Witness Date Witness Date

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 31 day of March 2009, by Marisol Carter, who is personally known to me or has produced FL DL as identification.

NOTARY PUBLIC-STATE OF FLORIDA  
Michael J. Costantino  
Commission # DD491666  
Expires: NOV. 17, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

[Signature]  
Notary Public - State of Florida

Marisol Carter 03/31/09  
Marisol Carter Date

Signed in the presence of:

Signed in the presence of:

[Signature] 3/31/09 [Signature] 3/31/09  
Witness Date Witness Date

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 31 day of March 2009, by Marisol Carter, who is personally known to me or has produced FL DL as identification.

NOTARY PUBLIC-STATE OF FLORIDA  
Michael J. Costantino  
Commission # DD491666  
Expires: NOV. 17, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

[Signature]  
Notary Public - State of Florida

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

CAPITAL ONE NA  
Plaintiff

CACE-12-022684  
Division: 11

VS.

CARTER, MICHAEL A ; CARTER, MARISOL ; TARMAC AMERICA LLC  
; MANORS OF INVERRARY CONDO I ASSN INC  
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 December 11, 2013, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

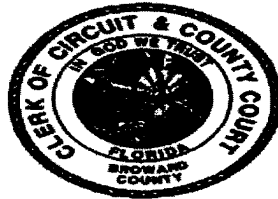
The following property in Broward County, Florida:

**CONDOMINIUM UNIT NO. 309, OF 1-4 OF THE MANORS OF INVERRARY, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5984, AT PAGE 711, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.**

**also known as: 4158 INVERRARY DR APT 309, LAUDERHILL, FL 33319**

Was sold to: CAPITAL ONE, N.A., AS SUCCESSOR BY MERGER TO ING BANK, FSB  
7933 PRESTON ROAD PLANO, TX, 75024

Witness my hand and the seal of this court on December 24, 2013.



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

Total consideration: \$27,100.00  
Doc Stamps: \$189.70

20

### SPECIAL WARRANTY DEED

Prepared by and return to:  
Greg Rideout, Acura Title Co.  
14802 N Dale Mabry Hwy. Suite 202  
Tampa, FL 33618  
\*\*Incident to the issuance of Title Insurance

Folio/Parcel ID: 494123-DJ-0310

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

This Special Warranty Deed, Made this 4<sup>th</sup> day of SEPTEMBER, 2014, by

**Capital One, N.A., as Successor by merger to ING Bank, F.S.B.**  
hereinafter called "GRANTOR", and having its principal place of business at  
7933 Preston Rd., MS 31062-0310, Plano, TX 75024 and

**Nardley Prendergast, a single person**  
hereinafter called "GRANTEE", and having their principal place of residence at  
133 NW 45<sup>th</sup> Avenue Plantation, FL 33317

**Witnesseth**, That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, remise, release, convey and confirm unto the Grantee, all that certain land situate, lying, and being in the County of Broward, State of Florida to-wit:

Condominium Unit No. 309, CONDOMINIUM I-4 OF THE MANORS OF INVERRARY, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5954, Page 711, of the Public Records of Broward County, Florida, and all amendments thereto, together with an undivided interest in the common elements appurtenant thereto.

Subject to restrictions, easements, and taxes for the year 2014 and subsequent years

**To Have and to Hold** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said Grantee forever in FEE SIMPLE.

**And** the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it will only warrant and forever defend the right and title to said land against the lawful claims of those persons claiming by, through or under the said Grantor, but not otherwise.

**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:

B. PLL  
Witness Signature (as to first Grantor)

Brian Penland  
Printed Name

[Signature]  
Witness Signature (as to first Grantor)

Simone Morris  
Printed Name

Linda D. Coy 8/14/14  
Name and Title  
Capital One, N.A. as Successor by merger to  
ING Bank, F.S.B. **Authorized Signer**

7933 Preston Rd., MS 31062-0310, Plano, TX 75024

STATE OF TEXAS

COUNTY OF COLLIN

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgment, personally appeared Linda D. Coy, an authorized Signer for Capital One, N.A., on behalf of the Company. He/She is personally known to me or has produced identification and has not taken an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of August 2014.

