TitleExpress® A service of Grant Street Group

339 Sixth Ave, Suite 1400 Pittsburgh, PA 15222 Web: <u>www.grantstreet.com</u> E-mail: <u>TitleExpress@grantstreet.com</u>

Phone: (412) 391-5555

At the request of the County Tax Collector for Broward County, FL, a search has been made of the Public Records for the following described property:

 Parcel ID
 Alt. Key
 Property Address

 5140 23 AM 1130
 583516
 1200 SW 124 TER

Legal Description

Condominium Unit No. 105, in Building O, of CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM #II, a condominium, according to the Declaration thereof, as recorded in Official Records Book 15294, at Page(s) 830, of the Public Records of Broward County, Florida.

Other Parcel Info

Certificate # Assessed Value

Homestead?

Mobile Home?

Bankruptcy?

2020 - 15725

\$150,310

No

No

No

Owner of Record on Current Tax Roll

EDNER KAVANAGH, EST

Billing Name & Address

1200 SW 124 TER APT 105 PEMBROKE PINES FL 33027-1983

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report 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 is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 11/04/2022 Search covers 20 years through: 11/01/2022

Brian Johnson
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record

EDNER KAVANAGH 13419 166 PLACE APT GC JAMAICA NY 11434 **Document**

Examiner Comments

Warranty Deed Bk:51143 Pg:499

Related Documents (for Reference)

Warranty Deed Bk:30260 Pg:896

Warranty Deed Bk:36075 Pg:871

Re-recorded Warranty Deed Bk:36563 Pg:504

Warranty Deed Bk:48085 Pg:856

Warranty Deed Bk:49703 Pg:1103

MORTGAGE HOLDER

Name & Address of Record

None found.

Document

Examiner Comments

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record

C.V.P. COMMUNITY CENTER, INC., AND PINES MASTER MANAGEMENT, INC. BRIAN D. GOTTLIEB, ESQ. RTRLAW 3333 W. COMMERCIAL BLVD., SUITE 200B FORT LAUDERDALE FL 33309 Document

Examiner Comments

Lis Pendens Inst:118095893

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM #11 ASSOCIATION, INC. 13460 SW 10 STREET SUITE 101 PEMBROKE PINES FL 33027	Sunbiz- Cambridge	Declaration recorded in 15294-830. Cambridge at Century Village Condominium #11 Association, Inc. a/k/a Cambridge at Century Village Condominium #II Association, Inc.
CHARLIE OTTO, ESQ., REGISTERED AGENT O/B/O CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM #11 ASSOCIATION, INC. 2699 STIRLING ROAD SUITE C-207 FORT LAUDERDALE FL 33312	Sunbiz- Cambridge	
JOURDAN LEVY-BIZANES, REGISTERED AGENT O/B/O PINES MASTER MANAGEMENT, INC. 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH FL 33401	Sunbiz- Pines Master	
JOURDAN LEVY-BIZANES, REGISTERED AGENT O/B/O PINES RECREATIONAL FACILITIES ASSOCIATION, INC. 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH FL 33401	Sunbiz-Pines Recreational	
JOURDAN LEVY-BIZANES, REGISTERED AGENT O/B/O PINES COMMUNITY SERVICES AND FACILITIES ASSOCIATION, INC. 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH FL 33401	Sunbiz-Pines Community	
JOURDAN LEVY-BIZANES, REGISTERED AGENT O/B/O C.V.P. COMMUNITY CENTER, INC. 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH FL 33401	Sunbiz-CVP	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

File Name

49825PA.pdf



ISITE Andress	1200 SW 124 TERRACE #1050, PEMBROKE PINES FL 33027	
Property Owner	KAVANAGH, EDNER EST	
Mailing Addre	1200 SW 124 TER APT 105 PEMBROKE PINES FL 33027 1983	

ID#	5140 23 AM 1130
Millage	2613
Use	04

Abbr Legal
De cription

CAMBRIDGE AT CENTURY VILLAGE CONDO #II UNIT 105 BLDG O PER CDO BK/PG: 15294/830 AND AMCDO BK/PG 15621/623

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).

	reductio	n fo	r costs of s	ale and	l other adjustme	nts	req	uired by	Sec. 193	.011	l (8).	
				Prope	rty A e ment	Va	lue					
Year	Land		Building / Improvement		Ju t/Market Value		A e ed / SOH Value			Tax		
2022	\$15,030	Т	\$135,280		\$150,310		\$149,780					
2021	\$13,620	Τ	\$122,550		\$136,170	\$136,170		\$136,170			\$2,	936.06
2020	\$12,650		\$113,810 \$12		\$126,460	0	\$124,710			\$2,740.27		
		20	22 Exempti	ons an	d Taxable Values	s b	у Тах	king Autl	hority			
			Cou	unty	School B	School Board Municipal			Independent			
Just Valu	ie		\$150	,310	\$150	0,3	10	\$^	150,310			\$150,310
Portabilit	ty			0			0		0			0
Assesse	d/SOH		\$149	,780	\$150	0,3	10	\$^	\$149,780		\$149,780	
Homeste	ad			0		0		0		0		
Add. Hor	nestead			0	0		0			0		
Wid/Vet/I	Dis			0			0		0			0
Senior				0			0		0	0		
Exempt 7	Гуре			0			0		0		0	
Taxable			\$149	,780	\$150	0,3	10	\$^	149,780			\$149,780
		Sal	es History			1Γ		L	and Cal	cula	tions	
Date	Туре		Price	Boo	k/Page or CIN		Р	rice	Fa	ctor		Type
10/3/20	14 WD-Q	1	\$103,000		112567549							
4/10/20	13 WD-Q		\$75,000	111467990								
7/28/20	11 WD-Q	T	\$65,000	48085 / 856		1[
12/10/20	003 DRR	┪		;	36563 / 504	1[
9/15/20	03 WD	\top	\$88,000		36075 / 871	1[Adj. Bldg. S.F.				1100
	,					<u> </u>		Units/B	eds/Batl	าร		1/2/2
								Eff./Ac	t. Year B	uilt	1990/1	989

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
26			3C					
R			3C					
1			.03					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #49825

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:

C.V.P. COMMUNITY CTR, INC., & PINES MASTER MGMT, INC. BRIAN D. GOTTLIEB, ESQ. RTRLAW 3333 W. COMMERCIAL BLVD., SUITE 200B FORT LAUDERDALE, FL 33309

ATTORNEYS FOR CVP AND PINES MASTER 3333 W. COMMERCIAL BLVD., SUITE 200B FORT LAUDERDALE, FL 33309

C.V.P. COMMUNITY CENTER, INC. 13300 SW 10TH ST PEMBROKE PINES, FL 33027 C.V.P. COMMUNITY CENTER, INC. 1601 FORUM PL STE 500 WEST PALM BEACH, FL 33401-8103

CITY OF PEMBROKE PINES CITY ATTORNEY'S OFFICE 601 CITY CENTER WAY PEMBROKE PINES, FL 33025-4459 EDNER KAVANAGH EST 1200 SW 124TH TER APT 105 PEMBROKE PINES, FL 33027-1983

KAVANAGH, EDNER EST 1200 SW 123TH TER #105-O PEMBROKE PINES, FL 33027 MICHAEL KAVANAGH 1200 SW 124TH TERR APT 102 PEMBROKE PINES, FL 33027

PINES COMMUNITY SERVICES AND FACILITIES ASSOCIATION, INC 1601 FORUM PL STE 500 WEST PALM BEACH, FL 33401 PINES COMMUNITY SERVICES AND FACILITIES ASSOCIATION, INC 13300 SW 10TH STREET PEMBROKE PINES, FL 33027 PINES MASTER MANAGEMENT, INC 13300 SW 10TH ST PEMBROKE PINES, FL 33027-1800 PINES MASTER MANAGEMENT, INC. 1601 FORUM PL STE 500 WEST PALM BEACH, FL 33401-8103

