

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: 10/14/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 10/13/2022

CERTIFICATE # 2019-6759

ACCOUNT # 494125JA0420

ALTERNATE KEY # 249063

TAX DEED APPLICATION # 49768

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 409, Cypress Tree Condominium, Building 5, a condominium, according to the Declaration thereof, as recorded in Official Records Book 7381, at Page 370 of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 2451 NW 41 AVENUE #409, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

RICHARD SMITH

2451 NW 41 AVE #409

LAUDERHILL, FL 33313

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

VIRGINIA L. ROLAND SMITH AND RICHARD SMITH Instrument: 113200067

2451 NW 41 AVENUE #409

LAUDERHILL, FL 33313 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

TLOA OF FLORIDA LLC

PO BOX 669488

DALLAS, TX 75266-9488 (Tax Deed Applicant)

INTERNAL REVENUE SERVICE

Instrument: 116400700

COLLECTION ADVISORY GROUP

7850 SW 6TH CT MS 5780

PLANTATION, FL 33324 (Per Tax Lien)

CYPRESS TREE CONDOMINIUM ASSOCIATION, INC. Instrument: 118244132

(Per Judgment. No address found on document.)

CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.
2351 NW 41ST AVE
CLUBHOUSE
LAUDERHILL, FL 33313 (Per Sunbiz. Declaration recorded in 7381-370.)

JOSEPH D. GARRITY, ESQ, REGISTERED AGENT
O/B/O CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.
101 NE 3RD AVE SUITE 1800
FORT LAUDERDALE, FL 33301 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 25 JA 0420

CURRENT ASSESSED VALUE: \$14,500

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:

Quit Claim Deed

OR: 24455, Page: 887

Corrective Quit Claim Deed

OR: 26170, Page: 613

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.

Karen Klein

Title Examiner

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #49768

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 February 2023, 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:

RICHARD SMITH 2451 NW 41ST AVE APT 409 LAUDERHILL, FL 33313-3769	RICHARD SMITH 3551 NW 35TH ST LAUDERDALE LAKES, FL 33309-5458	VIRGINIA L. ROLAND SMITH 2451 NW 41ST AVE APT 409 LAUDERHILL, FL 33313-3769	INTERNAL REVENUE SERVICE COLLECTION ADVISORY GROUP 7850 SW 6TH CT MS 5780 PLANTATION, FL 33324
THE CLOSING SPECIALISTS INC LILI M BECKWITH 2085 N UNIVERSITY DR SUNRISE, FL 33322-3936	CYPRESS TREE CONDOMINIUM ASSOCIATION, INC. 2351 NW 41ST AVE CLUBHOUSE LAUDERHILL, FL 33313	JOSEPH D. GARRITY, ESQ, REGISTERED AGENT O/B/O CYPRESS TREE CONDOMINIUM ASSOCIATION, INC. 101 NE 3RD AVE SUITE 1800 FORT LAUDERDALE, FL 33301	CITY OF LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313-1411

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 February 2023 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

10

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49768

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 494125-JA-0420
Certificate Number: 6759
Date of Issuance: 05/26/2020
Certificate Holder: TLOA OF FLORIDA LLC
Description of Property: CYPRESS TREE CONDO BLDG 5
UNIT 409
PER CDO BK/PG: 7381/370

Name in which assessed: SMITH,RICHARD
Legal Titleholders: SMITH,RICHARD
2451 NW 41 AVE #409
LAUDERHILL, FL 33313

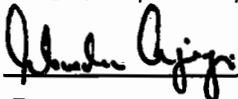
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of March, 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:

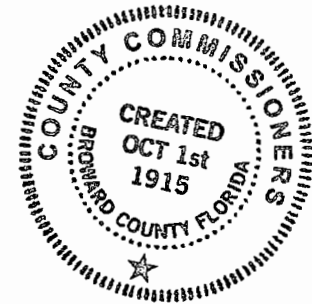
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 1st day of December, 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: 02/09/2023, 02/16/2023, 02/23/2023 & 03/02/2023
Minimum Bid: 10675.46

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49768

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Certificate Number: 6759

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Description of Property: CYPRESS TREE CONDO BLDG 5
UNIT 409
PER CDO BK/PG: 7381/370

Condominium Unit 409, Cypress Tree Condominium, Building 5, a condominium, according to the Declaration thereof, as recorded in Official Records Book 7381, at Page 370 of the Public Records of Broward County, Florida.