SEAL



Angela Hooker  
Notary Signature

Printed Notary Signature





**CAPITAL ONE, NATIONAL ASSOCIATION  
CERTIFICATE**

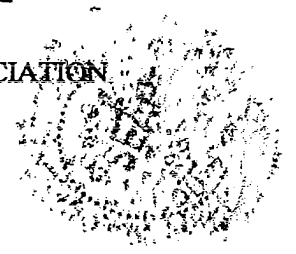
The undersigned, Tina Register, Assistant Secretary of Capital One, National Association, a national banking association (the "Bank"), does hereby certify that, pursuant to action duly taken by the Board of Directors of the Bank, Linda D. Coy, Senior Asset Manager of the REO Department of the Bank, has the authority to lease, acquire or dispose of any real or personal property or interests therein (other than securities or loans) of or for the account of the Bank.

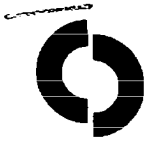
IN WITNESS WHEREOF, the undersigned has executed this Certificate as of the 1st day of December, 2010.

A handwritten signature in cursive script that reads "Tina Register". The signature is written in black ink and is positioned above a horizontal line.

Tina Register  
Assistant Secretary  
CAPITAL ONE, NATIONAL ASSOCIATION

C2





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Comptroller of the Currency  
Administrator of National Banks

---

Washington, DC 20219

**CERTIFICATION OF NATIONAL BANK MERGER**

I, Thomas J. Curry, Comptroller of the Currency, do hereby certify that the document hereto attached is a true and complete copy of the certificate recorded in the Office of the Comptroller of the Currency, evidencing the merger of "ING Bank, FSB," Wilmington, Delaware (Docket No. 16782), into "Capital One, National Association," McLean, Virginia (Charter No. 13688).

IN TESTIMONY WHEREOF, today,

December 17, 2012, I have hereunto

subscribed my name and caused my seal of

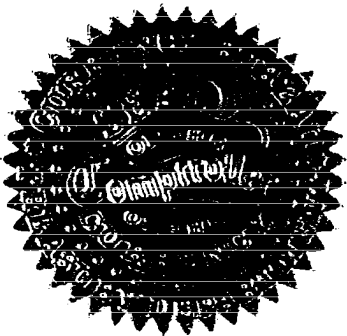
office to be affixed to these presents at the

U.S. Department of the Treasury, in the City

of Washington, District of Columbia.

---

Comptroller of the Currency



*THIS INSTRUMENT PREPARED BY:*  
*Michael J Posner, Esq.*  
*Ward Damon*  
*4420 Beacon Circle*  
*West Palm Beach, Florida 33407*

**CLAIM OF LIEN**

TO: Nardley Prendergast, 4158 Inverrary Drive, #309, Lauderdale, Florida 33319 and 133 NW 45 Avenue, Plantation, Florida 33317 (the "Owner") and to whom else it may concern:

Notice is hereby given that the Leswill Investment Corp. (the "Lienor"), 20764 West Dixie Highway, Aventura, Florida 33180 has and claims a lien for unpaid quarterly assessments ("Rent") pursuant to the Declaration of Land Use and Lease Agreement, recorded in Official Records Book 5592, Page 1, et seq. of the Public Records of Broward County, Florida (the "Declaration").

1. Lienor's attorneys are Ward, Damon, Posner, Pheterson & Bleau with an address of 4420 Beacon Circle, West Palm Beach, Florida 33407.

2. The name of the owner of the property, hereinafter described, against whose interest Lienor claims a lien, is the Owner set forth above.

3. The property subject to the lien claimed herein is described as follows, to-wit:

Unit No. 309 of CONDOMINIUM I-4 OF THE MANORS OF INVERRARY, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 5954, Page 711, of the Public Records of Broward County, Florida, as amended, together with an undivided interest or share in the common elements appurtenant thereto (the "Property") PCN: 4941 23 DJ 0310

4. As provided in the Declaration, the Owner of the Property is liable for the Assessment Rent due on the Dwelling Unit.

5. As provided in the Declaration, amounts assessed as Rent remaining unpaid constitute a lien against the Property with respect to which the assessment was made.

