

# **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:** 10/12/2022

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

**CERTIFICATE #** 2019-6821

**ACCOUNT #** 494125JK0080

**ALTERNATE KEY #** 249625

**TAX DEED APPLICATION #** 49780

**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:

Unit 108 in Building No. 7 of CYPRESS TREE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8882, Page 401, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

**PROPERTY ADDRESS:** 2551 NW 41 AVENUE #108, LAUDERHILL FL 33313

### OWNER OF RECORD ON CURRENT TAX ROLL:

KARESHA BRISSETT

2551 NW 41 AVE # 108

LAUDERHILL, FL 33313

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

KARESHA BRISSETT

OR: 50418, Page: 846

2551 NW 41ST AVE #108

LAUDERHILL, FL 33313 (Per Deed)

### MORTGAGE HOLDER OF RECORD:

AGROVILLE, LLC

OR: 50418, Page: 848

5300 MANGO CIR

TAMARAC, FL 33319 (Per Mortgage)

CLIENTS 1ST REALTY, INC., REGISTERED AGENT

O/B/O AGROVILLE, LLC

19376 SW 65TH ST

FORT LAUDERDALE, FL 33332 (Per Sunbiz)

**LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:**

TLOA OF FLORIDA LLC  
PO BOX 669488  
DALLAS, TX 75266-9488 (Tax Deed Applicant)

CITY OF LAUDERHILL  
CODE ENFORCEMENT UNIT  
5581 W. OAKLAND PARK BLVD.  
LAUDERHILL, FL 33313 (Per Order)

OR: 51330, Page: 1528

GARRITY TRAINA, PLLC  
C.C. TRAINA, ESQ.  
6810 N SR 7  
SUITE 217  
COCONUT CREEK, FL 33073 (Per Lien)

Instrument: 117639903

CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.  
2351 NW 41ST AVE  
CLUBHOUSE  
LAUDERHILL, FL 33313 (Per Sunbiz. Declaration recorded in 8882-401.)

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)

ISAIAH HABERSHAM  
2551 NW 41ST AVE #108  
LAUDERHILL, FL 33313 (Additional Mortgagor.)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4941 25 JK 0080

**CURRENT ASSESSED VALUE:** \$44,080

**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: 23194, Page: 233
Order of Ancillary Summary Administration	OR: 40741, Page: 745
Warranty Deed	OR: 40751, Page: 638
Warranty Deed	OR: 44654, Page: 1764
Power of Attorney	OR: 46901, Page: 1763
Quit Claim Deed	OR: 47267, Page: 1228
Certificate of Title	OR: 47887, Page: 1999
Rerecorded Certificate of Title	OR: 47963, Page: 307
Warranty Deed	OR: 49252, Page: 3
Warranty Deed	OR: 49252, Page: 4

**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.**

**Scott Heichel**

Title Examiner



<b>Site Address</b>	2551 NW 41 AVENUE #108, LAUDERHILL FL 33313	<b>ID #</b>	4941 25 JK 0080
<b>Property Owner</b>	BRISSETT, KARESHA	<b>Millage</b>	1912
<b>Mailing Address</b>	2551 NW 41 AVE # 108 LAUDERHILL FL 33313	<b>Use</b>	04
<b>Abbr Legal Description</b>	CYPRESS TREE CONDO BLDG 7 UNIT 108 PER CDO BK/PG: 8882/401		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Value					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$4,410	\$39,670	\$44,080	\$33,910	
2020	\$3,700	\$33,260	\$36,960	\$30,830	\$1,326.08
2019	\$3,400	\$30,580	\$33,980	\$28,030	\$1,231.09

2021 Exemption and Taxable Value by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$44,080	\$44,080	\$44,080	\$44,080
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$33,910	\$44,080	\$33,910	\$33,910
<b>Home head</b>	0	0	0	0
<b>Add Home head</b>	0	0	0	0
<b>Wid/Vet/Di</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$33,910	\$44,080	\$33,910	\$33,910

Sale History			
Date	Type	Price	Book/Page or CIN
12/12/2013	WD Q	\$33,000	111995810
11/15/2012	SWD-Q-DS	\$11,900	49252 / 4
1/25/2012	SWD-T	\$100	49252 / 3
4/6/2011	ACT-T	\$100	47963 / 307
12/8/2010	CET	\$100	47887 / 1999

Land Calculation		
Price	Factor	Type
<b>Adj Bldg S F</b>		755
<b>Unit /Bed /Bath</b>		1/1/1
<b>Eff /Act Year Built 1981/1980</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
R								
1								

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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #49780**

**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:

KARESHA BRISSETT 2551 NW 41ST AVE #108 LAUDERHILL, FL 33313	AGROVILLE, LLC 5300 MANGO CIR TAMARAC, FL 33319	CITY OF LAUDERHILL CODE ENFORCEMENT UNIT 5581 W. OAKLAND PARK BLVD. LAUDERHILL, FL 33313	GARRITY TRAINA, PLLC C.C. TRAINA, ESQ. 6810 N SR 7 SUITE 217 COCONUT CREEK, FL 33073
THE TITLE COMPANY OF SOUTH FLORIDA C/O DIANE SUNDERLAND 2765 W CYPRESS CREEK ROAD STE C FT LAUDERDALE, FL 33309	CLIENTS 1ST REALTY, INC., REGISTERED AGENT O/B/O AGROVILLE, LLC 19376 SW 65TH ST FORT LAUDERDALE, FL 33332	CYPRESS TREE CONDOMINIUM ASSOCIATION, INC. 2351 NW 41ST AVE CLUBHOUSE LAUDERHILL, FL 33313	ISAIAH HABERSHAM 2551 NW 41ST AVE #108 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**

14

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 49780

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-JK-0080  
Certificate Number: 6821  
Date of Issuance: 05/26/2020  
Certificate Holder: TLOA OF FLORIDA LLC  
Description of Property: CYPRESS TREE CONDO BLDG 7  
UNIT 108  
PER CDO BK/PG: 8882/401

Name in which assessed: BRISSETT,KARESHA  
Legal Titleholders: BRISSETT,KARESHA  
2551 NW 41 AVE # 108  
LAUDERHILL, FL 33313

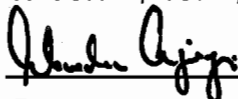
All of said property being in the County of Broward, State of Florida.

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:

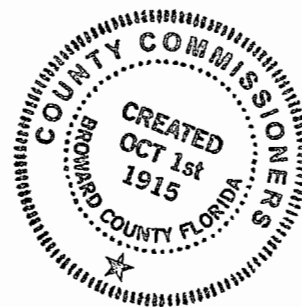
broward.deedauktion.net  
*\*Pre-registration is required to bid.*

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: 7300.09



# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 49780

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-JK-0080  
Certificate Number: 6821  
Date of Issuance: 05/26/2020  
Certificate Holder: TLOA OF FLORIDA LLC  
Description of Property: CYPRESS TREE CONDO BLDG 7 UNIT 108  
PER CDO BK/PG: 8882/401  
Unit 108 in Building No. 7 of CYPRESS TREE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8882, Page 401, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Name in which assessed: BRISSETT, KARESHA  
Legal Titleholders: BRISSETT, KARESHA  
2551 NW 41 AVE # 108  
LAUDERHILL, FL 33313

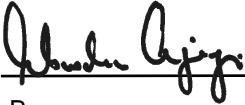
All of said property being in the County of Broward, State of Florida.

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

Dated this 19th 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: 7655.09

**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

49780  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 6821

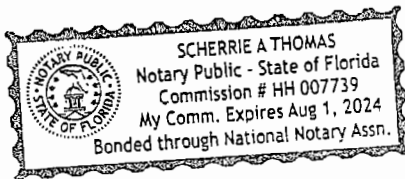
in the XXXX Court,  
was published in a newspaper by print in the issues of  
Broward Daily Business Review f/k/a Broward Review on

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 49780**

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-JK-0080.  
Certificate Number: 6821  
Date of Issuance: 05/26/2020

Certificate Holder:  
TLOA OF FLORIDA LLC

Description of Property:  
CYPRESS TREE CONDO BLDG 7-  
UNIT 108  
PER CDO BK/PG: 8882/401  
Unit 108 in Building No. 7 of  
CYPRESS TREE, a Condominium,  
according to the Declaration  
of Condominium thereof, as  
recorded in Official Records Book  
8882, Page 401, and all amend-  
ments thereto, of the Public  
Records of Broward County,  
Florida, together with an undivided  
interest in the common elements  
appurtenant thereto.

Name in which assessed:  
BRISSETT, KARESHA  
Legal Titleholders:  
BRISSETT, KARESHA  
2551 NW 41 AVE # 108  
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.deeduction.net

\*Pre-registration is required to bid.

Dated this 19th 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 suc-  
cessful bidder is responsible to pay  
any outstanding taxes.