PINES RECREATION FACILITIES ASSOCIATION, INC 13300 SW 10TH STREET PEMBROKE PINES, FL 33027 PINES RECREATIONAL FACILITIES ASSOCIATION, INC 1601 FORUM PL STE 500 WEST PALM BEACH, FL 33401-8103 CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM #11 ASSOCIATION, INC. 13460 SW 10 STREET SUITE 101 PEMBROKE PINES, FL 33027 CHARLIE OTTO, ESQ., REG AGT O/B/O CAMBRIDGE AT CENTURY VILLAGE CONDO #11 ASSOC, INC. 2699 STIRLING RD SUITE C-207 FORT LAUDERDALE, FL 33312

JOURDAN LEVY-BIZANES, REGISTERED AGENT O/B/O PINES MASTER MANAGEMENT, INC. 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401 JOURDAN LEVY-BIZANES, REG AGT O/B/O PINES REC FACILITIES ASSOC, INC. 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401 JOURDAN LEVY-BIZANES, REGISTERED AGENT O/B/O C.V.P. COMMUNITY CTR, INC. 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401 JOURDAN LEVY-BIZANES, REG AGENT O/B/O PINES COMMUNITY SVCS & FACILITIES ASSOC, INC. 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

EDNER KAVANAGH 13419 166 PLACE APT GC JAMAICA, NY 11434

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 ADMINISTRAT

COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

1 Page(s)

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Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49825

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:

514023-AM-1130

Certificate Number:

15725

Date of Issuance:

05/26/2020

Certificate Holder:

TLOA OF FLORIDA LLC

Description of Property: CAMBRIDGE AT CENTURY VILLAGE

CONDO #II UNIT 105 BLDG O

See Additional Legal on Tax Roll

Name in which assessed: KAVANAGH, EDNER EST

Legal Titleholders:

KAVANAGH, EDNER EST 1200 SW 124 TER APT 105

PEMBROKE PINES, FL 33027-1983

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of March , 2023 . Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this day of December 2022. 1st

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: 14363.20

401-314

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49825

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:

514023-AM-1130

Certificate Number: 15725 Date of Issuance:

05/26/2020

Certificate Holder:

TLOA OF FLORIDA LLC

Description of Property: CAMBRIDGE AT CENTURY VILLAGE

CONDO #II

UNIT 105 BLDG O

See Additional Legal on Tax Roll

Condominium Unit No. 105, in Building O, of CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM #II, a condominium, according to the Declaration thereof, as recorded in

Official Records Book 15294, at Page(s) 830, of the Public Records of Broward County,

Name in which assessed: KAVANAGH.EDNER EST Legal Titleholders:

KAVANAGH, EDNER EST 1200 SW 124 TER APT 105

PEMBROKE PINES, FL 33027-1983

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 , 2023 . Pre-bidding shall open at 9:00 AM EDT, sale shall commence at March 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 13th day of December , 2022 .

Monica Cepero County Administrator RECORDS, TAXES, AND TREASURY DIVISION

By:

Abiodun Ajayi Deputy

Publish: DAILY BUSINESS REVIEW

Issues: 02/09/2023, 02/16/2023, 02/23/2023 & 03/02/2023

14806.20

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

49825 NOTICE OF APPLICATION FOR TAX DEED CERTIFICATE NUMBER: 15725

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

SCHERRIE A THOMAS
Notary Public - State of Florida
Commission # HH 007739
My Comm. Expires Aug 1, 2024
Bonded through National Notary Assn.

Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 49825

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: 514023-AM-1130 Certificate Number: 15725 Date of Issuance: 05/26/2020 Certificate Holder:

TLOA OF FLORIDA LLC
Description of Property:

CAMBRIDGE AT CENTURY
VILLAGE

CONDO #II

UNIT 105 BLDG O

See Additional Legal on Tax Roll Condominium Unit No. 105, in Building O, of CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM #II, a condominium, according to the Declaration thereof, as recorded in Official Records Book 15294, at Page(s) 830, of the Public Records of Broward County, Florida.

Name in which assessed: KAVANAGH, EDNER EST

Legal Titleholders:

KAVANAGH, EDNER EST 1200 SW 124 TER APT 105 PEMBROKE, PINES, FL 33027-1983

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. Prebidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

*Pre-registration is required to bid.
Dated this 13th day of December,
2022.

Monica Cepero
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal) By: Abiodun Ajayi

Deputy
This Tax Deed is Subject to All
Existing Public Purpose Utility and
Government Easements. The successful bidder is responsible to pay
any outstanding taxes.

Minimum Bid: 14806.20

401-314

2/9-16-23 3/2 23-22/0000643935B

BROWARD COUNTY SHERIFF'S OFFICE '

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23004136

Broward County, FL VS Edner Kavanagh Est

RETURN OF SERVICE

Court Case # TD 49825

Hearing Date: 03/15/2023 Received by CCN 10861 02/03/2023 7:04 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: Edner Kavanagh Est 1200 SW 124 Terrace #105 Pembroke Pines FL 33027

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section 115 S. Andrews Ave.

Room A-100

Fort Lauderdale FL 33301

Date: 02/02/2023 Time: 12:29 PM

On Edner Kavanagh Est 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 Tax Notice on door

You can now check the status of your writ by visting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

1

Gregory Tony, Sheriff Broward County, Florida

G.C. Jones 10861

D.S.

G. Jones, #10861

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY II	DEMAND/LEVY INFORMATION		
Receipt #			Judgment Date n/a			
Check #			Judgment Amount	\$0.00		
Service Fee	\$0.00		Current Interest Rate	0.00%		
On Account	\$0.00	•	Interest Amount	\$0.00		
Quantity			Liquidation Fee	\$0.00		
Original	1		Sheriff's Fees	\$0.00		
Services	1		Sheriff's Cost	\$0.00		
		•	Total Amount	\$0.00		

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION **PROPERTY ID # 514023-AM-1130 (TD #49825)**

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. <u>IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY</u>, PLEASE DISREGARD THIS LETTER.

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by February 28, 2023\$11,485.72 Or
- * Amount due if paid by March 14, 2023\$11,629.67

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON March 15, 2023 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

KAVANAGH, EDNER EST 1200 SW 124 TER APT 105 PEMBROKE PINES, FL 33027-1983

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

INSTR # 112567549, OR BK 51143 PG 499, Page 1 of 3, Recorded 10/03/2014 at
02:31 PM, Broward County Commission, Doc. D: \$721.00 Deputy Clerk ERECORD

Prepared by: Jonette Bourdo Nexstar Title and Escrow, LLC 8320 West Sunrise Blvd, Suite 104 Plantation, Florida 33322

File Number: 0714-2864A

General Warranty Deed

Made this October 3, 2014 A.D. By Zenon Padua Jr and Rita Padua, husband and wife, whose address is: 3650 SW 161 Terrace, Miramar, FL 33027, hereinafter called the grantor, to Edner Kavanagh, an unmarried man, whose post office address is: 13419 166 Place Apt GC, Jamaica NY 11434, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantor" 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 granter, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

Unit 105, Building "O", of CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM II, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 15294, page 830, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: 5140-23-AM-1130

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

DEED Individual Warranty Deed - Legal on Face

Propared by: Jonette Bourdo Nexstar Title and Escrow, LLC 8320 West Sunrise Blvd, Suite 104 Plantation, Florida 33322

Signed, sealed and delivered in our presence:

DEED Individual Warranty Deed - Legal on Face

File Number: 0714-2864A

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

	My Commission Expires:
	Print Name: CHITCH CO.
seal	Notes Public Joneth Bounds
The foregoing instrument was acknowledged before me thin wife, who is/are personally known to me or who has provided the personal of the	is 3rd day of October, 2014, by Zenon Padua Ir and Rita Padua, husband and roduced constant as identification.
County of Broward	
State of Florida	
Stevenson Finder Name 100 No.	Rita Paling Addless 3650 SW 161 Terrace, Miramar, FL 33027
AT WILLIAMS Printed Name Jone He Bourdo	Zenon Padua Jr Adapass: 3650 SW 161 Terrace, Miramar, FL 33027
Signature Could Bourd	Harris