6. Assessment Rents, plus interest, attorney's fees and costs remain due and owing with respect to the Property as follows:

<u>Type:</u>	<u>Amount</u>
Quarterly Assessments (07/1/16 - 12/31/18)	750.00
Past due interest through 10/01/18	92.76
Attorney's Fees	420.00
Lien Release Fee	300.00
Costs (recording, postage, etc.)	<u>55.50</u>
 Total	 \$ 1,618.26

7. The undersigned, acting on behalf of the Lienor claims a lien on the Property until all sums for unpaid Rent, interest, attorney's fees and costs thereon, as well as all future Rents, fees and costs, plus a release of lien fee that accrue subsequent to the date of the recording of this lien are paid in full.

Dated: October 17, 2018

Leswill Investment Corp.

By:   
Stanley Lesniak, Secretary

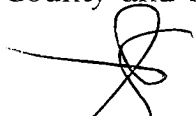
STATE OF FLORIDA; COUNTY OF Brevard ) ss:

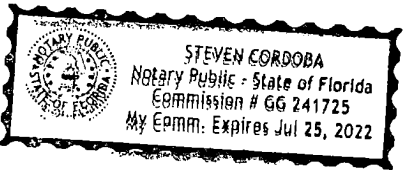
I HEREBY CERTIFY that on this day, sworn to and subscribed before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Stanley Lesniak, Secretary of Leswill Investment Corp., to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 17 day of October, 2018.

My Commission Expires:

7-25-22

  
Notary Public, State of Florida at Large



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

Today's Date: 04/27/2021  
Invoice Number: 24828  
Invoice Date: July 1, 2020

This Space Reserved for County Recorder Use

STATE OF FLORIDA,  
COUNTY OF BROWARD:

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

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

NAME OF PERSON(S) OR ENTITY: PRENDERGAST, NARDLEY

LEGAL DESCRIPTION: THE MANORS OF INVERRARY I-4 CONDO UNIT 309 PER CDO BK/PG: 5954/711

FOLIO # 4941 23 DJ 0310

PROPERTY ADDRESS WHERE VIOLATION OCCURRED: 4158 INVERRARY DRIVE #309, LAUDERHILL FL 33319

MAILING ADDRESS: 4158 INVERRARY DR #309 LAUDERHILL FL 33319

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

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

WITNESSES:

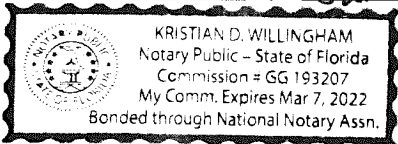
DATE NARDLEY - RJ  
WITNESS #1 - Sign Name Here  
Jasmin Khavandegaran-Ruiz  
Print Name Here

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

Edith Akelson  
WITNESS #2 - Sign Name Here  
Edith A. Kelson  
Print Name Here

STATE OF FLORIDA:  
COUNTY OF BROWARD:

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared by means of physical presence DESORAE GILES-SMITH, City Manager of Lauderhill, personally known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same. SWORN TO and SUBSCRIBED before me in the County and State as aforesaid this 2 day of June, 2021.



[Signature]  
NOTARY PUBLIC, State of Florida  
Print Name: Kristian D. Willingham  
My Commission Expires: 3/7/2022

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

2 day of June, 20 21.  
[Signature]  
Andrea M. Anderson, City Clerk



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

STATE OF FLORIDA,  
Plaintiff,

vs.

Michael Carter  
Defendant

) CASE NO: 93-14552CF  
)  
)  
) JUDGE: Schapiro  
)  
)  
)

**ORDER IMPOSING CIVIL RESTITUTION LIEN**

THIS CAUSE came to be heard, either on the court 's own Motion, or upon Motion by the State requiring this Court to Impose a Civil Restitution Lien upon the property of the above named defendant pursuant to Florida Civil Restitution Lien and Crime Victims' Remedy Act of 1994, Chapter 94-342, Laws of Florida. This Court, upon conviction of the Defendant, finds as follows and enters this order :

The following convicted offender Michael Carter (name) shall be liable to the State for the following damages and losses for incarceration costs and other correctional costs :

(Please check appropriate blank)

- 1. \_\_\_\_\_ \$250,000- The conviction is for a capital or life felony.
- 2.  \$50.00 per day X 180 days (number of days of the convicted offender's sentence.)  
The conviction is for an offense other than a capital or life felony.