Minimum Bid: 7655.09  
401-314

2/9-16-23 3/2 23-12/0000643926B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23004125

Broward County, FL VS Karesha Brissett

**RETURN OF SERVICE**



Court Case # TD 49780

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: **Karesha Brissett 2551 NW 41 Avenue #108 Lauderhill FL 33313**

Served:

Not Served:

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

Date: 02/03/2023 Time: 3:02 PM

On Karesha Brissett 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 visting 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: *T. Townsel* #20529

D.S.

**T. Townsel, #20529**

RECEIPT INFORMATION

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

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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-JK-0080 (TD #49780)

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 .....\$6,030.39

Or

\* Amount due if paid by March 14, 2023 .....\$6,104.34

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

BRISSETT, KARESHA  
2551 NW 41 AVE #108  
LAUDERHILL, FL 33313

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

95-091142 T#001  
03-02-95 10:36PM

\$ 136.50  
DOCU. STAMPS-DEED

RECV. BROWARD CTY  
B. JACK OSTERHOLT  
COUNTY ADMIN.

WARRANTY DEED

DATE: FEBRUARY 28, 1995

GIVEN BY: CORRIN, ROSE Z.

TO: DESMOND, ROBERT W.

LEGAL DESCRIPTION: CONDOMINIUM UNIT NO. 108 OF CYPRESS TREE CONDOMINIUM,  
BUILDING 7, ACCORDING TO THE DECLARATION OF CONDOMINIUM,  
THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8882, PAGE  
401, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
AND ANY AMENDMENTS THERETO.

DESMOND  
CORRIN

95-0021

RETURN TO: INTERCONTINENTAL TITLE  
3343 W. COMMERCIAL BLVD  
SUITE 101 BLDG - D  
FT LAUD. FL 33309



BK23194PG0233

SK

**WARRANTY DEED**

(Statutory Form-Section 689.02 F.S.)

DEE CHOPYAK  
THIS INSTRUMENT PREPARED BY AND RETURN TO:  
INTERCONTINENTAL TITLE  
INTERCONTINENTAL TITLE  
3343 WEST COMMERCIAL  
FT. LAUDERDALE, FL 33309

This Indenture, made this 28 day of FEBRUARY 19 95 . Between  
ROSE Z. GORRIN, A SINGLE WOMAN  
WHOSE POST OFFICE ADDRESS IS: 2551 N.W. 41st AVENUE, # 108, LAUDERHILL, FLA. 33313  
SOCIAL SECURITY NO. [REDACTED]  
hereinafter called the grantor\*, and  
ROBERT W. DESMOND, A SINGLE MAN

whose post office address is 2165 DORCHESTER AVENUE, DORCHESTER, MASS, 02124  
hereinafter called the grantee\*.

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100 (\$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 grantee, and grantee's heirs and assigns forever, the following described land, situate, lying  
and being in BROWARD County, Florida, to wit:

Property Folio No. - 9126-JK-008

CONDOMINIUM UNIT NO. 108 OF CYPRESS TREE CONDOMINIUM, BUILDING 7,  
ACCORDING TO THE DECLARATION OF CONDOMINIUM, THEREOF, AS RECORDED IN  
OFFICIAL RECORDS BOOK 8882, PAGE 401 OF THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO.

RETURN TO: INTERCONTINENTAL TITLE  
3343 W. COMMERCIAL BLVD.  
SUITE 101 BLDG. - D  
FT. LAUD. FL 33309

BK23194PG0234

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

Said grantor does hereby fully warrant the title to said land, and will defend that 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.

WITNESS: DEE CHOPYAK  
Darryl Williams  
DARRYL WILLIAMS

Rose Z. Gorrin  
ROSE Z. GORRIN

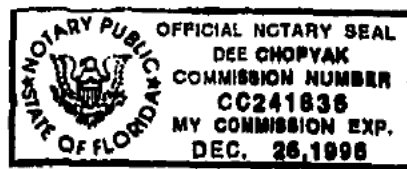
STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28 day of FEBRUARY, 19 95 by  
ROSE Z. GORRIN, A SINGLE WOMAN

who is personally known to me or who has produced DRIVERS LICENSE as  
identification and who did take an oath.

BORROWERS' TAX IDENTIFICATION NUMBER INFORMATION	
ROBERT W. DESMOND	TIN#
	TIN#
	TIN#
	TIN#

Notary Public DEE CHOPYAK  
My Commission Expires:



CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ROBERT W. DESMOND  
HAVE BEEN APPROVED BY CYPRESS TREE  
CONDO ASSOC, INC., A FLORIDA CORPORATION NOT FOR PROFIT,  
AS THE PURCHASERS OF THE FOLLOWING DESCRIBED REAL PROPERTY IN  
BROWARD COUNTY, FLORIDA:

2551 N.W. 41 AVE., #108  
LAUDERHILL, FL 33313

9-008

SUCH APPROVAL HAS BEEN GIVEN PURSUANT TO THE PROVISIONS OF THE  
DECLARATION OF DOCUMENTS AND ALL EXHIBITS ATTACHED TO THE  
DECLARATION OF DOCUMENTS AND ANY AMENDMENTS THERETO, IF ANY.

DATED THIS 22<sup>ND</sup> DAY OF FEB, 1995.

ATTEST: \_\_\_\_\_ SECRETARY Margaret E. Kessen  
BY Guy Bergeron MARGARET E. KESSEN (SEAL)  
PRESIDENT  
GUY BERGERON

STATE OF FLORIDA )  
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 22<sup>ND</sup>  
day of FEB, 1995 by GUY BERGERON, President and  
MARGARET E. KESSEN, Secretary, respectively of CYPRESS TREE  
CONDO ASSOC, a Florida not for profit corporation, on  
behalf of the corporation. \_\_\_\_\_ as  
personally known to me or has produced \_\_\_\_\_  
as identification and did not take an oath. \_\_\_\_\_  
personally known to me or has produced \_\_\_\_\_  
as identification and did not take an oath.

Arlene Barnett (SEAL)  
Notary Signature \_\_\_\_\_ ARLENE BARNETT



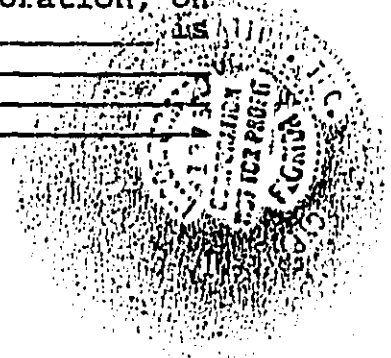
Typed, Printed, and Signed \_\_\_\_\_ of Notary Commission Number \_\_\_\_\_

PREPARED BY: MARGARET E. KESSEN  
CYRESS TREE CONDOMINIUMS  
2551 N.W. 41st AVENUE  
LAUDERHILL, FLORIDA 33313

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

BK23194PG0235

RETURN TO: INTERCONTINENTAL TITLE  
3343 W. COMMERCIAL BLVD  
SUITE 101 BLDG - D  
FT LAUD. FL 33309





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

## Detail by Entity Name

Florida Limited Liability Company  
AGROVILLE, LLC

### Filing Information

**Document Number** L12000002511  
**FEI/EIN Number** 45-5041616  
**Date Filed** 01/06/2012  
**State** FL  
**Status** ACTIVE

### Principal Address

19376 SW 65TH ST  
FORT LAUDERDALE, FL 33332

Changed: 03/15/2018

### Mailing Address

19376 SW 65TH ST  
FORT LAUDERDALE, FL 33332

Changed: 03/15/2018

### Registered Agent Name & Address

Clients 1st Realty, INC.  
19376 SW 65TH ST  
FORT LAUDERDALE, FL 33332

Name Changed: 03/15/2018

Address Changed: 03/15/2018

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

MUNGUIA, TEODORO I  
19376 SW 65TH ST  
FORT LAUDERDALE, FL 33332

Title Manager



Munguia, Hiliary  
19376 SW 65TH ST  
FORT LAUDERDALE, FL 33332

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	02/12/2020
2021	04/29/2021
2022	01/27/2022

**Document Images**

<a href="#">01/27/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/29/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/12/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/13/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/15/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/17/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/02/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">11/25/2015 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/07/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/09/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/13/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/06/2012 -- Florida Limited Liability</a>	View image in PDF format



[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

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

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

#### Document Images

<a href="#">09/07/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/02/2021 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/16/2021 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/28/2021 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/15/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/20/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/22/2018 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">08/02/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">10/21/2013 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
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<a href="#">03/30/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/08/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">04/17/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/12/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/27/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/16/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/15/2006 -- REINSTATEMENT</a>	View image in PDF format
<a href="#">04/23/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/03/2003 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">04/01/1998 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/08/1997 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/02/1996 -- ANNUAL REPORT</a>	View image in PDF format

38

2

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

PROBATE DIVISION

05 - - 4805

05 OCT 1 11:10:22

PROBATE

IN RE: ESTATE OF ]  
ROBERT W. DESMOND, ]  
Deceased. ]  
\_\_\_\_\_ :

File Number \_\_\_\_\_  
Division 625  
ORDER OF ANCILLARY SUMMARY ADMINISTRATION (TESTATE)

On the Petition of THOMAS COBB for Summary Administration of the Estate of ROBERT W. DESMOND, Deceased, the Court finding that the decedent died on the [REDACTED] that all interested persons have been served proper notice of this hearing, or have waived notice thereof; that the material allegations of the Petition are true; and that an Order of Summary Administration should be entered, it is

ADJUDGED that the Will bearing date August 25, 2004, and attested by GREGORY CONDON and JEANNE P. GOODWIN, as subscribing and attesting witnesses, is admitted to probate according to law, as and for the Last Will of the decedent.