Name in which assessed: SMITH,RICHARD

Legal Titleholders: SMITH,RICHARD
2451 NW 41 AVE #409
LAUDERHILL, FL 33313

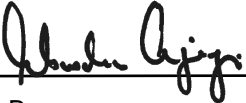
All of said property being in the County of Broward, State of Florida.

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

Dated this 13th day of December, 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: 02/09/2023, 02/16/2023, 02/23/2023 & 03/02/2023

Minimum Bid: 11014.46

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

Before the undersigned authority personally appeared BARBARA JEAN COOPER, 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

49768
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 6759

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

02/09/2023 02/16/2023 02/23/2023 03/02/2023

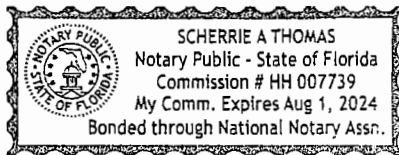
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
2 day of MARCH, A.D. 2023



(SEAL)
BARBARA JEAN COOPER personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 49768**

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Certificate Holder:

TLOA OF FLORIDA LLC
Description of Property:
CYPRESS TREE CONDO BLDG 5
UNIT 409

PER CDO BK/PG: 7381/370
Condominium Unit 409, Cypress Tree Condominium, Building 5, a condominium, according to the Declaration thereof, as recorded in Official Records Book 7381, at Page 370 of the Public Records of Broward County, Florida.

Name in which assessed:

SMITH, RICHARD

Legal Titleholders:

SMITH, RICHARD
2451 NW 41 AVE #409
LAUDERHILL, FL 33313

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 15th day of March, 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 13th day of December, 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: 11014.46

401-314

2/9-16-23 3/2 23-08/0000643922B

BROWARD COUNTY SHERIFF'S OFFICE
2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23004121
Broward County, FL VS Richard Smith

RETURN OF SERVICE



Court Case # TD 49768
Hearing Date:03/15/2023
Received by CCN 9750
02/02/2023 8:57 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Richard Smith 2451 NW 41 Avenue #409 Lauderhill FL 33313**

Served:

X

Not Served:

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

Date: 02/03/2023 Time: 2:45 PM

On Richard Smith 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 in the crevice of the 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:  #20529

D.S.

T. Townsel, #20529

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494125-JA-0420 (TD #49768)

RECEIVED SHERIFF
2023 FEB -1 AM 11:31
BROWARD COUNTY FLORIDA

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by February 28, 2023\$2,965.28

Or

* Amount due if paid by March 14, 2023\$2,999.46

*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 March 15, 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

SMITH, RICHARD
2451 NW 41 AVE #409
LAUDERHILL, FL 33313

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



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

Detail by Entity Name

Florida Not For Profit Corporation
CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.