Let the Defendant be on notice that the imposition of this order creates a present and future lien on any property owned by the Defendant, excluding homestead, for a period no longer than twenty(20) years until this debt is paid in full to the State. (Chapter 94-342, Laws of Florida) The interest rate of such lien shall bear the rate of interest set forth in Florida Statute section 55.03.

The State shall not be precluded from collecting other forms of restitution available as set forth in Florida Laws, Chapter 94-342, section 7 (2) at 2312. of this Public Law.

DONE AND ORDERED THIS \_\_\_\_\_ day of 11/3 20 04.

J. Schapiro  
CIRCUIT / COUNTY COURT JUDGE

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

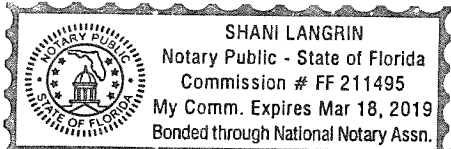
Regina Anderson  
Print Name Here

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

STATE OF FLORIDA:  
COUNTY OF BROWARD:

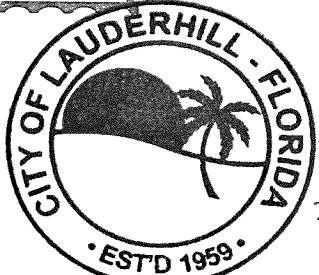
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared CHARLES FARANDA, City Manager of Lauderhill, personally known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed 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

DATE: December 1st, 2022  
PROPERTY ID # 494123-DJ-0310 (TD # 49401)

# WARNING

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

NARDLEY PRENDERGAST  
133 NW 45TH AVENUE  
PLANTATION, FL 33317

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4158 INVERRARY DR #309 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 .....\$9,117.39
- Or
- \* Estimated Amount due if paid by January 17, 2023 .....\$9,234.61

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](http://www.broward.org/recordstaxestreasury)



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

**DATE: December 1st, 2022**  
**PROPERTY ID # 494123-DJ-0310 (TD # 49401)**

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BROWARD COUNTY CLERK OF THE CIRCUIT COURT  
201 S.E. 6TH STREET, ROOM 18150  
FORT LAUDERDALE, FL 33301

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DATE: December 1st, 2022  
PROPERTY ID # 494123-DJ-0310 (TD # 49401)

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

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LESWILL INVESTMENT CORP.  
20764 WEST DIXIE HIGHWAY  
AVENTURA, FL 33180

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DATE: December 1st, 2022  
PROPERTY ID # 494123-DJ-0310 (TD # 49401)

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THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC.  
PO BOX 803555  
DALLAS, FL 75380

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**PROPERTY ID # 494123-DJ-0310 (TD # 49401)**

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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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4158 INVERRARY DR #309  
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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: December 1st, 2022  
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CITY OF LAUDERHILL  
ATTN: ANA SANCHEZ  
5581 W OAKLAND PARK BLVD  
LAUDERHILL, FL 33313

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

DATE: December 1st, 2022  
PROPERTY ID # 494123-DJ-0310 (TD # 49401)

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LESWILL INVESTMENT CORP C/O WARD, DAMON, POSNER, PHETERSON & BLEAU  
4420 BEACON CIRCLE  
WEST PALM BEACH, FL 33407

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PRENDERGAST, NARDLEY  
4158 INVERRARY DR #309  
LAUDERHILL, FL 33319

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4162 INVERRARY DRIVE  
LAUDERHILL, FL 33319

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DALLAS, TX 75380

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4158 INVERRARY DR #309 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 .....\$9,117.39
- Or
- \* Estimated Amount due if paid by January 17, 2023 .....\$9,234.61

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](http://www.broward.org/recordstaxestreasury)

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

DATE: December 1st, 2022  
PROPERTY ID # 494123-DJ-0310 (TD # 49401)

# WARNING

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

THE MANORS OF INVERRARY CONDOMINIUM I ASSOCIATION, INC.  
9050 PINES BLVD STE 480  
PEMBROKE PINES, FL 33024

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4158 INVERRARY DR #309 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.