EXHIBIT A TO BY-LAWS CERTIFICATE OF APPROVAL OF CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM # _____ ASSOCIATION, INC. This is to certify that _____ EDNER KAVANAGH ______ has been approved by

has been approved by

the above Condominium Association as the purchaser or
transferee (check the appropriate space) of the following described real property in Broward County, Florida.
Condominium Parcel No. 0/05 of CAMBRIDGE II ASSOCIATION Condominium according to the Declaration thereof recorded in Official Record Book
15297 at Page 830 through 948, inclusive, of the Public Records of Broward
County, Florida. Such approval, given pursuant to the provisions of the aforesaid Declaration of Condominium, constitutes a waiver of the Association's right of first refusal as specified in the Declaration and is conditioned upon the Deed of Conveyance containing in unqualified language, the following: 1. "Subject To: The Lease Agreement recorded in Official Record Book 15294, at Page 878, Public Records of Broward County, Florida, and the Memorandum thereof recorded in Official Records Book 12 Page Public Records of Broward County, Florida, which Lease Agreement (and Amendments thereto, if any) the Grantees (Transferces) herein assume, (if applicable)."
2. "Subject To: The Management Agreement recorded in Official Record Book 15294, at Page 927. Public Records of Broward County, Florida, to which the Grantees (Transferees) herein agree to be bound."
3. "Subject To: The Master Management Agreement recorded in Official Record Book 15297, at Page 939, Public Records of Broward County, Florida, and memorandum thereof, recorded in Official Record Book, at Page, Public Records of Broward County, Florida, which the Grantees (Transferees) herein assume."
4. "Subject To: The Declaration of Condominium heretofore described and all the terms and conditions thereof (and lawful Amendments thereto, if any) to which the Grantees herein (Transferees) agree to be bound."
f. "Subject To: The Membership of Grantor in the Pines Recreational Facilities Association, Inc., and Pines Community Facilities Association, Inc., the obligation of which the Grantees herein (Transferee) hereby agree to assume and be bound (if applicable)."
6. "Subject To: Declarations of Restrictive Covenants affecting the Unit."
Should such language be not contained in such Deed, then this approval shall be automatically and retroactively null and void. A photocopy of the recorded Deed shall be furnished the Condominium Association within twenty (20) days from the date of Closing.
In the event a previously unapproved party is assuming possession of the premises, then this certificate shall be recorded without an instrument of conveyance and shall be deemed, pursuant to said party's application for approval, binding as if it had been recorded with an instrument of conveyance.
In the event that any of the aforementioned items are not in effect as of the date of the application and such fact is evidenced by a Certificate to that effect recorded in the Public Records of Broward County then the requirements of this approval shall be modified accordingly. Dated this 30 day of September 20/4.
Signed, Sealed and Delivered CAMBRIDGE AT CENTURY VILLAGE
in the presence of: (CONDOMINIUM # 11 SECURATION, INC. SECURATION, INC.
SEALTESTICAL BORDES SECRETARY SEALTESTICAL President SEALTESTICAL President President SEALTESTICAL President President SEALTESTICAL President Presi
PROFIT Corp. Seal STATE OF FLORIDA COUNTY OF BROWARD
STATE OF FLORIDA
Gir hann
Before me, the undersigned, personally appeared
Secretary, respectively, of Cambridge at Century Village Condominium #IIAssociation Inc., and hey severally acknowledged before me that they executed such instrument as such officers of said Association, hat the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Association and was executed for the purposes therein expressed.
Witness my hand and official seal in the State and County last aforesaid this 30 day of
Notarial Seal) CARI ALENCIKAS NOTARY PUBLIC State of Florida at Large My Commission Expires: 23 2015

This Warranty Deed

Made this 11th day of February 2000 by Joseph Parrino, a married man joined by his wife Celeste Parrino and Rosario Parrino, a married man joined by his wife Marian Parrino hereinafter called the grantor, to

Juan Ruiz and Nelida Ruiz, husband and

whose post office address is:
1200 S.W. 124th Terrace, Unit 0-105
Pembroke Pines, Florida 33027

Grantees' Tax Id # :

hereinafter called the grantee:

INSTR # 100087899 OR BK 30260 PG 0896 RECORDED 02/15/2000 03:23 PM COMMISSION BROWARD COUNTY DOC STHP-D 399,00 DEPUTY CLERK 1025

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

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:

Condominium Parcel No. 105, Building O, of CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM #II, according to the Declaration of Condominium thereof, as recorded in Official Record Book 15294, at Page 830, of the Public Records of Broward County, Florida, as may be and/or has been amended from time to time, together with an undivided interest in the common elements appurtenant thereto as set forth in said Declaration.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 51-40-23-AM-1130

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 99

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

Signed, seased and delivered in our presence:	
CHEL	Los sh Parini Ls
ROSY RONO	Name & Address: Joseph Parrino
Means tan	_ Celeste Parrino Is
	Name & Address Celeste Parrino 5313 McKinley St Hollywood, FL 33021
Name	Rosario Parrino LS
Rangeolls	Nime & Address: Rosario Parrino
Maria Rev	Marian Farrino LS
State of Florida	7512 Nova Drive, Davie, FL 33317
County of Miami-Dade	
•	

The foregoing instrument was acknowledged before me this 11th day of

20018v

Joseph Parrino, a married man joined by his wife Celeste Parrino and Rosario Parrino, a married man joined by his wife Marian Parrino, who is personally known to me or who has produced Fla. Driver License as identification. ##P650-480-25-330-0/#P650-115-28-915-0

#P650-720-30-296-0/#P650-543-34-871-0

Notary Public

Print Name: My Commission Expires:

PREPARED BY: MARIA REY RECORD & RETURN TO: Treasure Cove Title Services, Inc. 9240 Sunset Drive, Suite 233 Miami, Florida 33173 File No: 2000-01-002



EXHIBIT A TO BY-LAWS

CERTIFICATE OF APPROVAL OF

CAMBRIDGE AT CENTURY VILLAGE CONDON	MINIUM # II ASSOCIATION, INC.	
This is to certify that JUAN, M / NELIDA RUIZ	has been approved by	
the above Condominium Association as the X transferee (check the appropriate space) of the following transferee (check the appropriate space) and the following transferee (check the appropriate space) are transferee (check the appropriate space) and the following transferee (check the appropriate space) are transferee (check the appropriate space) and the following transferee (check the appropriate space) are transferee (check the appropriate space) and the following transferee (check the appropriate space) are transferee (check the appropriate space) and the following transferee (check the appropriate space) are transferee (check the appropriate space) and the following transferee (check the appropriate space) are transferee (chec	purchaser or	₽
Florida.		BX
Condominium Parcel No. 0.105 of CAM	BRIDGE II	74
Condominium according to the Declaration 15294 at Page 830 through 96 County, Florida.	48 , inclusive, of the Public Records of Broward	30260
Such approval, given pursuant to the provisions constitutes a waiver of the Association's right of fit conditioned upon the Deed of Conveyance containing 1. "Subject To: The Lease Agreement recorded	in unqualified language, the following: in Official Record Book 15294, at	
Page 878 , Public Records of Broward County, F. Official Records Book , at Pa Florida, which Lease Agreement (and Amendments assume, (if applicable)."	ge, Public Records of Broward County,	PG 0897
2. "Subject To: The Management Agreement recor at Page 927, Public Records of Broward County, agree to be bound."		
3. "Subject To: The Master Management of 15294", at Page 939, Public Recothereof, recorded in Official Record Book Broward County, Florida, which the Grantees (Transfe	, at Page, Public Records of	
4. "Subject To: The Declaration of Condomic conditions thereof (and lawful Amendments thereto, agree to be bound."	nium heretofore described and all the terms and if any) to which the Grantees herein (Transferees)	
5. "Subject To: The Membership of Grantor in and Pines Community Facilities Association, Inc., the chereby agree to assume and be bound (if applicable)."		
6. "Subject To: Declarations of Restrictive Cove	enants affecting the Unit."	
Should such language be not contained in such Decretroactively null and void. A photocopy of the rect Association within twenty (20) days from the date of C	orded Deed shall be furnished the Condominium	
In the event a previously unapproved party is assur shall be recorded without an instrument of conveyan application for approval, binding as if it had been reco	ming possession of the premises, then this certificate nce and shall be deemed, pursuant to said party's orded with an instrument of conveyance.	
such fact is evidenced by a Certificate to that effect rethen the requirements of this approval shall be modified	ed accordingly.	
Dated this 11th day of FEBRUARY 19	9_2000	
Signed, Sealed and Delivered in the presence of:	CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM #_LL ASSOCIATION, INC.	
" the same of the	By JOEL PURETZ President	
SALLY SMITCH	JOEL PURETZ President	
reaction () as	Decretary Secretary	
HEATHER SABAN	ROZ SHANKEN	
	Corp. Seal	
STATE OF FLORIDA)		
COUNTY OF BROWARD)		
Before me, the undersigned, personally appeare and ROZ SHANKEN to me well known	to be the persons described in and who executed	
the foregoing instrument asJOEL_PURETZ	President and ROZ SHANKEN E Condominium # II Association Inc., and	
Secretary, respectively, of Cambridge at Century vinage they severally acknowledged before me that they executed that the seal affixed to the foregoing instrument is the affixed to said instrument by due and regular corporate and deed of said Association and was executed for the second of the se	d such instrument as such officers of said Association, corporate seal of said corporation and that it was the authority, and that said instrument is the free act	
Witness my hand and official seal in the Sta	() • 11".	
+ EDRANEY # 1000	Mari Smith	
•	NOTARY PUBLIC State of Florida at Large	
(Notarial Seai)	My Commission Expires: OFFICIAL NOTARY SEAL MARIE SMITH	PIDA