ADJUDGED FURTHER that there be immediate distribution of the assets of the decedent as follows:

<u>Beneficiaries</u>	<u>Addresses</u>	<u>Share and Amount</u>
THOMAS COBB	185 Fulton Street Boston, MA 02109	The real estate described below.

Asset, Share or Amount


Unit 108, CYPRESS TREE, Building No. 7, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8882, at Page 401, of the Public Records of Broward County, Florida.

2

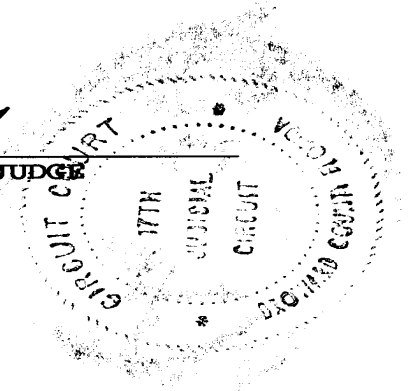
ADJUDGED FURTHER, that those to whom specified parts of the Decedent's Estate are assigned by this Order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.

ADJUDGED FURTHER, that debtors of the Decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to comply with this Order by paying, delivering, and transferring to those specified above the parts of the decedent's Estate assigned to them by this Order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

ORDERED this 10 day of <sup>October</sup>~~September~~, 2005.



CIRCUIT JUDGE



PLEASE RETURN TO:  
TRANS-STATE TITLE INS. CORP.  
3050 AVENTURA BLVD. # 300  
AVENTURA, FL 33180

THIS INSTRUMENT PREPARED BY:  
**SIDNEY M. BODZIN, ESQUIRE**  
Suite 228  
1031 Ives Dairy Road  
Miami, Florida 33179  
(305) 655-0721  
Parcel I.D. No.: 4941 25 JK 0080

**WARRANTY DEED**

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

THIS INDENTURE, made this 27 day of September, 2005, between **THOMAS COBB, a single man**, Grantor, and **DAVID J. SNOW, a single man**, whose post office address is Apartment 108, 2551 N.W. 41st Avenue, Lauderhill, FL 33313, Grantee.

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

Unit 108 in Building No. 7 of CYPRESS TREE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8882, at Page 401, of the Public Records of Broward County, Florida.

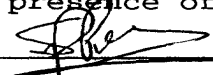
SUBJECT TO:

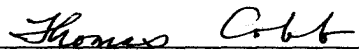
1. Taxes for the year 2005 and subsequent years.
2. The aforesaid Declaration of Condominium, together with all exhibits and amendments thereto, and
3. Applicable zoning ordinances,

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.

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:

  
\_\_\_\_\_  
- Witness

 L.S.  
**THOMAS COBB**

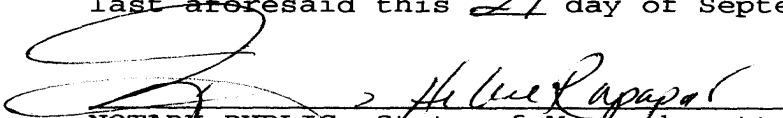
  
\_\_\_\_\_  
- Witness

185 Fulton Street  
Boston, Massachusetts 02109

STATE OF MASSACHUSETTS     ]  
  :] ss.  
COUNTY OF NORFOLK         ]

The foregoing instrument was acknowledged before me by **THOMAS COBB, a single man**, who is personally known to me or who has produced Massachusetts Identification as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 27 day of September, 2005.

  
\_\_\_\_\_  
NOTARY PUBLIC, State of Massachusetts

My Commission Expires:

HELENE S RAPAPORT  
NOTARY PUBLIC



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

The following applicant: David J. Snow

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

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

Signed:

Anthony C. Ray Pres.  
Patricia McFarlane Vice Pres.  
Janise Hatchett Sec.

This was Document Prepared By:

James B. Abril, Esquire  
Murray & Simmons, LLP  
1401 E. Broward Blvd. #200  
Ft. Lauderdale, FL 33301

Parcel ID Number: 19125-JK-00800

# Warranty Deed

This Indenture, Made this 20 day of September, 2007 A.D., Between David J. Snow, a single man

of the County of Suffolk, State of Massachusetts, grantor, and Lyndon Howell, a married man, and Jennine Chung, a single woman, as Joint Tenants with Right of Survivorship whose address is: 2551 N.W. 41st Avenue, Lauderhill, FL 33313

of the County of Broward, State of Florida, grantee.

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

Unit 108 in Building No. 7 of CYPRESS TREE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8882, Page 401, of the Public Records of Broward County, Florida, as may be amended.

Subject to: the above-described Declaration of Condominium; covenants, easements and restrictions of record; matters of plat; existing zoning and governmental regulations; oil, gas and mineral rights of record if there is no right of entry; and taxes and assessments for 2007 and subsequent years.

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

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

Signed, sealed and delivered in our presence:

Galissia M. Orozco (Seal)  
Printed Name: Galissia M. Orozco David J. Snow  
Witness P.O. Address: 9 Hawthorne Place, #10M, Boston, MA 02114

Suzanne Paley  
Printed Name: Suzanne Paley  
Witness

STATE OF MA  
COUNTY OF Suffolk  
The foregoing instrument was acknowledged before me this 20th day of September, 2007 by David J. Snow, a single man

who \_\_\_ is personally known to me or who \_\_\_ has produced his Driver's License and Identification.

Printed Name: Richard A. Rapaport  
Notary Public  
My Commission Expires: 3/31/08  
RICHARD A. RAPAPORT  
NOTARY PUBLIC

2



(305) 733-3224

*Condominium Association, Inc.*

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

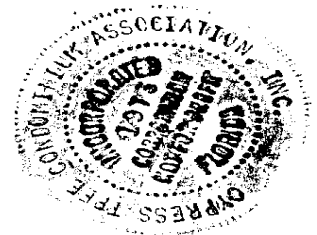
The following applicant: Syndon Howell

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

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

Signed:

Anthony C. Bayless 9-11-07  
Earl R. Fitchie Sr 9-11-07  
George Hatchell Sr



3

Record and Return to

Lyndon Howell  
2551 NW 41<sup>st</sup> Avenue, #108  
Lauderhill, FL 33313

COVER PAGE  
QUIT CLAIM DEED

---

### QUITCLAIM DEED

This Quitclaim Deed, made this 20th day of July, 2010, between LYNDON HOWELL, a married man, joined by his wife, SANCHIA HOWELL, and JENNINE CHUNG, a single woman, whose addresses are: 2551 NW 41st Avenue, #108, Lauderhill, FL 33313 and P.O. Box 170016, Brooklyn, NY 11217, respectively, Grantors, and LYNDON HOWELL, a married man, whose address is 2551 NW 41st Avenue, #108, Lauderhill, FL 33313Q, Grantee.

Witnesseth, that the Grantors, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of BROWARD, State of Florida, to-wit:

**Unit 108, in Building No. 7 of CYPRESS TREE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8882, Page 401, of the Public Records of Broward County, Florida.**

Folio No.4941 25 JK 0080

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

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Martin Patelsky  
Witness #1 Signature  
Martin Patelsky  
Witness #1 Printed Name

G. Stone  
Witness #2 Signature  
Gillian Dolan  
Witness #2 Printed Name

E. Blackstock  
Witness #1 Signature  
Edyis Blackstock  
Witness #1 Printed Name

Hilma Mullings  
Witness #2 Signature  
Hilma Mullings  
Witness #2 Printed Name

Lyndon Howell  
Lyndon Howell  
2551 NW 41st Avenue, #108, Lauderhill, FL 33313

Sanchia Howell  
Sanchia Howell  
2551 NW 41st Avenue, #108, Lauderhill, FL 33313

Jennine Chung  
Jennine Chung  
Address: P.O. Box 170016  
BROOKLYN NY 11217

STATE OF NEW YORK  
COUNTY OF KINGS

The foregoing instrument was acknowledged before me this 20th day of July, 2010, by Jennine Chung who personally known to me or who produced New York Lesmers Permit as identification.