Filing Information

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

Principal Address

2351 NW 41ST AVENUE
LAUDERHILL, FL 33313

Changed: 06/20/2019

Mailing Address

2351 NW 41ST AVE
CLUBHOUSE
LAUDERHILL, FL 33313

Changed: 11/02/2021

Registered Agent Name & Address

GARRITY, JOSEPH D, ESQ
101 NE 3RD AVE
SUITE 1800
FORT LAUDERDALE, FL 33301

Name Changed: 09/07/2022

Address Changed: 09/07/2022

Officer/Director Detail

Name & Address

Title Secretary

ADDERLEY, LATEYKO
2351 NW 41ST AVE
CLUBHOUSE
LAUDERHILL, FL 33313

Title VP

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

Title Director

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

Title DIRECTOR

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

Title TREASURER, Director

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

Title DIRECTOR

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

Title Director

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

Title Director, VP

ODENIER, LOCIUS

2351 NW 41ST AVE
CLUBHOUSE
LAUDERHILL, FL 33313

Title Asst. Secretary

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

Title DIRECTOR, President

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

Title Director

HESLOP, LISA
2351 NW 41ST AVE
CLUBHOUSE
LAUDERHILL, FL 33313

Annual Reports

Report Year	Filed Date
2021	02/15/2021
2021	06/28/2021
2022	09/07/2022

Document Images

09/07/2022 -- ANNUAL REPORT	View image in PDF format
11/02/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
08/16/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
06/28/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/15/2021 -- ANNUAL REPORT	View image in PDF format
01/06/2020 -- ANNUAL REPORT	View image in PDF format
06/20/2019 -- ANNUAL REPORT	View image in PDF format
10/22/2018 -- Reg. Agent Change	View image in PDF format
08/02/2018 -- ANNUAL REPORT	View image in PDF format
08/07/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
04/20/2017 -- ANNUAL REPORT	View image in PDF format
06/08/2016 -- ANNUAL REPORT	View image in PDF format
04/02/2015 -- ANNUAL REPORT	View image in PDF format
04/24/2014 -- ANNUAL REPORT	View image in PDF format
10/21/2013 -- Reg. Agent Change	View image in PDF format

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

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

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[04/23/2004 -- ANNUAL REPORT](#)

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[04/03/2003 -- ANNUAL REPORT](#)

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

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

[View image in PDF format](#)

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

[View image in PDF format](#)

PREPARED BY:

1 Prepared by
OLGA V. ROLAND
3074 S. OAKLAND FOREST DR. # 702
OAKLAND PK., FL. 33309
↑

96-055174 T#001
02-05-96 11:23AM

A298-10
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 29th day of January, 1996,
by first party, Olga Roland A.K.A. Olga Davis Roland
whose post office address is 3074 S. Oakland Forest Dr. # 702, Oakland
to second party, Virginia L. Roland PK., Florida 33309
whose post office address is 2451 N.W. 41 Avenue, Apt. 409 Lauderdale, Fl. 33313 -
3769

WITNESSETH, That the said first party, for good consideration and for the sum of Love And
Affection Dollars (\$ _____) paid by the said second party, the receipt whereof is hereby
acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest
and claim which the said first party has in and to the following described parcel of land, and improvements and
appurtenances thereto in the County of Broward, State of Florida to wit:

Folio 125-JA 042 Cypress Tree Condominium Bldg. 5, Apt. #409
Book 7381 Page 370 LAUDERHILL, FL. 33309-3769

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first
above written. Signed, sealed and delivered in presence of:

Philip R. Gaudier
Signature of Witness
Philip R. GAUDIER
Print name of Witness
Philip R. Gaudier
Signature of Witness
Dayne A. Mohamed
Print name of Witness

Olga Davis Roland
Signature of First Party OLGA DAVIS ROLAND
OLGA DAVIS ROLAND AKA OLGA ROLAND
Print name of First Party

Signature of First Party

Print name of First Party

State of FLORIDA
County of BROWARD
On FEBRUARY 5, 1996 before me, William L. Saunders
appeared OLGA DAVIS ROLAND

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

William L. Saunders
Signature of Notary

OFFICIAL NOTARY SEAL
WILLIAM L SAUNDERS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC197405
MY COMMISSION EXPIRES APR. 30, 1996

Affiant Known Produced ID
Type of _____
(Seal)
(Revised 10/95)

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

BR 24455PB0887



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Consult a lawyer if you doubt the form's fitness for your purpose and use. E-Z Legal Forms and the retailer make no representation or warranty,
express or implied, with respect to the merchantability of this form for an intended use or purpose.

→ 07

6

97-141910 TH001
03-20-97 10:34AM

Parcel Tax I.D. #: 9125-JA-0420

\$ 0.70
DOCU. STAMPS-DEED

Grantee S.S. #: [REDACTED]
Name: VIRGINIA L. ROLAND

REC'D. BROWARD CNTY
B. JACK OSTERHOLT

COUNTY ADMIN.

This Instrument Prepared By:
THE CLOSING SPECIALISTS, INC.
LILI M. BECKWITH
2085 NORTH UNIVERSITY DRIVE
SUNRISE, FLORIDA 33322

CORRECTIVE QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 12 day of March, 1997, by **OLGA ROLAND A/K/A OLGA ~~DORIS~~ ROLAND**, an unremarried widow, first party, to **VIRGINIA L. ROLAND**, a single woman, whose post office address is: 2451 N.W. 41ST AVENUE, #409, LAUDERHILL, FL 33313, second party.