Š

Ties (instrument Prepared by and Return to

NORMA GAUDIOUS

HILCOAST TITLE INSURANCE AGENCY, INC. 13460 S.W. 10TH STREET PEMBROKE PINES, FL 33027

Property Appraisers Parcel Identification (Folio) Numbers: 11023-AM-11300

Grantees SS #s:	

THIS WARRANTY DEED, made the 15th day of September, A.D. 2003 by JUAN RUIZ and NELIDA RUIZ, HUSBAND AND WIFE herein called the grantors, to SERGIO VALDES and DEFINA VALDES, HUSBAND AND WIFE whose post office address is: 1200 SW 124TH TERRACE #105, PEMBROKE PINES, FL 33027, hereinafter called the Grantees:

(Wherever used herein the terms "granter" and "granter" include all the parties to this indiument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporators.

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00). Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, corveys and confirms unto the grantoe all that certain land situate in BROWARD County, State of Florida, viz:

Condominium Unit No. 105, in Building O, of CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM #II, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 15293, at Page(s) 830, of the Public Records of Broward County, Florida

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- 1. Taxes for the year 2002 and subsequent years:
- 2. Conditions, restrictions, limitations, reservations and easements of record.
- 3. The aforesaid Declaration of Condominium and all Exhibits attached thereto and all matters referred to therein.
- 4. Exhibit "A" to By Laws and Certificate of Approval.

TOGETHER, with all the tenemonts, heraditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND, the grantors hereby coverant with said grantees that the grantors is/are lawfully seized of said fand in fee simple; that the grantors have good right and lawful authority to sell and convey said fand, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said fand is free of all encumbrances, except laxes according subsequent to December 31, 2002.

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

Signed sealed and delivered in the presence of

Signature Bose M. Rislan

Signature Stacie L. Schneider

Printed Signature

Printed Signature

Signature

Printed Signature

JUAN RUIZ

1005 CLIFE ST. LANDER, WY 82520

1005 CLIFF ST., LANDER. WY 82521

NELIDA RUIZ

1605 CLIFF ST., LANDER, WY 82520

OR BK 36075 PG 872, Page 2 of 3

STATE OF WYOMING

COUNTY OF FREMONT

The foregoing instrument was acknowledged before meithis <u>AD</u> day of <u>September</u>, 20<u>0</u> by JUAN RUIZ and NELIDA RUIZ who is fare personally known to me or have produced <u>Drivers Leernse</u> as identification and did (did not) take an oath.

SEAL

BRENDA SPRIGGS • COUNTY OF FREMONT (S)

Notary Signature

Breakt Prices

Printed Notary Signature

My Commission Expires:

<u> 15294.</u> County, Florida.

EXHIBIT A TO BY-LAWS

CERTIFICATE OF APPROVAL OF

the above Condominium Association as the X purchaser or transferee (check the appropriate space) of the following described real property in Broward County.

Condominium Parcet No. 0-105 of <u>CAMBRIDGE II</u>

Condominium according to the Declaration thereof recorded in Official Record Book 5294 at Page 830 through 948, inclusive, of the Public Records of Broward

Such approval, given pursuant to the provisions of the aforesaid Declaration of Condominium. constitutes a waiver of the Association's right of first refusal as specified in the Declaration and is

_____, at Page _____, Public Records of Broward County,

Page 878 Public Records of Broward County, Florida, and the Memorandum thereof recorded in

Florida, which Lease Agreement (and Amendments thereto, if any) the Grantees (Transferees) herein assume, (if applicable)."

at Page 927 Public Records of Broward County, Florida, to which the Grantees (Transferees) herein agree to be bound."

3. "Subject To: The Master Management Agreement recorded in Official Record Book 15294, at Page 939, Public Records of Broward County, Florida, and memorandum thereof, recorded in Official Record Book, at Page, Public Records of Broward County, Florida, which the Grantees (Transferees) herein assume."

4. "Subject To: The Declaration of Condominium heretofore described and all the terms and conditions thereof (and lawful Amendments thereto, if any) to which the Grantees herein (Transferees) agree to be bound." 5. "Subject To: The Membership of Grantor in the Pines Recreational Facilities Association, Inc.,,

conditioned upon the Deed of Conveyance containing in unqualified language, the following: "Subject To: The Lease Agreement recorded in Official Record Book 15294

2. "Subject To: The Management Agreement recorded in Official Record Book 15294

_ ASSOCIATION, INC.

has been approved by

CAMBRIDGE AT CENTURY VILLAGE CONDOMINIÚM # II

This is to certify that Sergio Valdes and Defina Valdes,

5. "Subject To: The Membership of Grantor in t and Pines Community Facilities Association, inc., the of hereby agree to assume and be bound (if applicable)."	bligation of which the Gran	tees herein (Transferee)
6. "Subject To: Declarations of Restrictive Cover	nants affecting the Unit."	
Should such language be not contained in such Deed retroactively null and void. A photocopy of the reconsistent within (wenty (20) days from the date of Cl	rded Deed shall be luthis) losing.	rea the Contooningiii
In the event a previously unapproved party is assume shall be recorded without an instrument of conveyant application for approval, binding as if it had been record	te and shall be deemed, proded with an instrument of	conveyance.
In the event that any of the aforementioned items as such fact is evidenced by a Certificate to that effect rethen the requirements of this approval shall be modified	corded in the Public Recoil accordingly.	of the application and ds of Broward County
Dated this 27 day of August 20	0 <u>3</u> ,	
Signed. Sealed and Delivered	CAMBRIDGE AT CENTY CONDOMINIUM #_II	JRY VILLAGE
in the presence of:	ASSOCIATION, INC.	t
PATRICIA LAMBERT	JOEL CURTTZ ATTEST	Myrnen President
SHARON GALADAJA	ROSLYN SHANKEN	Secretary
STATE OF FLORIDA		Corp. Seal
COUNTY OF BROWARD		
	* JOEL PURETZ	The second secon
		d in and who executed
the foregoing instrument as Secretary, respectively, of Cambridge at Century Village they severally acknowledged before me that they executed that the seal affixed to the foregoing instrument is the affixed to said instrument by due and regular corporate and deed of said Association and was executed for the	such instrument as such officerporate seal of said corperate seal of said corperations, and that said in purposes therein express	poration and that it was astrument is the free act ed.
Witness my hand and official seal in the Sta	Darrie D.	Lawbert_
PATRICIA S. LAMBERT My Comm Exp. 4/30/04 No. CC 932318 L Personally known (Other I. D.	NOTARY PUBLIC State of Florida at Large My Commission Expires:	4/30/04
13		