SEAL ABRAHAM D PATELSKY  
Notary Public, State of New York  
No. 01PA6146583  
Qualified in Kings County  
Commission Expires May 22, 2014

Abraham Patelsky  
Notary Signature  
Abraham Patelsky  
Printed Notary Signature

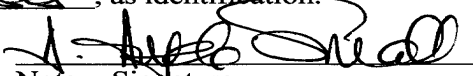
My Commission Expires: 5-22-2014

No. 1097 P. 1

JUL 19 2010 12:41PM

STATE OF FLORIDA )  
 :SS  
COUNTRY OF BROWARD )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of July, 2010, by Lyndon Howell and Sanchia Howell, who are personally known to me or who have produced FL Drivers License, as identification.

  
Notary Signature

\_\_\_\_\_  
Printed Notary Signature

My Commission Expires:



JBERT EMMERT

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

WELLS FARGO BANK, NA  
Plaintiff

CACE-10-012899

VS.

Division: 03

HOWELL, LYNDON ; CHUNG, JENNINE ; HOWELL, SANCHIA ;  
CYPRESS TREE CONDO 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 08, 2010, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

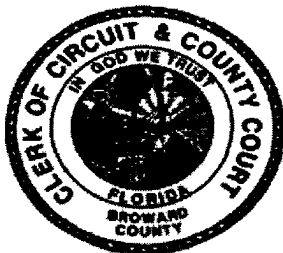
The following property in Broward County, Florida:

**UNIT 108 IN BUILDING NO. 7 OF CYPRESS TREE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8882, PAGE 401, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ANY AND ALL AMENDMENTS TO THE DECLARATION AND ANY UNDIVIDED INTEREST IN THE COMMON ELEMENTS OR APPURTENANCES THERETO.**

**A/K/A 2551 NW 41 AVENUE UNIT # 108 LAUDERHILL, FL 33313**

Was sold to: WELLS FARGO BANK, NA  
3476 Stateview Boulevard fort mill, SC, 29715

Witness my hand and the seal of this court on April 06, 2011.



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

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

CFN # 110018239, OR BK 47887 Page 1999, Page 1 of 1, Recorded 05/02/2011 at 02:52 PM, Broward County Commission, Deputy Clerk SPATTEN

JBERT EMMERT

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

WELLS FARGO BANK, NA  
Plaintiff

CACE-10-012899  
Division: 03

VS.

HOWELL, LYNDON ; CHUNG, JENNINE ; HOWELL, SANCHIA ;  
CYPRESS TREE CONDO 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 08, 2010, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

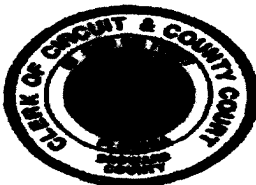
The following property in Broward County, Florida:

**UNIT 108 IN BUILDING NO. 7 OF CYPRESS TREE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 882, PAGE 401, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ANY AND ALL AMENDMENTS TO THE DECLARATION AND ANY UNDIVIDED INTEREST IN THE COMMON ELEMENTS OR APPURTENANCES THERETO.**

A/K/A 2551 NW 41 AVENUE UNIT # 108 LAUDERHILL, FL 33313

Was sold to: WELLS FARGO BANK, NA  
3476 Stateview Boulevard fort mill, SC, 29715

Witness my hand and the seal of this court on April 08, 2011.



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

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



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 8 day of JUNE, 2011  
County Administrator.  
By D. K.  
Deputy Clerk

RECORDING CLERK'S NOTE: THIS DOCUMENT IS BEING RE-RECORDED TO AFFIX DOCUMENTARY STAMP TAX



Prepared by:

The Florida Default Law Group, PL  
Jonathan Mesker  
9119 Corporate Lake Drive, Suite 300  
Tampa, Florida 33634  
File Number: **R10019503**

Return to:

New House Title  
P.O. Box 20328  
Tampa, Florida 33663-1385

(Space Above This Line For Recording Data)

**Special Warranty Deed**

This Special Warranty Deed made this 25 day of January, 2011, between Wells Fargo Bank, N.A., whose post office address is 2711 North Haskell, Dallas, Texas 75204, grantor, and Federal Home Loan Mortgage Corporation, whose post office address is 5000 Plano Parkway, Carrollton, Texas 75010, grantee:

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

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

UNIT 108 IN BUILDING NO. 7 OF CYPRESS TREE, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8882, PAGE 401, AND ANY AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
Parcel ID #: 4941 25 JK 0080

This deed is being executed by virtue of a Power of Attorney recorded in Official Records Book 46901, Page 1763, of the Public Records of Broward County, FL.

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

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

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year shown in the acknowledgement below.

Signed, sealed and delivered in our presence:

Witness Name: William C. Jones

Witness Name: Amy E. Hill

Wells Fargo Bank, N.A., by Kenneth Porter of the firm Echevarria, Codilis & Stawiariski, as Attorney-in-Fact

Printed Name Kenneth Porter

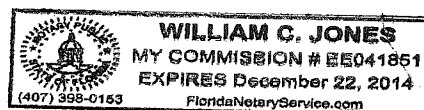
State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this this 25 day of Jan, 2011, by Kenneth Porter of the firm Echevarria, Codilis & Stawiariski, as Attorney-in-Fact, on behalf of the corporation, ( ) is personally known to me or ( ) or has produced \_\_\_\_\_ as identification.

(SEAL)

Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



Prepared by/Return to:  
Ronald R. Wolfe & Associates, P.L.  
Jonathan Mesker  
4921 Memorial Highway, Suite 100  
Tampa, Florida 33634  
File Number: R10019503

(Space Above This Line For Recording Data)

### Special Warranty Deed

This Special Warranty Deed made this 15th day of November, 2012, between Federal Home Loan Mortgage Corporation whose post office address is 5000 Plano Parkway, Carrollton, TX, 75010, grantor, and Jose Luis Hasbun , a married person, whose post office address is 1638 Winterberry Ln, Weston, FL 33327, grantee:

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

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

**UNIT 108 IN BUILDING NO. 7 OF CYPRESS TREE, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8882, PAGE 401, AND ANY AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**

Parcel Identification Number: 4941 25 JK 0080

This deed is being executed by virtue of a power of attorney recorded on May 31<sup>st</sup>, 2012, in Official Records Book 21152, Pages 440-443, of the Public Records of Hillsborough County, Florida.

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

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

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year shown in the acknowledgement below.

Signed, sealed and delivered in our presence:

Federal Home Loan Mortgage Corporation  
By Ronald R. Wolfe & Associates, P.L.,  
as attorney in fact

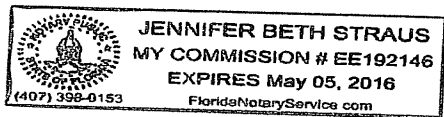
*[Signature]*  
By: Melissa J. Nunley  
Its authorized signor

*[Signature]*  
Witness Name: Shara Wilmoth

*[Signature]*  
Witness Name: JENNIFER STRAUS

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me this 15<sup>TH</sup> day of NOVEMBER, 2012, by Melissa J. Nunley, as Authorized Signor of the Ronald R. Wolfe & Associates, P.L., on behalf of the corporation, who () is/are personally known to me or () has/have produced \_\_\_\_\_ as identification.



*[Signature]*  
Notary Public  
Printed Name: JENNIFER STRAUS  
My Commission Expires: 05/05/2016

**Ronald R. Wolfe & Associates, P.L.**

**Corporate Resolution**

It is hereby resolved this 1<sup>st</sup> day of June, 2012 that the following individuals are authorized to sign as Attorney-in-Fact for Federal Home Loan Mortgage Corporation under the Limited Power of Attorney recorded on May 31, 2012 in Official Records Book 21152, Page 440-443, in the Public Records of Hillsborough County, Florida.

NANCY A. JONES  
JUDY KANE  
CHRISTIE ROONEY  
MELISSA J. NUNLEY  
BETTY L. GUEST  
COLLEEN E. LEHMANN

REBECCA M. DALY  
ANDREA SOMERS  
HENRY DINNAN  
TINA WORKMAN  
JONATHAN W. MESKER

It is further resolved that any signatories in the past that my have varied from this procedure are hereby ratified, nunc pro tunc, and have authority by the firm to execute said documents.

WITNESS MY HAND AND SEAL OF OFFICE THIS 1<sup>st</sup> DAY OF JUNE, 2012.

  
\_\_\_\_\_  
Ronald R. Wolfe, Vice President

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Diane Sunderland**

The Title Company of South Florida  
2765 W. Cypress Creek Road, Ste C  
Ft. Lauderdale, FL 33309

Property Appraisers Parcel Identification (Folio) Numbers: **494125-JK-0080**

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 12 day of December, 2013  
by **JOSE LUIS HASBUN, A MARRIED MAN**, herein called the grantor  
to **KARESHA BRISSETT, A MARRIED WOMAN**,  
whose post office address is **2551 NW 41ST AVE #108, 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)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of **(Thirty-Three Thousand and 00/100 (\$33,000.00))** Dollars 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, State of Florida, viz.:

**Unit 108, Cypress Tree Condominium, Building 7, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8882, Page 401, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.**

**Subject to easements, restrictions and reservations of record and to taxes for the year 2013 and thereafter.**

**This property is not nor is contiguous to homestead of grantor, who resides at below\*.**

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

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

**AND**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby 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, 2012.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Wanda A. Stewart  
Witness #1 Signature

Wanda A. Stewart  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Leah Coffman  
Witness #2 Printed Name

[Signature]  
**JOSE LUIS HASBUN**  
\*1638 WINTERBERRY LN, WESTON, FL 33327

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of December, 2013 by **JOSE LUIS HASBUN** who is personally known to me or has produced drivers license as identification.