DAVIS *OK*

WITNESSETH, That the said first party, for and in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described real property, situate, lying and being in the County of Broward, State of Florida, to wit:

Condominium Unit No. 409, Cypress Tree Condominium, Building 5, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 7381, at Page 370 of the Public Records of Broward County, Florida.

****THIS CORRECTIVE QUIT-CLAIM DEED IS BE EXECUTED TO CORRECT THAT CERTAIN QUIT-CLAIM DEED RECORDED IN O.R. BOOK 24455, PAGE 887, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID QUIT-CLAIM DEED OMITTED THE MARITAL STATUS OF THE GRANTOR, OLGA ROLAND A/K/A OLGA ~~DORIS~~ ROLAND, WHICH IS THAT OF AN UNREMARIED WIDOW.**

TO HAVE AND TO HOLD the same together with all and singular the appertinances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

Witness:
Print name: Saniye Pirro

Witness:
Print name: LILI BECKWITH

Olga Roland
OLGA ROLAND a/k/a OLGA ~~DORIS~~ ROLAND
Address: DAVIS OK
3074 S. OAKLAND FOREST DRIVE #702
OAKLAND PARK FL 33309

Olga Roland

STATE OF FLORIDA
COUNTY OF BROWARD

The forgoing instrument was acknowledged before me this 12 day of MARCH, 1997, by OLGA ROLAND, who did take an oath.

NOTARY PUBLIC:

Saniye Pirro
State of Florida (at Large) (Seal)
My Commission Expires:

___ Personally known or ___ Identification Produced
Type of Identification Produced: License(s); ___ Passport; ___ Other: _____

W/C TRI-COUNTY for: --
The Closing Specialists, Inc.
2085 N. University Drive
Sunrise, FL 33322 97 11575

OFFICIAL NOTARY SEAL
SANIYE PIRRO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC468033
MY COMMISSION EXP. MAY 30, 1999


BK 26170PG0613

OK

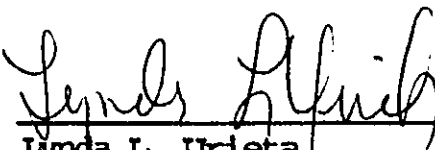
B. Borrower promises to pay all dues and assessments imposed pursuant to the legal instruments creating and governing the PUD.

C. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph C shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this PUD Rider.



Ruben Urieta (Seal)
-Borrower



Lynda L. Urieta (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Space Below This Line Reserved For Acknowledgement)

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

BK 26170PG0614

Prepared By:
Virginia L Roland Smith

Return To:
Virginia L Roland Smith and Richard Smith
2541 NW 41 Avenue #409
Lauderhill, FL 33313

Property Appraiser's Parcel I.D. (Folio) Number(s):
4941 25 JA 0420

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 20th day of August, 2015 A.D., by **VIRGINIA L ROLAND SMITH, a married woman formerly known as VIRGINIA L ROLAND**, whose post office address is **2451 NW 41 AVENUE #409, LAUDERHILL FL 33313** hereinafter called the Grantor, to **VIRGINIA L. ROLAND SMITH AND RICHARD SMITH, husband and wife**, whose post office address is **2451 NW 41 AVENUE #409, LAUDERHILL FL 33313**, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, 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 consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situated, lying and being in Broward County, Florida, to wit:

Condominium Unit 409, Cypress Tree Condominium, Building 5, a condominium, According to the Declaration thereof, as recorded in Official Records Book 7381, at Page 370 of the Public Records of Broward County, Florida.

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

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

Signed, Sealed and Delivered in the presence of:

[Signature]
(Witness Signature)

[Signature]
VIRGINIA L ROLAND SMITH

Lisa M Stewart
(Print Name of Witness)

[Signature]
(Witness Signature)

Hannah Thomas
(Print Name of Witness)

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20th day of August, 2015 by **VIRGINIA L ROLAND SMITH** a married woman, who is/are personally known to me or who has produced FDL as identification.