CFN # 103555908, OR 3K 36563 Page 504, Page 1 of 3, Recorded 12/10/2003 at 08:08 AM, Broward County Commission, Deputy Clerk 3075

13460 S.W. 10th Street Pembroke Pines, FL 33027

<u>s</u>

TO 15294 WITHIN THE LEGAL DESCRIPTION. BEING RE-RECORDED TO CORRECT THE THIS WARRANTY DEED IS OFFICIAL RECORDS BOOK This Instrument Prepared by and Return to

NORMA GAUDIOUS

HILCOAST TITLE INSURANCE AGENCY, INC. 13460 S.W. 10TH STREET PEMBROKE PINES, FL. 33027

Property Appraisers Parcel Identification (Folio) Numbers: 11023-AM-11300

Grantees \$\$ #s:

SPACE ABOVE THIS LINE FOR RECORDING DATA____

THIS WARRANTY DEED, made the 15th day of September, A.D. 2003 by JUAN RUIZ and NELIDA RUIZ, HUSBAND AND WIFE herein called the grantors, to SERGIO VALDES and DEFINA VALDES, HUSBAND AND WIFE whose post office address is: 1200 SW 124TH TERRACE #105, PEMBROKE PINES, FL 33027, hereinafter called the Grantees:

(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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) 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

Condominium Unit No. 105, in Building O, of CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM #II, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 15293; at Page(s) 830, of the Public Records of Broward County, Florida *15294

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- 1. Taxes for the year 2002 and subsequent years:
- 2. Conditions, restrictions, limitations, reservations and easements of record.
- 3. The aforesaid Declaration of Condominium and all Exhibits attached thereto and all matters referred to therein.
- 4. Exhibit "A" to By Laws and Certificate of Approval.

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 grantors hereby covenant with said grantees that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2002.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above

Signature Stacie

Printed Signature

Signature

Printed Signature Signature

Printed Signature

JUAN RUIZ 1005 CLIFF ST., LANDER, WY 82520

INSTR # 103323346 OR BK 36075 Pages 871 -873

, 3 Pages

RECORDED 09/19/03 08:14:41
BROWARD COUNTY COMMISSION
DOC STMP-D: \$616.00
DEPUTY CLERK 1913

NELIDA RUIZ 1605 CLIFF ST., LANDER. WY 82520

L.S.

OR BK 36563 PG 505, Page 2 of 3

STATE OF WYOM!NG COUNTY OF Fremont

The foregoing instrument was acknowledged before me this 20 day of September 2003 by JUAN RUIZ and NELIDA RUIZ who is/are personally known to me or have produced Drivers License as identification and did (did not) take an oath.

SEAL

BRENDA SPRIGGS - NOTARY PUBLIC COUNTY OF STATE OF FREMONT STATE OF TYPOMING 12-2004

Notary Signature

Brenda Sportages

Printed Notary Signature

My Commission Expires:

EXHIBIT A TO BY-LAWS CERTIFICATE OF APPROVAL OF II

CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM # 11 ASSOCIATION, INC.	
This is to certify that Sergio Valdes and Defina Valdes , has been approved by	
the above Condominium Association as the X purchaser or transferee (check the appropriate space) of the following described real property in Broward County,	
CAMBRIDGE II	
Condominium according to the Declaration thereof recorded in Official Record Book 15294 at Page 830 through 948, inclusive, of the Public Records of Broward	
County, Florida. Such approval, given pursuant to the provisions of the aforesaid Declaration of Condominium,	
constitutes a waiver of the Association's right of first refusal as specified in the Declaration and is	
conditioned upon the Deed of Conveyance containing in unqualified language, the following: 1. "Subject To: The Lease Agreement recorded in Official Record Book 15294 at	
Page 878 Public Records of Broward County, Florida, and the Memorandum thereof recorded in Official Records Book, at Page, Public Records of Broward County, Florida, which Lease Agreement (and Amendments thereto, if any) the Grantees (Transferees) herein	
assume, (if applicable)."	
2. "Subject To: The Management Agreement recorded in Official Record Book 15294 at Page 927. Public Records of Broward County, Florida, to which the Grantees (Transferees) herein	
agree to be bound."	
3. "Subject To: The Master Management Agreement recorded in Official Record Book 15294, at Page 939, Public Records of Broward County, Florida, and memorandum thereof, recorded in Official Record Book, at Page, Public Records of Broward County, Florida, which the Grantees (Transferees) herein assume."	
4. "Subject To: The Declaration of Condominium heretofore described and all the terms and	
conditions thereof (and lawful Amendments thereto, if any) to which the Grantees herein (Transferees) agree to he bound."	
5. "Subject To: The Membership of Grantor in the Pines Recreational Facilities Association, Inc., and Pines Community Facilities Association, Inc., the obligation of which the Grantees herein (Transferee) hereby agree to assume and be bound (if applicable)."	
6. "Subject To: Declarations of Restrictive Covenants affecting the Unit."	
Should such language be not contained in such Deed, then this approval shall be automatically and retroactively null and void. A photocopy of the recorded Deed shall be furnished the Condominium Association within twenty (20) days from the date of Closing.	
In the event a previously unapproved party is assuming possession of the premises, then this certificate shall be recorded without an instrument of conveyance and shall be deemed, pursuant to said party's application for approval, binding as if it had been recorded with an instrument of conveyance.	
In the event that any of the aforementioned items are not in effect as of the date of the application and	
such fact is evidenced by a Certificate to that effect recorded in the Public Records of Broward County then the requirements of this approval shall be modified accordingly.	
Dated this 27 day of lugust 20 03.	
Signed, Sealed and Delivered CAMBRIDGE AT CENTURY VILLAGE	
CONDOMINIUM #_II	
in the presence of: ASSOCIATION, INC. By oel Purch	
PATRICIA LAMBERT PATRICIA LAMBERT ATTEST	
ATTEST! Polya (Mar La)	
Chain Calanaga	
SHARON GALAUAJA ROSLYN SHANKEN Secretary	
Corp. Seal	
STATE OF FLORIDA	
COUNTY OF BROWARD	3
Before me, the undersigned, personally appeared JOEL PURETZ and ROSLYN SHANKEN to me well known to be the persons described in and who executed	Ting.
the foregoing instrument as President and Secretary, respectively, of Cambridge at Century Village Condominium # II Association Inc., and	
the standard before me that they everifed such instrument as such directs of such	
affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Association and was executed for the purposes therein expressed.	
and deed of said Association and was encoured to the property of the 27 day of	
Witness my hand and official seal in the State and Jounty last aforesaid this 27 day of august 2003.	
PATRICIA'S, LAMBERT NOTARY PUBLIC	
State of Florida at Large // 2/ / //	
(Notarial Sean Personally Known et a Other L.D.	
Aretonaly recoming 1 done 1.0.	