**SEAL**

[Signature]  
Notary Public

Leah Coffman  
Printed Notary Name



**LEAH COFFMAN**  
MY COMMISSION # DD 948339  
EXPIRES: January 31, 2014  
Bonded Thru Budget Notary Services

My Commission Expires:

# CYPRESS TREE CONDOMINIUM ASSOCIATION, INC

## Certificate of Approval – SALE

THIS IS TO CERTIFY that Karesha Brissett has/have been approved by the Board of Directors as the **Purchaser** of the following described property in Broward County, Florida located within Cypress Tree Condominium Association, Inc.

**PREVIOUS OWNER:** Jose Hasbun  
2551 NW 41st Ave # 108  
Lauderhill, FL 33133

As set forth in the Declaration of Condominium and Exhibits annexed thereto and forming part thereof, recorded in the Official Records of the Public Records of Broward County, Florida, and as amended. The above address includes, but is not limited to, all appurtenances to Cypress Tree Condominium Association, INC. unit above described, including the undivided interest in the common elements of said Condominium.

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

STATE OF FLORIDA  
COUNTY BROWARD

The foregoing instrument was acknowledged before me this 6 day of DEC, 2013, by Sharon Silverio as Manager of CYPRESS TREE CONDOMINIUM ASSOCIATION INC., a Florida not-for-profit corporation.

Sharon Silverio  
For the Board of Directors

Personally Known  OR  
Produced Identification

\_\_\_\_\_  
Type of Identification

NOTARY PUBLIC STATE OF FLORIDA  
Sign Sharon Silverio  
Print Sharon Silverio



**PLEASE PROVIDE MANAGEMENT WITH A  
COPY OF THE WARRANTY DEED UPON  
CLOSING**

**FAX: 954-977-6595**

Return to:

The Title Company of South Florida  
2765 W. Cypress Creek Road, Ste C  
Ft. Lauderdale, FL 33309

This Instrument Prepared By:

**Diane Sunderland**

The Title Company of South Florida  
2765 W. Cypress Creek Road, Ste C  
Ft. Lauderdale, FL 33309  
TELEPHONE: 954-935-6034

File No. 2013-278

## THIS MORTGAGE DEED

Executed the 12 day of DECEMBER, 2013 by:

**KARESHA BRISSETT, A MARRIED WOMAN JOINED BY HER HUSBAND, ISAAH HABERSHAM**

whose address is 2551 NW 41st Ave #108, Lauderhill, FL 33313

hereinafter called the mortgagor, to

**AGROVILLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS**

whose address is 5300 Mango Cir, Tamarac, FL 33319

hereinafter called the mortgagee:

*(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation; and the term "note" includes all the notes herein described if more than one).*

**WITNESSETH**, that for good and valuable consideration, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in BROWARD County, Florida, viz:

**Unit 108, Cypress Tree Condominium, Building 7, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8882, Page 401, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.**

**TO HAVE AND TO HOLD** the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee in fee simple.

**AND** the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor 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 and clear of all encumbrances.

**PROVIDED ALWAYS** that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to wit:

DATE: DECEMBER 12, 2013

**NOTE**

Ft. Lauderdale, FL

AMOUNT: **\$30,000.00**

**FOR VALUE RECEIVED** the undersigned promises to pay to the order of:

**AGROVILLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS**

the principal sum of **\$30,000.00 (Thirty Thousand and 00/100) DOLLARS**

together with interest thereon at the rate of 7% (Seven and 00/100 percent) per annum from DATE OF EXECUTION HEREOF until maturity, both principal and interest being payable in Lawful Money of the United States, such principal sum and interest payable in installments as follows:

Payable in 120 equal consecutive monthly installments of principal and interest in the amount of **\$348.33** each, the first of which shall be due and payable one month from the date hereof together with a like installment due on the same date each and every month thereafter until **DECEMBER 12, 2023**, when the entire unpaid remaining balance together with accrued interest thereon shall be due and payable.

There shall be no pre-payment penalty.

There shall be a late fee of \$50 per installment, if payment is received after 10 days of due date.

**STATE OF FLORIDA DOCUMENTARY STAMPS HAVE BEEN AFFIXED TO THE MORTGAGE SECURING THIS NOTE.**

Such installment payments shall be applied first to the interest accruing under the terms of this note and then to a reduction of the principal indebtedness. The makers and endorsers of this note further agree to waive demand, notice of non-payment and protest, and in the event suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. All payments hereunder shall bear interest at the rate of 18% (Eighteen and 00/100 percent) per annum from maturity until paid. This note is secured by a mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment of principal and/or interest when due, the whole sum of principal and interest remaining unpaid shall at the option of the holders, become immediately due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default.

Payable at: **5300 MANGO CIR, TAMARAC, FL 33319** or such other place as shall be designated by the holder of this note in writing.

and shall perform, comply with and abide by each and every of the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than \$30,000.00 in a company or companies acceptable to the mortgagee policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to show proof of paid coverage of any required insurances; to show proof of paid property taxes when due; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within THIRTY days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any or the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

AND mortgagor unconditionally assigns and transfers to mortgagee all of the rents and revenues of the property. Mortgagor authorizes mortgagee or mortgagee's agent to collect the rents and revenues and hereby directs each tenant of the property to pay the rents to mortgagee or mortgagee's agent. However, prior to mortgagee's notice to mortgagor of mortgagor's default, mortgagor shall be entitled to collect the rents, issues and profits from the premises as trustee for the benefit of mortgagor and mortgagee. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only. In the event the mortgagor should assign the rents of the mortgaged premises or any part thereof without the consent of the mortgagee, then the entire principal sum secured hereby shall, at the option of the mortgagee, become immediately due and payable. This assignment terminates automatically upon satisfaction of this mortgage.

IN WITNESS WHEREOF, the said mortgagor has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

(TWO WITNESSES REQUIRED)

[Handwritten Signature]  
Witness Signature

Leah Loffman  
Witness Printed Name

[Handwritten Signature]  
Witness Signature

WANDA A. Stewart  
Witness Printed Name

[Handwritten Signature] L.S.

**KARESHA BRISSETT**  
2551 NW 41ST AVE #108, LAUDERHILL, FL 33313

[Handwritten Signature] L.S.

**ISAIAH HABERSHAM**  
2551 NW 41ST AVE #108, LAUDERHILL, FL 33313



STATE OF FLORIDA )

COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 12 day of DECEMBER, 2013, by KARESHA BRISSETT AND ISAAH HABERSHAM who is personally known to me or has produced drivers license as identification and did (did not) take an oath.

SEAL



LEAH COFFMAN  
MY COMMISSION # DD 948339  
EXPIRES: January 31, 2014  
Bonded Thru Budget Notary Services

[Handwritten Signature]  
Notary Public

Leah Coffman  
Printed Notary Name



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

**CE # 14060145**

**CITY OF LAUDERHILL**

Petitioner,

vs.

**CYPRESS TREE CONDO ASSOC**

**8211 W BROWARD BLVD PH1 PLANTATION, FL 33324**

Respondent(s)

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

**FINDINGS OF FACT: In violation for**

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

**PROPERTY IN VIOLATION**

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

**CONCLUSIONS OF LAW:**

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

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

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

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

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

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

**COMMENTS:**

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

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



Dorothy Rich

Chairperson, Code Enforcement Board

STATE OF FLORIDA

COUNTY OF BROWARD

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

Sandra G Scott  
NOTARY PUBLIC, STATE OF FLORIDA

Personally known X or produced identification \_\_\_\_\_

Type of identification produced \_\_\_\_\_



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

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Wells Fargo Bank N.A., has made, constituted and appointed, and by these presents does make, constitute and appoint **Tim Hutton, Henry Dinnan, James Martinez, Kimberly Litchfield, Kenneth Porter, Haelee Holjes, Nancy Jones and Myrna Deltor**, of the firm Echevarria, Codilis & Stawiarski, 9119 Corporate Lake Drive, Suite 300, Tampa, FL 33634 individually and not jointly, its true and lawful attorney in fact for, and in its name, place and stead, and for its use and benefit, for every act customarily and reasonably necessary and appropriate for:

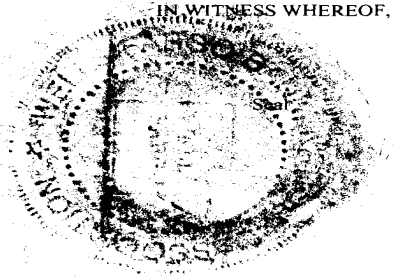
The execution, acknowledgment, recording and delivery of beneficiary's Non Military Affidavit, Notices of Default on Mortgages, and Verifications of Debt wherein the above-named principal is the original or substituted beneficiary or servicing agent for the beneficiary, and Deeds to the Secretary of Veterans Affairs, Secretary of Housing and Urban Development, Deeds to Federal National Mortgage Association, and Deeds to Federal Home Loan Mortgage Corporation, to convey properties in which the Mortgage foreclosed secured a loan guaranteed or insured by the department of Veterans Affairs or Department of Housing and Urban Development, and Deeds and assignment of beneficial interest to the investor on mortgage loans in which Wells Fargo Bank N.A. is the beneficiary of record of the Mortgage.