[Signature]
Notary Public

Printed Name Lisa M Stewart

My Commission Expires: 1/26/19



LISA M. STEWART
MY COMMISSION # FF 192988
EXPIRES: January 26, 2019
Bonded Thru Budget Notary Services

Instr# 118220704 , Page 1 of 2, Recorded 06/17/2022 at 04:09 PM
Broward County Commission

Filing # 151677696 E-Filed 06/16/2022 06:34:42 PM

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

CASE NO. CACE20003878 DIVISION: 03 JUDGE: McCarthy, Barbara (03)

Cypress Tree Condominium Association, Inc.

Plaintiff(s) / Petitioner(s)

v.

Anthony C Ray, et al

Defendant(s) / Respondent(s)

**DEFAULT FINAL JUDGMENT AS TO DEFENDANTS, ANTHONY C. RAY, PATRICIA
MCFARLANE, SHIRLEY WRIGHT, RUTH NERENBERG, HARVEY DARRISAW,
JOSHUA SILVA, RITCHIE ERROL AND RICHARD SMITH**

THIS CAUSE came before the Court on June 15, 2022 at 8:45 a.m. upon Plaintiff, Cypress Tree Condominium Association, Inc.'s *Motion for Final Default Judgment* (the "*Motion*") against Defendants, Anthony C. Ray, Patricia McFarlane, Shirley Wright, Ruth Nerenberg, Harvey Darrisaw, Joshua Silver, Ritchie Errol and Richard Smith ("Defendants"), and the Court having full knowledge of the record and having reviewed the Motion and supporting affidavits filed therewith, and having noted the Order Granting Motion for Final Default Judgment, hereby finds it is:

ORDERED AND ADJUDGED that:

1. As of February 16, 2021, Plaintiff has had Judicial Defaults against all parties listed in the Motion.
2. The Plaintiff is a Condominium Association and the Judgment is against former Board Members. Count I is for Breach of Fiduciary Duty, Count II is for Negligence and Count III is for Unjust Enrichment.
3. The Plaintiff has filed an Affidavit of Indebtedness by the Association President and an Affidavit of Attorney's Fees.
4. These two affidavits provide the factual basis for the Court to enter a Default Final Judgment for

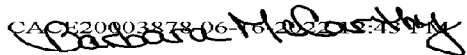


Unique Code : CAA-FAA-BCABB-GBCGJFFF-EBIDEC-H Page 1 of 2

Damages and Attorney's fees in the total amount of \$2,757,911.81 against the Defendants jointly and severally. Fla. Stat. § 768.81(4)(b) provided an exception to single liability for cases involving intentional torts, such as breach of fiduciary duty. *La Costa Beach Club Resort Condo Ass'n v. Carioti*, 37 So. 3d 303 (Fla. 4th DCA 2010). The damages inclusive of attorney's fees to date in the amount of \$2,757,911.81 are awarded to Plaintiff, Cypress Tree Condominium Association, Inc., against all Defendants jointly and severally.

- 5. Article X of the Declaration allows for an interest rate of (10%) per annum, which should be used in this case.
- 6. Section 9(P)(i) of the By-Laws of the Association provides "grounds for relief which may include damages, injunctive relief, foreclosure of lien or any combination thereof ..." As such the Final Judgment includes a right to impose a lien, and foreclose, for the collection of any part of the Final Judgment. Plaintiff, for which let execution issue.

DONE AND ORDERED in Chambers at Broward County, Florida on 16th day of June, 2022.



CACE20003878 06-16-2022 12:43 PM
Hon. Barbara Mccarthy
CIRCUIT JUDGE

Electronically Signed by McCarthy, Barbara (03)

Copies Furnished To:

- Anthony C Ray , Address : 2301 NW 41st AVE UNIT 401 Lauderhill, FL 33313
- Bruce Botsford , E-mail : paralegal@botsfordlegal.com
- Bruce Botsford , E-mail : service@botsfordlegal.com
- Joseph D. Garrity , E-mail : jgarrity@loriumlaw.com
- Joseph D. Garrity , E-mail : glt@loriumlaw.com
- Joseph D. Garrity , E-mail : rganley@loriumlaw.com
- Opal P Lee Esq. , E-mail : eservice@flojamlegal.com
- Ray Charles , E-mail : acray64@gmail.com