CFN # 110189689, OR BK 48085 Page 856, Page 1 of 3, Recorded 08/03/2011 at 09:01 AM, Broward County Commission, Doc. D \$455.00 Deputy Clerk 3505

RECORD and RETURN to and This INSTRUMENT PREPARED by:

Jeffrey Homer, Esquire JEFFREY HOMER, P.A. 7931 S.W. 45th Street Davie, Florida 33328-3011

Folio No.: 514023-AM-1130

WARRANTY DEED

THIS DEED, made this 284 day of July, 2011, between Sergio Valdes and Defina Valdes a/k/a Delfina Valdes, husband and wife, whose post office address is 13910 Leaning Pine Drive, Hialeah, Florida 33014-2509, as "GRANTOR", and ANA LIZA TOLENTINO, a single woman, and ESTER FIGUEROA, a single woman, as joint tenants with rights of survivorship, whose post office address is 1200 S.W. 124th Terrace, Apt. 105-0, Pembroke Pines, Florida 33027-1983, as "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 TEN DOLLARS and No Cents (**\$10.00**) and other good and valuable considerations in hand paid to **GRANTOR** by said **GRANTEE**, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the **GRANTEE** the following described real property, and rights and interest in real property located and situated in the County of <u>BROWARD</u>, State of Florida, to wit:

Condominium Unit No. 105, in Building 'O' of CAMBRIDGE at CENTURY VILLAGE CONDOMINIUM # II, a condominium according to The Declaration of Condominium thereof, as recorded in Official Records Book 15294, at Page 830, of the Public Records of Broward County, Florida.

SUBJECT TO:

- Real property taxes for the year 2011 and subsequent years;
 and
- Conditions, restrictions, limitations, easements, reservations, agreements, leases, rights-of-way and liens of record, if any there be, including all applicable zoning ordinances and other governmental regulations. The foregoing is not intended to reimpose any of the same; and
- All matters that an accurate survey of the subject property would disclose.

The GRANTOR does hereby fully warrant the title to all the premises hereby conveyed, and will defend the same against the claims of each and every person or persons whomsoever.

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

Signed, sealed and delivered in the presence of:

WITNESSES:

Valdes

KITA PARUA PRINT NAME:

ACKNOWLEDGMENT

STATE OF BROWARD) SS:) COUNTY OF FLORIDA

I HEREBY CERTIFY that on this day, before me, the undersigned authority, personally appeared Sergio Valdes and Defina Valdes a/k/a Delfina Valdes, husband and wife, to me known to be the persons described in and who executed the foregoing Instrument and they acknowledged before me that they executed the same. presented their Florida Driver's Licenses as identification.

Witness my hand and official seal this 28th day of July, 2011.

PRINT NAME:

My Commission Number: My Commission Expires:

CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM # __II __ ASSOCIATION, INC.

This is to consider that And Liza blently	10 5 ESter Higheron has been approved by
	V purchaser or
transferee (check the appropriate space) of the long	will described the brakers as a comment
Florida. Condominium Parcel No. 0105 of CA	MBRIDGE II ASSOCIATION
o	a thereal recorded in Cilicial Reculu DOCK
A control of the state of the s	8, inclusive, of the Public Records of Broward
County, Florida. Such approval, given pursuant to the provisions	of the aforesaid Declaration of Condominium,
	Us tetitzat as specified to the mediaterion and is
conditioned upon the Deed of Conveyance containing 1. "Subject To: The Lease Agreement recorded	in Official Record Book
non- 910 Bubble Becords of Broward County, F	florida, and the Memorandum thereof recorded in
now the control of Phil	on Public Records of Dioward Coducts
Florida, which Lease Agreement (and Amendments	(nereto, it any) the tirantees (transferees) herein
assume, (if applicable)."	ded in Official Record Book 15294
2. "Subject To: The Management Agreement recor at Page 927, Public Records of Broward County,	Florida, to which the Grantees (Transferees) herein
agree to be bound."	
a moulting To. The Master Management of	Agreement recorded in Official Record Book
16207 - Bana 919 Bublic Reco	rae of Hadward County, righter, and menioralisation
thereof, recorded in Official Record Book Broward County, Florida, which the Grantees (Transfe	
Broward County, Fidrica, which the Country	nium heretofore described and all the terms and
conditions thereof (and lawful Amendments thereto,	if any) to which the Grantees herein (Transferees)
agree to be bound."	•-
5. "Subject To: The Membership of Grantor in	the Pines Recreational Facilities Association, Inc.
and Pines Community Facilities Association, Inc., the o	obligation of which the Grantees nerein (transferee)
hereby agree to assume and be bound (if applicable)."	
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RECORD and RETURN To and This INSTRUMENT PREPARED By:

Joffrey Homer, Esq. JEFFREY HOMER, P.A. 7931 S. W. 45th Street Davie, FL 33328-3011

Folio No.: 514023-AM-1130

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.)

WITNESSETH:

That the **GRANTOR**, for and in consideration of the sum of TEN DOLLARS and No Cents (**\$10.00**) and other good and valuable considerations in hand paid to **GRANTOR** by said **GRANTEE**, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the **GRANTEE** the following described real property, and rights and interest in real property located and situated in the County of <u>BROWARD</u>, State of Florida, to wit:

Condominium Unit No. 105, in Building 'O' of CAMBRIDGE At CENTURY VILLAGE CONDOMINIUM # II, a condominium according to The Declaration of Condominium thereof, as recorded in Official Records Book 15294, at Page 830, of the Public Records of Broward County, Florida.

SUBJECT TO:

- Real property taxes for the year 2013 and subsequent years;
- Conditions, restrictions, limitations, easements, reservations, agreements, leases, rights-of-way and liens of record, if any there be, including all applicable zoning ordinances and other governmental regulations. The foregoing is not intended to reimpose any of the same;
- All matters that an accurate survey of the subject property would disclose.

The **GRANTOR** does hereby fully warrant the title to all the premises hereby conveyed, and will defend the same against the claims of each and every person or persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Martha C. Puerto	Oma fina Jolenten Ana Liza Tolentino
My By Henry	Ester Figueroa

ACKNOWLEDGMENT

STATE OF FLORIDA)	
)	SS.
COUNTY OF REOWARD	n 1	

I HEREBY CERTIFY That on this day, before me, the undersigned authority, personally appeared Ana Liza Tolentino, a single woman, and Ester Figueroa, a single woman, to me known to be the persons described in and who executed the foregoing Instrument, and they acknowledged before me that they executed the same. They presented their Florida Driver's Licenses, as identification.

Witness my hand and official seal this lvth day of April, 2013.

NOTARY PUBLIC - State of Florida at Large

PRINT NAME: Je Llystoner

My Commission Expires: My Commission Number:



00-119

EXHIBIT A TO BY-LAWS CERTIFICATE OF APPROVAL OF

CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM & II ASSOCIATION, INC.

CAMBRIDGE AT CENTURY VILLAGE CONDOMINATION
This is to certify that Zenon Padua Jy. has been approved by
the above Condominium Association as the purchaser or transferee (check the appropriate space) of the following described real property in Broward County.
m. !
Condominium Parcel No. 0105 of CAMBRIDGE II ASSOCIATION Condominium according to the Declaration thereof recorded in Official Record Book
15297 at Page 830 through 948, inclusive, of the Public Records of Broward
County, Florida. Such approval, given pursuant to the provisions of the aforesaid Declaration of Condominium,
constitutes a waiver of the Association's right of first refusal as specified in the Declaration and is
conditioned upon the Oeed of Conveyance containing in unqualified language, the following: 1. "Subject To: The Lease Agreement recorded in Official Record Book 15294, at
Page 878 Public Records of Broward County, Florida, and the Memorandum thereof recorded in
Official Records Book, at Page, Public Records of Broward County, Florida, which Lease Agreement (and Amendments thereto, if any) the Grantees (Transferees) herein
assume, (if applicable)."
2. "Subject To: The Management Agreement recorded in Official Record Book 15294 at Page 927. Public Records of Broward County, Florida, to which the Grantees (Transferees) herein
as Page Q2 /, Public Records of Broward County, Pionida, to which the Grantets (Transferes) agree to be bound."
3. "Subject To: The Master Management Agreement recorded in Official Record Book
15297 at Page 939 Public Records of Broward County, Florida, and memorandum thereof, recorded in Official Record Book, at Page, Public Records of
Broward County, Florida, which the Grantees (Transferees) herein assume."
4. "Subject To: The Declaration of Condominium heretofore described and all the terms and
conditions thereof (and lawful Amendments thereto, if any) to which the Grantees herein (Transferees) agree to be bound."
5. "Subject To: The Membership of Grantor in the Pines Recreational Facilities Association, Inc.,
and Pines Community Facilities Association, Inc., the obligation of which the Grantees herein (Transferee)
hereby agree to assume and be bound (if applicable),"
6. "Subject To: Declarations of Restrictive Covenants affecting the Unit."
Should such language be not contained in such Deed, then this approval shall be automatically and retroactively null and void. A photocopy of the recorded Deed shall be furnished the Condominium
Association within twenty (20) days from the date of Closing.
In the event a previously unapproved party is assuming possession of the premises, then this certificate
IN the event a previously disapproved party is assuming possession of the previously disapproved
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Instr# 118095893 , Page 1 of 2, Recorded 04/22/2022 at 11:08 AM Broward County Commission

Case Number: CONO-22-002298 Division: 70

Filing # 148171985 E-Filed 04/21/2022 06:25:29 PM

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

C.V.P. COMMUNITY CENTER, INC., a Florida corporation, and PINES MASTER MANAGEMENT, INC., a Florida corporation,

CASE NO.