Giving and granting unto said attorney-in-fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done to accomplish the foregoing as the principal above-named might or could do as if personally present, with full powers of substitution and reservation, hereby confirming and ratifying all that the principal's attorney in fact shall lawfully do or cause to be done by virtue of these presents. The undersigned fully acknowledges and understands that said attorney-in-fact is being granted authority to appoint himself or a business in which he has a pecuniary interest as trustee to conduct foreclosures for Wells Fargo Bank N.A. on a for profit basis and has consulted independent counsel regarding same.

By exercise of this limited power, the attorney(s)-in-fact shall indemnify Wells Fargo Bank N.A. from all claims, demands, suits, penalties or actions, and from all attendant losses, costs and expenses for any claims against, or losses or liability of Wells Fargo Bank N.A. for any cause to the extent the same arise out of, or result from, default in the performance of, or the negligent performance of, or willful misconduct regarding any obligation of the attorney(s)-in-fact under this power.

This limited power of attorney shall be effective from the date of execution hereof until December 31, 2011 or such time as Wells Fargo Bank N.A. or its successor revokes it in writing.

IN WITNESS WHEREOF, Mark Wooton has hereunto set his hand and seal this 5th day of November, 2008.



Wells Fargo Bank N.A.

Signed:

*Mark Wooton*

Printed name:

Mark Wooton

Title:

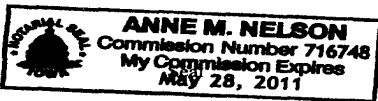
Vice President Loan Documentation

**INSTRUMENT#: 2008388821, O BK 18951  
PG 114-114 11/07/2008 at 08:33:53 AM,  
DEPUTY CLERK: JMERINO Pat Frank, Clerk of  
the Circuit Court Hillsborough County**

STATE OF IOWA )  
COUNTY OF DALLAS ) ss.

This is to certify that on the 5th day of November, 2008, before me, a notary public in and for the State of IOWA, personally appeared Mark Wooton, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that he, being informed of the contents thereof, executed the foregoing document as Vice President Loan Documentation of Wells Fargo Bank N.A., voluntarily for and as the act of said corporation, acting in said capacity, as aforesaid.

Given under my hand this 5th day of November, 2008.



*Anne M. Nelson*

Notary public in and for:  
My commission expires:

Filing # 135780670 E-Filed 10/01/2021 05:08:09 PM

IN THE CIRCUIT COURT OF THE 17<sup>TH</sup>  
JUDICIAL CIRCUIT IN AND FOR  
BROWARD COUNTY, FLORIDA

CYPRESS TREE CONDOMINIUM  
ASSOCIATION, INC.,

Case No.: CACE-20-003878 (03)

Plaintiff,

v.

ANTHONY C. RAY, *et al.*,

Defendants.

---

**NOTICE OF ATTORNEYS' CHARGING LIEN**

Garrity Traina, PLLC, (hereinafter "the firm" and/or "GT") hereby gives notice of its attorneys' charging lien against Plaintiff, CYPRESS TREE CONDOMINIUM ASSOCIATION, INC., and in support thereof states the following:

1. The firm was engaged by Plaintiff on or about January 6, 2020, and served as counsel for Plaintiff in this action through August 5, 2021, when a Stipulation for Substitution of Counsel was filed.

2. The firm's engagement for representation was based on a reduced hourly fee agreement, whereby Plaintiff would be responsible for the balance of the firm's regular hourly attorneys' fees should any party besides the Plaintiff become responsible to pay Plaintiff's attorneys' fees, or should the matter settle. *See* Engagement Letter, attached as **Exhibit A**, at pg.

2.

3. Accordingly, the firm is seeking a charging lien for the balance of its attorneys' fees at its regular hourly rates for the times it served as legal counsel for the Plaintiff. The firm's

reduced and regular hourly rates are included in the Engagement Letter attached as Exhibit A, at page 2.

4. The total fees incurred on this matter at reduced hourly rates are as follows:

Attorney/paralegal	Reduced Rate	Total Hours Billed	Reduced Rate Fees (paid)
Joseph D. Garrity, Esq.	\$300/hr	27.5	\$8,250
C.C. Traina, Esq.	\$300/hr	15.8	\$4,740
		<b>43.3</b>	<b>\$12,990</b>

5. The total fees incurred at the attorneys' regular hourly rates for their time spent on the file are as follows:

Attorney/paralegal	Reduced Rate	Total Hours Billed	Reduced Rate Fees (paid)
Joseph D. Garrity, Esq.	\$450/hr	27.5	\$12,375
C.C. Traina, Esq.	\$350/hr	15.8	\$5,530
		<b>43.3</b>	<b>\$17,905</b>

6. The amount set forth in paragraph 5 above represents the reasonable value of the work performed by the firm for Plaintiff in this action to date.

7. GT hereby provides notice its attorneys' charging lien for the difference in the amounts set forth in Paragraph 4 and 5, totaling **\$4,915.00**.

8. GT does hereby claim a lien on all properties of any kind, nature or description, and any moneys due to Plaintiff as a result of any agreement, settlement, judgment, recovery, or distribution of assets or funds in the court registry, trust accounts or elsewhere that result from or serve as consideration, damages or recovery of any nature in this action.

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a true and correct copy of the foregoing has been sent by electronic mail via the Florida E-Filing Portal to acray64@gmail.com, service@botsfordlegal.com, eservice@flojamlegal.com, and flojamlegalpa@outlook.com this October 1, 2021.

Respectfully Submitted,

**GARRITY TRAINA, PLLC**

*Counsel for Plaintiff*

6810 N SR 7

Suite 217

Coconut Creek, FL 33073

Telephone: (954) 753-6666

Facsimile: (954) 753-6663

By: /s/ C.C. Traina

**C.C. Traina, Esq.**

Fla. Bar No. 91238

ctraina@garritytraina.com

gtservice@garritytraina.com



# EXHIBIT A

# GARRITY O TRAINA

January 6, 2020

**VIA: Electronic Mail**

Cypress Tree Condominium Association, Inc.  
c/o Garrington Essue, President

**Re: Engagement Letter- litigation**

Dear Board,

We are pleased to have the opportunity to be of service to you. We look forward to working with you and will do our best to provide the highest quality legal services in a responsive, efficient manner. Fundamental to a sound relationship is a clear understanding of the terms and conditions upon which we will be providing legal services. Accordingly, the purpose of this letter is to clarify and confirm these terms and conditions. If you do not understand all of the terms or language in this engagement agreement, please contact us prior to signing the agreement.

**Scope of Services.** You asked us to represent you in connection with a specific matter. While this letter is intended to deal with these specific legal services, these terms and conditions will also apply to any additional legal services that we may agree to provide that are outside the initial scope of our representation, unless there is a separate written agreement.

**Staffing.** This firm is currently comprised of four attorneys. We intend to provide quality legal services in an efficient, economical manner. This sometimes necessitates involving multiple firm attorneys with the requisite skills. Occasionally internal conferences will take place among our personnel and two or more may attend meetings or proceedings on your behalf. Although this approach might seem to result in duplication of effort, we find that this practice facilitates communication, improves the quality of the work, allows for times when a principal attorney may be involved in another trial or matter, and ultimately is more economical. It will not be frequent. Questions regarding billing should be directed to the managing partner, Ms. C.C. Traina. It is important that you are satisfied with our services and responsiveness at all times.

**Responsibilities.** You must keep us informed of your current contact information and preference. In reliance upon information and guidance provided by you, we will provide legal counsel and assistance to you in accordance with this letter, keep you reasonably informed of progress and developments, and respond to your inquiries. You will be responsible for advising us whether any document we have prepared or received and sent to you for your approval or review reflects your understanding of the proposed agreement, general litigation strategy, or other expectations, as the case may be.