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*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

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\* Estimated Amount due if paid by December 30, 2022 .....\$9,117.39  
Or  
\* Estimated Amount due if paid by January 17, 2023 .....\$9,234.61

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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Certified Mail Fee  
\$ \_\_\_\_\_

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

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

Postmark  
Here

Postage  
\$ \_\_\_\_\_

**Total Postage** \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. \_\_\_\_\_

City, State, Zip \_\_\_\_\_

**TD 49401 JANUARY 2023 WARNING**  
CITY OF LAUDERHILL  
ATTN: ANA SANCHEZ  
5581 W OAKLAND PARK BLVD  
LAUDERHILL, FL 33313

7021 2720 0001 0403 8537

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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

\$

**Total P**

\$

Sent To

Street:

City, S

TD 49401 JANUARY 2023 WARNING  
PRENDERGAST, NARDLEY  
4158 INVERRARY DR #309  
LAUDERHILL, FL 33319

7021 2720 0001 0403 8544

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

Postmark  
Here

Postage  
\$ \_\_\_\_\_

Total Postage  
\$ \_\_\_\_\_

Sent To  
\_\_\_\_\_

Street and  
\_\_\_\_\_

City, State, ZIP+4®  
\_\_\_\_\_

TD 49401 JANUARY 2023 WARNING  
NARDLEY PRENDERGAST  
133 NW 45TH AVENUE  
PLANTATION, FL 33317

7207 2720 0001 0403 8557

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Certified Mail Fee

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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 \$ \_\_\_\_\_

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City, State, ZIP+4®

**TD 49401 JANUARY 2023 WARNING**  
THE MANORS OF INVERRARY  
CONDOMINIUM I ASSOCIATION, INC.  
9050 PINES BLVD STE 480  
PEMBROKE PINES, FL 33024

7021 2720 0001 0408 8588

7021 2720 0001 0403 8575

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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	\$

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Postage

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**Total**

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Stre

City

TD 49401 JANUARY 2023 WARNING  
THE MANORS OF INVERRARY  
CONDOMINIUM I ASSOCIATION, INC.  
PO BOX 803555  
DALLAS, FL 75380



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

Postmark  
Here

Postage

\$

Total TD 49401 JANUARY 2023 WARNING

\$ Sent THE MANORS OF INVERRARY

Street CONDOMINIUM I ASSOCIATION, INC.

PO BOX 803555

City, State DALLAS, TX 75380

City, State

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

See Reverse for Instructions

7021 2720 0001 0403 8582

7202 2722 0001 0402 8559 E040 T000

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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  
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Postage	
\$	
Total Po:	TD 49401 JANUARY 2023 WARNING
\$	THE MANORS OF INVERRARY
Sent To	CONDOMINIUM I ASSOCIATION, INC.
Street a:	4162 INVERRARY DRIVE
City, Stat.	LAUDERHILL, FL 33319

7207 2720 0001 0403 805

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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	
\$	
<b>Total</b>	<b>TD 49401 JANUARY 2023 WARNING.</b>
	WASSERSTEIN, P.A., REGISTERED AGENT, O/B/O
<b>Sent</b>	THE MANORS OF INVERRARY CONDOMINIUM I
	ASSOCIATION, INC.
<b>Street</b>	301 YAMATO ROAD, SUITE 2199
<b>City</b>	BOCA RATON, FL 33431

7021 2720 0001 0403 8612

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

Postmark  
Here

Total Price	\$	TD 49401 JANUARY 2023 WARNING
Sent To	\$	CITY OF LAUDERHILL FINANCE DEPT.
Street		5581 W OAKLAND PARK
City, Sta.		LAUDERHILL, FL 33313

7027 2720 0001 0403 8629

**U.S. Postal Service**  
**CERTIFIED MAIL® RECEIPT**  
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**OFFICIAL USE**

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

Postmark  
Here

Postage

\$ \_\_\_\_\_

Total Postage

\$ \_\_\_\_\_

Sent To

Street and

City, State, ZIP+4®

**TD 49401 JANUARY 2023 WARNING**  
**BROWARD COUNTY CLERK OF THE CIRCUIT**  
**COURT**  
**201 S.E. 6TH STREET, ROOM 18150**  
**FORT LAUDERDALE, FL 33301**

9E99 8040 1000 0400 8636  
7021 2720 0001 0400 8636

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Certified Mail Fee  
\$ \_\_\_\_\_