Plaintiffs,

VS.

EDNER KAVANAGH, THE UNKNOWN SPOUSE OF EDNER KAVANAGH, THE ESTATE OF EDNER KAVANAGH, THE UNKNOWN HEIRS OF EDNER KAVANAGH, CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM #II ASSOCIATION, INC., AND UNKNOWN TENANT(S) IN POSSESSION,

Defendants.		
		,

NOTICE OF LIS PENDENS

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

YOU ARE NOTIFIED of the institution of this action by the Plaintiff against you seeking the imposition of and foreclosure of a lien upon the real property situate in Broward County, Florida, which is legally described as:

Condominium Parcel No. 105, in Building O, Cambridge at Century Village Condominium #II, according to The Declaration of Condominium recorded in O.R. Book 15294, Page 830, as amended by Amendment No 1 to Declaration of Condominium recorded in the O.R. Book 15621, Page 623, of the Public Records of Broward County, Florida.

RTRLAW

Attorneys for Plaintiff, CVP and Pines Master 3333 W. Commercial Blvd., Suite 200B Fort Lauderdale, FL 33309

Tel: (954) 370-5152 Fax: (954) 370-1992

Email: <u>bgottlieb@rtrlaw.com</u> <u>ghidalgo@rtrlaw.com</u> <u>bdeangelo@rtrlaw.com</u>

By: /s/ Brian D. Gottlieb

BRIAN D. GOTTLIEB, ESQ. F.B.N. 0015302 GABRIELA A. HIDALGO, ESQ. F.B.N 1010243 11/3/22, 11:48 AM



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Not For Profit Corporation

CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM #11 ASSOCIATION, INC.

Filing Information

 Document Number
 N25463

 FEI/EIN Number
 65-0047363

 Date Filed
 03/17/1988

State FL

Status ACTIVE

Last Event CANCEL ADM DISS/REV

Event Date Filed 01/30/2007

Event Effective Date NONE

Principal Address

13460 SW 10 STREET

SUITE 101

PEMBROKE PINES, FL 33027

Changed: 07/17/2002

Mailing Address

13460 SW 10 STREET

SUITE 101

PEMBROKE PINES, FL 33027

Changed: 07/17/2002

Registered Agent Name & Address

OTTO, CHARLIE ESQ 2699 STIRLING ROAD

SUITE C-207

FORT LAUDERDALE, FL 33312

Name Changed: 02/18/2008

Address Changed: 01/15/2009

Officer/Director Detail

Name & Address

Title President, Treasurer

FRIEDMAN, SONIA 1251 SW 125TH AVENUE T-202 PEMBROKE PINES, FL 33027

Title Secretary

Falcon, Connie 1200 SW 124 TERRACE, O-402 PEMBROKE PINES, FL 33027

Title Director

Molano, Gloria 1110 SW 125th AVENUE M-301 Pembroke Pines, FL 33027

Title VP

Sergio, Brandao 1000 SW 125 AVENUE N-409 Pembroke Pines, FL 33027

Title Director

Myron, Miller 1200 SW 125th AVENUE L-415 Pembroke Pines, FL 33027

Title Director

Cohen, Eileen 1300 SW 124 TERRACE P-406 Pembroke Pines, FL 33027

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2020	01/09/2020
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Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
PINES MASTER MANAGEMENT, INC.

Filing Information

 Document Number
 G74302

 FEI/EIN Number
 59-2426459

 Date Filed
 12/16/1983

State FL

Status ACTIVE

Last Event AMENDMENT

Event Date Filed 07/24/1991

Event Effective Date NONE

Principal Address

13300 SW 10TH STREET PEMBROKE PINES, FL 33027

Changed: 04/15/2013

Mailing Address

1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

Changed: 04/05/2005

Registered Agent Name & Address

LEVY-BIZANES, JOURDAN 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

Name Changed: 07/12/2019

Address Changed: 04/05/2005

Officer/Director Detail

Name & Address

Title Director

PESECKIS, LYNN LEVY

1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

Title Director, President

LEVY, MARK F 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

Title VP

LEVY-BIZANES, JOURDAN 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

Title VP, Assistant Secretary

PEREZ, CARLOS 13300 SW 10TH STREET PEMBROKE PINES, FL 33027

Title Secretary

COFFY, LAURA 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

Title VP, Treasurer

WELLS, MONICA 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

Title Director

HALPERIN, BARRY 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

Title VP

CRUZ, DANIEL 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

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Detail by Entity Name

Florida Not For Profit Corporation PINES RECREATIONAL FACILITIES ASSOCIATION, INC.

Filing Information

Document Number N04987 **FEI/EIN Number** 65-0122457 Date Filed 09/05/1984

State FL **ACTIVE Status**

Principal Address

13300 SW 10TH STREE PEMBROKE PINES, FL 33027

Changed: 04/15/2013

Mailing Address

1601 FORUM PLACE

SUITE 500

WEST PALM BEACH, FL 33401

Changed: 04/06/2005

Registered Agent Name & Address

LEVY-BIZANES, JOURDAN 1601 FORUM PLACE

SUITE 500

WEST PALM BEACH, FL 33401

Name Changed: 07/12/2019

Address Changed: 04/06/2005

Officer/Director Detail Name & Address

Title Director

PESECKIS, LYNN LEVY 1601 FORUM PLACE - SUITE 500 WEST PALM BCH, FL 33401

Title Director, President

LEVY, MARK F 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

Title VP

LEVY-BIZANES, JOURDAN 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

Title VP, Asst. Secretary

PEREZ, CARLOS 13300 SW 10TH STREE PEMBROKE PINES, FL 33027

Title Secretary

COFFY, LAURA 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

Title VP, Treasurer

WELLS, MONICA 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

Title Director

HALPERIN, BARRY 1601 FORUM PLACE SUITE 500 WEST PALM BEACH, FL 33401

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Detail by Entity Name

Florida Not For Profit Corporation PINES COMMUNITY SERVICES AND FACILITIES ASSOCIATION, INC.

Filing Information

Document Number N04986 **FEI/EIN Number** 65-0122458 Date Filed 09/05/1984

State FL **ACTIVE Status**

Principal Address

13300 SW 10TH STREET PEMBROKE PINES, FL 33027

Changed: 04/15/2013

Mailing Address

1601 FORUM PLACE

SUITE 500

WEST PALM BEACH, FL 33401

Changed: 04/06/2005

Registered Agent Name & Address

LEVY-BIZANES, JOURDAN 1601 FORUM PLACE

SUITE 500

WEST PALM BEACH, FL 33401

Name Changed: 07/12/2019

Address Changed: 04/06/2005

Officer/Director Detail Name & Address

Title Director

PESECKIS, LYNN LEVY 1601 FORUM PLACE-SUITE 500 WEST PALM BEACH, FL 33401

Title Director, President

LEVY, MARK F 1601 FORUM PLACE-SUITE 500 WEST PALM BEACH, FL 33401

Title VP

LEVY-BIZANES, JOURDAN 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

Title VP, Asst. Secretary

PEREZ, CARLOS **13300 SW 10TH STREET** PEMBROKE PINES, FL 33027

Title Secretary

COFFY, LAURA 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

Title VP, Treasurer

WELLS, MONICA 1601 FORUM PLACE -SUITE 500 WEST PALM BEACH, FL 33401

Title Director

HALPERIN, BARRY 1601 FORUM PLACE SUITE 500 WEST PALM BEACH, FL 33401

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Detail by Entity Name

Florida Profit Corporation C.V.P. COMMUNITY CENTER, INC.