To enable us effectively to render these services, you agree to cooperate fully with us in all matters relating to the preparation and presentation of your case, to fully and accurately disclose to us all facts that may be relevant to the matter or that we may otherwise request, and to keep us apprised

of developments relating to the matter. You also will make yourself reasonably available to attend meetings, discovery proceedings and conferences, hearings, and other proceedings. Your responsibilities will also include determining acceptable terms of any compromise, settlement, or agreement. We will not settle a matter without your agreement.

Either at the beginning or during the course of our representation, we may express our opinions or beliefs concerning the matter or various courses of action and the results that might be anticipated. Any such statement made by any employee of our firm is intended to be an expression of opinion only, based on information available to us at the time, and must not be construed by you as a promise or guarantee of any particular result. No guarantees are possible in matters such as this.

**Fees, Disbursements, and Other Charges.** This representation will be handled on an hourly basis. You agree to remit with this signed agreement a litigation fee and cost deposit to Garrity Traina, PLLC, in the amount of **three thousand five hundred dollars (\$3,500)**. This deposit will be placed in our trust account and applied to your final invoice. If funds remain in trust at the conclusion of our representation, they will be returned to you.

Our fees will be based on the amount of time spent by attorneys, paralegals and law clerks on your matter. Each such person has a regular hourly billing rate, ranging from \$125 - \$450 per hour, based generally on his or her experience. You agree to pay the following reduced hourly rates, which are listed in the table below. The rate multiplied by the time spent on your behalf, measured in increments of a tenth of an hour, will be evaluated by the billing attorney as the basis for determining the fee. You hereby agree to pay any reasonable increases in these hourly rates over time, not to be adjusted more frequently than annually. You further acknowledge that the firm may in the future hire additional attorneys, and that you will be responsible for any additional attorney's hourly rate.

Employee	Rate
Founding Partner: Joseph Garrity	\$450.00
	\$300.00
Managing Partner: C.C. Traina	\$350.00
	\$300.00
Partner/Registered Patent Attorney: Chris Traina	\$350.00
	\$300.00
Associate Attorney: Joshua Rosenberg	\$250.00
Paralegals	\$195.00
Law Clerks	\$125.00

Should anyone other than you be responsible for the payment of our attorneys' fees or should this matter settle, our fees shall be owed at the full hourly rates in the above table. In addition to our fees, we will expect payment for disbursements and other charges as described in the General Provisions enclosed with this letter. You authorize us to incur such reasonable costs on your behalf. You further agree that any settlement payments procured during our representation shall be paid to the firm's trust account and then disbursed by the firm after a full accounting has been performed and all amounts outstanding to the firm are paid.

1.5% / month  
JD

Each month we will furnish you with a statement describing our services rendered and showing disbursements and other charges. There often is an unavoidable delay in reporting disbursements and other charges, and therefore not all disbursements and charges may be billed at the same time as the related legal services. Our invoices are due and payable upon receipt, and payment must be received within fifteen (15) days from the date of our invoice. We maintain the right to charge a percent monthly late fee per annum, calculated monthly, for each month an invoice from our office is overdue. If a bill is not timely paid, we may cease work and withdraw from representation upon notice to you. You hereby acknowledge and agree that should we withdraw due to your nonpayment of amounts due the firm we may place a charging lien on your file. You agree that any funds held in trust for you in this matter may be used for payment of amounts due toward fees or costs in any other matter for which you have retained the firm. You further agree that any funds held in trust for you in any other representation by the firm may be used for payment of amounts due for costs and disbursements in this matter.

The fees and charges billed to you are your responsibility whether or not a court awards attorneys' fees against an opposing party or there is a settlement. In litigation, courts may award attorneys' fees that they consider reasonable under the applicable law, but which may be less than the amounts billed to you. In such cases, you continue to be obligated to pay us for our actual fees and charges even though the court awards less from the other party. Any amounts actually received by us from another party will, of course, be credited against the fees and charges for which you are otherwise obligated to us. If a monetary judgment or award is made in your favor, we shall have a lien on the proceeds to the extent of any unpaid fees, disbursements, or other charges. Should fees be awarded in excess of what you are billed, or paid, that fee will be retained by the firm. **You should also be aware that in litigation, fees and costs may be awarded against you.**

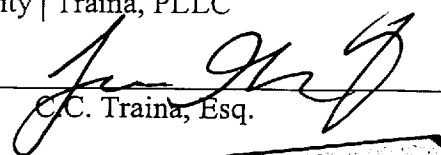
**General Provisions.** Enclosed is a statement entitled Firm Policy setting forth additional terms and conditions, which are incorporated into this letter and apply to our representation to the extent not expressly inconsistent with this letter. Any waiver by us of a breach of this Agreement shall not operate as a waiver of any subsequent breach of the same or any other provision of this Agreement.

If this letter correctly reflects your understanding of the terms and conditions of our representation, please confirm your acceptance by signing in the space provided below and return it and aforementioned deposit payable to Garrity Traina, PLLC. We will not begin work on your matter until this signed letter and deposit are received and funds have cleared. Notwithstanding, upon your acceptance, these terms and conditions will apply retroactively to the date we first performed any services on your behalf. If this letter is not signed and returned, you will be obligated to pay us the reasonable value of any services we may have performed on your behalf. We are pleased to have this opportunity to be of service and to work with you.

Date: January 6, 2020

Very truly yours,

Garrity | Traina, PLLC

By:  1/13/2020  
C.C. Traina, Esq.

Each signatory below hereby acknowledges that he/she has read and understood the terms and conditions set forth in this letter (including the Firm Policy), is knowingly and voluntarily executing this agreement for professional legal services, and has the authority with which to bind any legal entity signing this agreement. Each signatory agrees to be unconditionally responsible for the obligations set forth in this agreement.

**Cypress Tree Condominium Assoc., Inc.:**

By: Garrington Egan  
Printed Name

Date: 1/13/2020

Signature: G Egan

### EXHIBIT 1 – FIRM POLICY

Except as modified by the accompanying engagement letter, the following provisions will apply to the relationship between Garrity Traina, PLLC, and our clients:

(1) The time for which a client will be charged will include, but will not be limited to, telephone and office conferences with a client and counsel, witnesses, consultants, court personnel, and others; conferences among our personnel; factual investigation; legal research; responding to clients' requests to provide information to auditors in connection with reviews or audits of financial statements; drafting of letters, pleadings, briefs, and other documents; travel time; waiting time in court or elsewhere; and time in depositions and other discovery proceedings.

(2) In addition to our fees, we will be entitled to payment or reimbursement for disbursements and other charges incurred in performing services such as photocopying, messenger and delivery, air freight, computerized research, videotape recording, travel (including mileage, parking, airfare, lodging, meals, and ground transportation), telephone conference service, telecopying, court reporter fees, court costs, and filing fees. To the extent we directly provide any of these services, we reserve the right to adjust the amount we charge, at any time or from time to time, as we deem appropriate, in light of our direct costs, our estimated overhead allocable to the services, and outside competitive rates. Unless special arrangements are made, fees and expenses of others (such as experts, investigators, witnesses, consultants, and court reporters) and other large disbursements will not be paid by our firm and will be the responsibility of, and billed directly to, the client. Should you have an unpaid balance that is sent to collections you shall be responsible for any costs associated with the collections.

(3) Although we may from time to time, for a client's convenience, furnish estimates of fees or charges that we anticipate will be incurred on a client's behalf, these estimates are subject to unforeseen circumstances and are by their nature inexact. We will not be bound by any estimates except as expressly set forth by us in writing as being binding, which is rare.

(4) A client shall have the right at any time to terminate our services and representation upon written notice to the firm. Such termination shall not, however, relieve the client of the obligation to pay for all services rendered and disbursements and other charges made or incurred on behalf of the client prior to the date of termination.

(5) We reserve the right to withdraw from our representation with the client's consent or for good cause. Good cause may include the client's failure to honor the terms of the engagement letter, the client's failure to pay amounts billed in a timely manner, the client's failure to cooperate or follow our advice on a material matter, or any fact or circumstance that would, in our view, impair an effective attorney-client relationship or would render our continuing representation unlawful or unethical. If we elect to do so, the client will take all steps necessary to free us of any obligation to perform further, including the execution of any documents (including forms for substitution of counsel) necessary to complete our withdrawal, and we will be entitled to be paid for all services rendered and disbursements and other charges made or incurred on behalf of the client prior to the date of withdrawal. An attorney's lien on files, papers, and proceeds of litigation

exists, and is acknowledged for any unpaid sums. The firm may refuse to provide a copy of your file if amounts remain unpaid.

(6) At the conclusion of this matter, we will notify you when any legal files that you have provided us are available for pick-up. Any such files will be available for your pick up for a 15-day period, after which we will destroy the files unless agreed otherwise in writing. We reserve the right to charge administrative fees and costs associated with retrieving, copying and delivering such files.