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

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

Postmark  
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Stre  
City

**TD 49401 JANUARY 2023 WARNING**  
LESWILL INVESTMENT CORP C/O WARD,  
DAMON, POSNER, PHETERSON & BLEAU  
4420 BEACON CIRCLE  
WEST PALM BEACH, FL 33407

7021 2720 0001 0403 843

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**OFFICIAL USE**

Certified Mail Fee

\$ \_\_\_\_\_

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

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

Postmark  
Here

Postage

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**Tot**

\$ \_\_\_\_\_

*Ser*

*Str*

*City*

**TD 49401 JANUARY 2023 WARNING**  
**LESWILL INVESTMENT CORP.**  
**20764 WEST DIXIE HIGHWAY**  
**AVENTURA, FL 33180**

**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 49401 JANUARY 2023 WARNING  
THE MANORS OF INVERRARY  
CONDOMINIUM ASSOCIATION, INC.  
9050 PINES BLVD STE 480  
PEMBROKE PINES, FL 33024




9590 9402 7338 2028 4006 92

2. Article Number (Transfer from)

7021 2720 0001 0403 8568

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

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature   Agent  Addressee
- B. Received by (Printed Name) RICK LINNARD C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

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"/> Delivery Restricted Delivery        |   |
| <input type="checkbox"/> Mail Restricted Delivery            |   |
| (over \$500)   |   |

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 49401 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 7338 2028 4022 90

2. Article Number (Transfer from service label)

7021 2720 0001 0403 8605

**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

Mail

Mail Restricted Delivery

(0)

**ENDER: 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 49401 JANUARY 2023 WARNING**  
 LESWILL INVESTMENT CORP./O WARD,  
 DAMON, POSNER, PETERSON & BLEAU  
 4420 BEACON CIRCLE  
 WEST PALM BEACH, FL 33407



9590 9402 7338 2028 4022 69

2. Article Number (Transfer from service label)

7021 2720 0001 0403 8636

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)

*Mani A.*

C. Date of Delivery

*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
- 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:

D 49401 JANUARY 2023 WARNING  
 TY OF LAUDERHILL FINANCE DEPT.  
 5581 W OAKLAND PARK  
 LAUDERHILL, FL 33313



9590 9402 7338 2028 4022 83

2. Article Number (Transfer from service label)

7021 2720 0001 0403 8612

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  
 B. BULLOCK 12-6-2022

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

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	

Mail Restricted Delivery (00)

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 49401 JANUARY 2023 WARNING**  
 CITY OF LAUDERHILL  
 ATTN: ANA SANCHEZ  
 5581 W OAKLAND PARK BLVD  
 LAUDERHILL, FL 33313

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 G. Sanchez 12.6.2025

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



9590 9402 7338 2028 4004 25

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

2. Article Number (Transfer from service label)

7021 2720 0001 0403 8537

**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 49401 JANUARY 2023 WARNING**  
 BROWARD COUNTY CLERK OF THE CIRCUIT  
 COURT  
 201 S. BETH STREET, ROOM 18150  
 FORT LAUDERDALE, FL 33301



9590 9402 7338 2028 4022 76

2. Article Number (Transfer from service label)

7021 2720 0001 0403 8629

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
*x J. Battio*

B. Received by (Printed Name) C. Date of Delivery  
12/7/2022

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 |   |

Mail Restricted Delivery  
 (0)

**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 49401 JANUARY 2023 WARNING  
THE MANORS OF INVERRARY  
CONDOMINIUM ASSOCIATION, INC.  
PO BOX 803555  
DALLAS, TX 75380



9590 9402 7338 2028 4006 09

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  X  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
12/14

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

2. Article Number (Transfer from) 7021 2720 0001 0403 8582  
iii Restricted Delivery (over \$500)

**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 49401 JANUARY 2023 WARNING  
 THE MANORS OF INVERRARY  
 CONDOMINIUM ASSOCIATION, INC.  
 PO BOX 803555  
 DALLAS, FL 75380



9590 9402 7338 2028 4006 85

7021 2720 0001 0403 8575

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**
 Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

1/24

 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                   |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Delivery                                   |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation®                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

 Restricted Delivery