Unique Code : CAA-FAA-BCABB-GBCGJFFF-EBIDEC-H Page 2 of 2

29

Form 668 (Y)(c) (Rev. February 2004)	18331 Department of the Treasury - Internal Revenue Service	Notice of Federal Tax Lien
--	--	-----------------------------------

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number 411120220	For Optional Use by Recording Office
--	----------------------------	--------------------------------------

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer RICHARD SMITH

Residence 3551 NW 35TH ST
 LAUD LAKES, FL 33309-5458

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2017	XXX-XX [REDACTED]	03/04/2019	04/03/2029	30360.04

Place of Filing County Courthouse Broward County Ft. Lauderdale, FL 33301	Total \$ 30360.04
--	-------------------

This notice was prepared and signed at BALTIMORE, MD, on this, the 28th day of February, 2020.

Signature <i>Elvin Dean Conroy</i> for S. MCGUIGAN	Title ACS SBSE (800) 829-3903 23-00-0008
---	---

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

DATE: February 1st, 2023
PROPERTY ID # 494125-JA-0420 (TD # 49768)

WARNING

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

RICHARD SMITH
2451 NW 41ST AVE APT 409
LAUDERHILL, FL 33313-3769

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2451 NW 41 AVE #409 LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by February 28, 2023\$2,965.28
- Or
- * Estimated Amount due if paid by March 14, 2023\$2,999.46

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 15, 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

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

DATE: February 1st, 2023
PROPERTY ID # 494125-JA-0420 (TD # 49768)

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INTERNAL REVENUE SERVICE COLLECTION ADVISORY GROUP

7850 SW 6TH CT MS 5780
PLANTATION, FL 33324

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DATE: February 1st, 2023
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THE CLOSING SPECIALISTS INC
LILI M BECKWITH
2085 N UNIVERSITY DR
SUNRISE, FL 33322-3936

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

DATE: February 1st, 2023
PROPERTY ID # 494125-JA-0420 (TD # 49768)

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2451 NW 41 AVE #409 LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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JOSEPH D. GARRITY, ESQ, REGISTERED AGENT O/B/O CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.
101 NE 3RD AVE SUITE 1800
FORT LAUDERDALE, FL 33301

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

DATE: February 1st, 2023
PROPERTY ID # 494125-JA-0420 (TD # 49768)

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

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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.

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by February 28, 2023\$2,965.28
Or
* Estimated Amount due if paid by March 14, 2023\$2,999.46

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 15, 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

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(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

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

Total f **TD 49768 MARCH 2023 WARNING**

Sent To
RICHARD SMITH
Street, /
2451 NW 41ST AVE APT 409
or PO B
LAUDERHILL, FL 33313-3769
City, Sta.

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

OFFICIAL USE

6546 9423 7413 9459
7010 0290 0001 7413 9459

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

Total Postage

TD 49768 MARCH 2023 WARNING

Sent To

RICHARD SMITH

Street, Apt
or PO Box

3551 NW 35TH ST

City, State

LAUDERDALE LAKES, FL 33309-5458

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

Postmark
Here

Tot

TD 49768 MARCH 2023 WARNING
VIRGINIA L. ROLAND SMITH
2451 NW 41ST AVE APT 409
LAUDERHILL, FL 33313-3769

Send
Street
or P
City

PS Form 3820, August 2006

See Reverse for Instructions

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

OFFICIAL USE

7030 0290 0001 7413 9473

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

Total | **TD 49768 MARCH 2023 WARNING**
INTERNAL REVENUE SERVICE COLLECTION
ADVISORY GROUP
7850 SW 6TH CT MS 5780
PLANTATION, FL 33324

Sent To

Street,
or PO |

City, State, ZIP

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

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

OFFICIAL USE

0846 ETL2 T001 7010 0290 0001 742 948

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

Total

Sent **TD 49768 MARCH 2023 WARNING**

Street or P.O. **THE CLOSING SPECIALISTS INC**

City **LILI M BECKWITH**

2085 N UNIVERSITY DR

SUNRISE, FL 33322-3936

PS Form 3800, August 2006

See Reverse for Instructions

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OFFICIAL USE

7010 0290 0001 7413 9497

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

Total **TD 49768 MARCH 2023 WARNING**
CYPRESS TREE CONDO ASSOCIATION, INC.
2351 NW 41ST AVE CLUBHOUSE
LAUDERHILL, FL 33313

Sent To
Street,
or PO
City, St.