DATE: February 1st, 2023  
PROPERTY ID # 494125-JK-0080 (TD # 49780)

# WARNING

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

KARESHA BRISSETT  
2551 NW 41ST AVE #108  
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2551 NW 41 AVE #108 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 .....\$6,030.39
- Or
- \* Estimated Amount due if paid by March 14, 2023 .....\$6,104.34

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



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

DATE: February 1st, 2023  
PROPERTY ID # 494125-JK-0080 (TD # 49780)

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AGROVILLE, LLC  
5300 MANGO CIR  
TAMARAC, FL 33319

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

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 1st, 2023  
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GARRITY TRAINA, PLLC C.C. TRAINA, ESQ.  
6810 N SR 7 SUITE 217  
COCONUT CREEK, FL 33073

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THE TITLE COMPANY OF SOUTH FLORIDA  
C/O DIANE SUNDERLAND  
2765 W CYPRESS CREEK ROAD STE C  
FT LAUDERDALE, FL 33309

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

DATE: February 1st, 2023  
PROPERTY ID # 494125-JK-0080 (TD # 49780)

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CLIENTS 1ST REALTY, INC., REGISTERED AGENT O/B/O AGROVILLE, LLC

19376 SW 65TH ST  
FORT LAUDERDALE, FL 33332

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- \* Estimated Amount due if paid by February 28, 2023 .....\$6,030.39
- Or
- \* Estimated Amount due if paid by March 14, 2023 .....\$6,104.34

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

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

DATE: February 1st, 2023  
PROPERTY ID # 494125-JK-0080 (TD # 49780)

# WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2551 NW 41 AVE #108 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.

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- Or
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 1st, 2023  
PROPERTY ID # 494125-JK-0080 (TD # 49780)

# WARNING

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

ISAIAH HABERSHAM  
2551 NW 41ST AVE #108  
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2551 NW 41 AVE #108 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

DATE: February 1st, 2023  
PROPERTY ID # 494125-JK-0080 (TD # 49780)

# WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2551 NW 41 AVE #108 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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[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)



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

DATE: February 1st, 2023  
PROPERTY ID # 494125-JK-0080 (TD # 49780)

# WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2551 NW 41 AVE #108 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

U.S. Postal Service™  
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**OFFICIAL USE**

7010 0290 0001 7413 9794

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total F		
Sent To	<b>TD 49780 MARCH 2023 WARNING</b> <b>KARESHA BRISSETT</b> <b>2551 NW 41ST AVE #108</b> <b>LAUDERHILL, FL 33313</b>	
Street, A or PO Box		
City, State		

U.S. Postal Service™

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**OFFICIAL USE**

0096 ECH2 T000 0620 0100 7010 0290 0001 742 9800

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted (Endorser)		
Total P <sub>c</sub>		
Sent To	TD 49780 MARCH 2023 WARNING	
Street, A or PO Box	AGROVILLE, LLC	
City, State, ZIP+4	5300 MANGO CIR	
	TAMARAC, FL 33319	

U.S. Postal Service™

**CERTIFIED MAIL™ RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

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**OFFICIAL USE**

7010 0290 0001 7413 9817

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

Postmark  
Here

Total F

**TD 49780 MARCH 2023 WARNING**  
CITY OF LAUDERHILL CODE ENFORCEMENT UNIT  
5581 W. OAKLAND PARK BLVD.  
LAUDERHILL, FL 33313

Sent To

Street,  
or PO

City, State, ZIP

PS Form 3800, August 2006

See Reverse for Instructions

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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

4286 ETH 7413 9824  
7010 0620 0000 7000 0620 0702

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total	<b>TD 49780 MARCH 2023 WARNING</b>	
Sent	GARRITY TRAINA, PLLC C.C. TRAINA, ESQ.	
Street or PO	6810 N SR 7 SUITE 217	
City, S	COCONUT CREEK, FL 33073	

U.S. Postal Service™

# CERTIFIED MAIL™ RECEIPT

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For delivery information visit our website at [www.usps.com](http://www.usps.com)

## OFFICIAL USE

7010 0700 0620 0000 1000 7412 9881

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total	<b>TD 49780 MARCH 2023 WARNING</b> THE TITLE COMPANY OF SOUTH FLORIDA C/O DIANE SUNDERLAND 2765 W CYPRESS CREEK ROAD STE C FT LAUDERDALE, FL 33309	
Sent To		
Street, or PO Box		
City, State, ZIP+4		

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](http://www.usps.com)

**OFFICIAL USE**

7010 0290 0001 7413 9848

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total	<b>TD 49780 MARCH 2023 WARNING</b>	
	<b>CLIENTS 1ST REALTY, INC., REGISTERED AGENT</b>	
Sent To	<b>O/B/O AGROVILLE, LLC</b>	
Street, or PO	<b>19376 SW 65TH ST</b>	
City, St.	<b>FORT LAUDERDALE, FL 33332</b>	

PS Form 3800, August 2006

See Reverse for Instructions

7010 0290 0001 7413 9855

U.S. Postal Service <sup>TM</sup>

**CERTIFIED MAIL <sup>TM</sup> RECEIPT**

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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>TD 49780 MARCH 2023 WARNING</b>		
Total <b>CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.</b>		
<b>2351 NW 41ST AVE CLUBHOUSE</b>		
<b>LAUDERHILL, FL 33313</b>		
Sent 1		
Street or PO		
City, State, ZIP+4		

PS Form 3800, August 2006

See Reverse for Instructions



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**OFFICIAL USE**

7010 0290 0001 7413 9862

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted (Endorser)		
Total P	<b>TD 49780 MARCH 2023 WARNING</b>	
<i>Sent To</i>	<b>ISAIAH HABERSHAM</b>	
<i>Street, A, or PO Bc</i>	<b>2551 NW 41ST AVE #108</b>	
<i>City, State, ZIP+4</i>	<b>LAUDERHILL, FL 33313</b>	

U.S. Postal Service™  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

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7010 0290 0001 7413 9879

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

Postmark  
Here

**TD 49780 MARCH 2023 WARNING**  
Total P. **JOSEPH D GARRITY, ESQ, REGISTERED AGENT O/B/O**  
**Sent To** **CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.**  
**Street, Apt** **101 NE 3RD AVE SUITE 1800**  
**or PO Box** **FORT LAUDERDALE, FL 33301**  
**City, State**

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

For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

7010 0290 0001 7413 9886

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

Tota **TD 49780 MARCH 2023 WARNING**  
CITY OF LAUDERHILL  
ATTN: ANA SANCHEZ  
5581 W OAKLAND PARK BLVD  
LAUDERHILL, FL 33313-1411

Sent  
Street,  
or P.O.  
City, S

**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 49780 MARCH 2023 WARNING**  
**CLIENTS 1ST REALTY, INC., REGISTERED AGENT**  
**O/B/O AGROVILLE, LLC**  
**19376 SW 65TH ST**  
**FORT LAUDERDALE, FL 33332**



9590 9402 6458 0346 4561 20

**2. Article Number (Transfer from service label)**

7010 0290 0001 7413 9848

**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	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> 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 49780 MARCH 2023 WARNING**  
**THE TITLE COMPANY OF SOUTH FLORIDA**  
**C/O DIANE SUNDERLAND**  
**2765 W CYPRESS CREEK ROAD STE C**  
**FT LAUDERDALE, FL 33309**



9590 9402 6458 0346 4561 13

2. Article Number (Transfer from service label)

7010 0290 0001 7413 9831

**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  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

**SENDER: COMPLETE THIS SECTION**

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**TD 49780 MARCH 2023 WARNING**  
 JOSEPH D GARRITY, ESQ, REGISTERED AGENT O/B/O  
 CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.  
 101 NE 3RD AVE SUITE 1800  
 FORT LAUDERDALE, FL 33301



9590 9402 6458 0346 4561 51

2. Article Number (Transfer from service label)

7010 0290 0001 7413 9879

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

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

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

Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

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1. Article Addressed to:

**TD 49780 MARCH 2023 WARNING**  
**CITY OF LAUDERHILL CODE ENFORCEMENT UNIT**  
**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

C. Burke 2-6-2025

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



9590 9402 6458 0346 4559 56

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)

7010 0290 0000 7413 9817

Restricted Delivery (over \$500)

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
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**TD 49780 MARCH 2023 WARNING  
CITY OF LAUDERHILL  
ATTN: ANA SANCHEZ  
5581 W OAKLAND PARK BLVD  
LAUDERHILL, FL 33313-1411**



9590 9402 6458 0346 4561 68

2. Article Number (Transfer from service label)

70101029010001 7403 19886

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*[Handwritten Name]*

C. Date of Delivery

*[Handwritten Date]*

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

001



**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.
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1. Article Addressed to:

**TD 49780 MARCH 2023 WARNING**  
**CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.**  
**2351 NW 41ST AVE CLUBHOUSE**  
**LAUDERHILL, FL 33313**



9590 9402 6458 0346 4561 37

2. Article Number (Transfer from service label)

7010 0290 0001 7413 9855

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

**X** *[Signature]*

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

*[Signature]*

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

Registered Mail Restricted Delivery (over \$500)