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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OFFICIAL USE

7010 0290 0001 7413 9503

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

Total

TD 49768 MARCH 2023 WARNING
JOSEPH D. GARRITY, ESQ, REG AGENT O/B/O
CYPRESS TREE CONDO ASSOC, INC.
101 NE 3RD AVE SUITE 1800
FORT LAUDERDALE, FL 33301

Sanit
Street
or PO
City, &

PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

7010 0290 0001 7413 9510

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

Total Price

Sent To

Street, Apt
or PO Box

City, State

TD 49768 MARCH 2023 WARNING

CITY OF LAUDERHILL

ATTN: ANA SANCHEZ

5581 W OAKLAND PARK BLVD

LAUDERHILL, FL 33313-1411

PS Form 3800, August 2006

See Reverse for Instructions

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 49768 MARCH 2023 WARNING
RICHARD SMITH
3551 NW 35TH ST
LAUDERDALE LAKES, FL 33309-5458



2. Article Number (Transfer from service label)

7010 0290 0001 7413 9459

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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 | |

all mail 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 49768 MARCH 2023 WARNING
JOSEPH D. GARRITY, ESQ, REG AGENT O/B/O
CYPRESS TREE CONDO ASSOC, INC.
101 NE 3RD AVE SUITE 1800
FORT LAUDERDALE, FL 33301



9590 9402 7893 2234 4551 98

2. Article Number (Transfer from service label)

7010 0290 0001 7413 9503

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Arthur Hall Agent
 Addressee

B. Received by (Printed Name)

Arthur Hall

C. Date of Delivery

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

3. Service Type

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

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 49768 MARCH 2023 WARNING
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313-1411



9590 9402 7893 2234 4551 81

2. Article Number (Transfer from service label)

7010 10290 0001 7413 9510

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) G Burke C. Date of Delivery 2-6-2025

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 | |

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 49768 MARCH 2023 WARNING
CYPRESS TREE CONDO ASSOCIATION, INC.
2351 NW 41ST AVE CLUBHOUSE
LAUDERHILL, FL 33313**



9590 9402 7893 2234 4552 04

2. Article Number (Transfer from service label)

7010 0290 0001 7413 9497

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature] Agent
 Addressee

B. Received by (Printed Name)

[Handwritten Name] C. Date of Delivery

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49768 MARCH 2023 WARNING
INTERNAL REVENUE SERVICE COLLECTION
ADVISORY GROUP
7850 SW 6TH CT MS 5780
PLANTATION, FL 33324



9590 9402 7893 2234 4550 13

2. Article Number (Transfer from service label)

7010 0290 0001 7413 9473

COMPLETE THIS SECTION ON DELIVERY

A. Signature

INTERNAL REVENUE SERVICE Agent
 Addressee

B. Received by (Printed Name) **SB/SE ADVISORY - RECEIVED** C. Date of Delivery

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

FEB 09 2023
SOUTH ATLANTIC AREA GRP - 7
PLANTATION, FLORIDA

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

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.

1. Attach this card to the back of the mailpiece, or on the front if space permits.

2. Article Addressed to:

**TD-49768 MARCH 2023 WARNING
RICHARD SMITH
2451 NW 41ST AVE APT 409
LAUDERHILL, FL 33313-3769**



9590 9402 7893 2234 4550 44

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Richard Smith Agent Addressee

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

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

2. Article Number (Transfer from mailpiece)
7010 0290 0001 7413 9442
Registered Mail 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 49768 MARCH 2023 WARNING
VIRGINIA L. ROLAND SMITH
2451 NW 41ST AVE APT 409
LAUDERHILL, FL 33313-3769

COMPLETE THIS SECTION ON DELIVERY

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



9590 9402 7893 2234 4550 20

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

2. Article Number (Transfer from service label)

7010 0290 0001 7413 9466