Filing Information

Document Number G74303 **FEI/EIN Number** 59-2426471 Date Filed 12/16/1983

State FL

ACTIVE Status

AMENDMENT Last Event 04/26/2001 **Event Date Filed Event Effective Date** NONE

Principal Address

13300 SW 10TH ST

PEMBROKE PINES, FL 33027

Changed: 04/15/2013

Mailing Address

1601 FORUM PLACE

SUITE 500

WEST PALM BEACH, FL 33401

Changed: 04/05/2005

Registered Agent Name & Address

LEVY-BIZANES, JOURDAN

1601 FORUM PLACE

SUITE 500

WEST PALM BEACH, FL 33401

Name Changed: 07/12/2019

Address Changed: 04/05/2005

Officer/Director Detail

Name & Address

Title Director

PESECKIS, LYNN LEVY 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

Title Director, President

LEVY, MARK F 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

Title VP

LEVY-BIZANES, JOURDAN 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

Title Secretary

COFFY, LAURA 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

Title VP, Assistant Secretary

PEREZ, CARLOS 13300 SW 10TH ST PEMBROKE PINES, FL 33027

Title VP, Treasurer

WELLS, MONICA 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

Title Director

HALPERIN, BARRY 1601 FORUM PLACE SUITE 500 WEST PALM BEACH, FL 33401

Title VP

CRUZ, DANIEL 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

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Florida Department of State, Division of Corporations

DATE: February 1st, 2023 PROPERTY ID # 514023-AM-1130 (TD # 49825)

WARNING

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

C.V.P. COMMUNITY CENTER, INC., AND PINES MASTER MANAGEMENT, INC. BRIAN D. GOTTLIEB, ESQ. RTRLAW 3333 W. COMMERCIAL BLVD., SUITE 200B FORT LAUDERDALE, FL 33309

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1200 SW 124 TER APT 105 PEMBROKE PINES, FL 33027 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. <u>IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN</u> THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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

AMOUNTS SHOWN BELOW ARE <u>ESTIMATED</u> AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE <u>PRIOR TO</u> 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\$11,485.72 Or
- * Estimated Amount due if paid by March 14, 2023\$11,629.67

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON <u>March 15, 2023</u> 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

PROPERTY ID # 514023-AM-1130 (TD # 49825)

WARNING

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

ATTORNEYS FOR CVP AND PINES MASTER 3333 W. COMMERCIAL BLVD., SUITE 200B FORT LAUDERDALE, FL 33309

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1200 SW 124 TER APT 105 PEMBROKE PINES, FL 33027 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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PROPERTY ID # 514023-AM-1130 (TD # 49825)

WARNING

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

C.V.P. COMMUNITY CENTER, INC. 13300 SW 10TH ST PEMBROKE PINES, FL 33027

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1200 SW 124 TER APT 105 PEMBROKE PINES, FL 33027 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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PROPERTY ID # 514023-AM-1130 (TD # 49825)

WARNING

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

C.V.P. COMMUNITY CENTER, INC. 1601 FORUM PL STE 500 WEST PALM BEACH, FL 33401-8103

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1200 SW 124 TER APT 105 PEMBROKE PINES, FL 33027 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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- * Estimated Amount due if paid by March 14, 2023\$11,629.67

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DATE: February 1st, 2023 PROPERTY ID # 514023-AM-1130 (TD # 49825)

WARNING

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

CITY OF PEMBROKE PINES
CITY ATTORNEY'S OFFICE
601 CITY CENTER WAY
PEMBROKE PINES, FL 33025-4459

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1200 SW 124 TER APT 105 PEMBROKE PINES, FL 33027 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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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

PROPERTY ID # 514023-AM-1130 (TD # 49825)

WARNING

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

EDNER KAVANAGH EST 1200 SW 124TH TER APT 105 PEMBROKE PINES, FL 33027-1983

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1200 SW 124 TER APT 105 PEMBROKE PINES, FL 33027 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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PROPERTY ID # 514023-AM-1130 (TD # 49825)

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KAVANAGH, EDNER EST 1200 SW 123TH TERRACE #105-O PEMBROKE PINES, FL 33027

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MICHAEL KAVANAGH 1200 SW 124TH TERR APT 102 PEMBROKE PINES, FL 33027

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PINES COMMUNITY SERVICES AND FACILITIES ASSOCIATION, INC 1601 FORUM PL STE 500 WEST PALM BEACH, FL 33401

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PINES COMMUNITY SERVICES AND FACILITIES ASSOCIATION, INC 13300 SW 10TH STREET PEMBROKE PINES, FL 33027

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PINES MASTER MANAGEMENT, INC 13300 SW 10TH ST PEMBROKE PINES, FL 33027-1800

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PINES MASTER MANAGEMENT, INC. 1601 FORUM PL STE 500 WEST PALM BEACH, FL 33401-8103

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PINES RECREATION FACILITIES ASSOCIATION, INC 13300 SW 10TH STREET PEMBROKE PINES, FL 33027

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CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM #11 ASSOCIATION, INC. 13460 SW 10 STREET SUITE 101 PEMBROKE PINES, FL 33027

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CHARLIE OTTO, ESQ., REGISTERED AGENT
O/B/O CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM #11 ASSOCIATION, INC.
2699 STIRLING ROAD SUITE C-207
FORT LAUDERDALE, FL 33312

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JOURDAN LEVY-BIZANES, REGISTERED AGENT O/B/O PINES MASTER MANAGEMENT, INC. 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

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TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

PROPERTY ID # 514023-AM-1130 (TD # 49825)

WARNING

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

JOURDAN LEVY-BIZANES, REGISTERED AGENT O/B/O C.V.P. COMMUNITY CENTER, INC.

1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1200 SW 124 TER APT 105 PEMBROKE PINES, FL 33027 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. <u>IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY</u>, <u>PLEASE DISREGARD THIS NOTICE</u>.

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

AMOUNTS SHOWN BELOW ARE <u>ESTIMATED</u> AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE <u>PRIOR TO</u> 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\$11,485.72 Or
- * Estimated Amount due if paid by March 14, 2023\$11,629.67

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON <u>March 15, 2023</u> 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

PROPERTY ID # 514023-AM-1130 (TD # 49825)

WARNING

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

JOURDAN LEVY-BIZANES, REGISTERED AGENT O/B/O PINES COMMUNITY SERVICES AND FACILITIES ASSOCIATION, INC.

1601 FORUM PLACE - SUITE 500

WEST PALM BEACH, FL 33401

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1200 SW 124 TER APT 105 PEMBROKE PINES, FL 33027 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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MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by February 28, 2023\$11,485.72 Or
- * Estimated Amount due if paid by March 14, 2023\$11,629.67

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON <u>March 15, 2023</u> 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

DATE: February 1st, 2023 PROPERTY ID # 514023-AM-1130 (TD # 49825)

WARNING

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

EDNER KAVANAGH 13419 166 PLACE APT GC JAMAICA, NY 11434

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1200 SW 124 TER APT 105 PEMBROKE PINES, FL 33027 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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MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

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-	U.S. Postal Service CERTIFIED MAIL® RECEIPT
954	Domestic Mail Only
7	For delivery information, visit our website at www.usps.com®.
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0403	Certified Mail Fee
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7	PINES MASTER MGMT, INC.
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7	STIE RTRLAW
	3333 W. COMMERCIAL BLVD., SUITE 200B Oit) FORT LAUDERDALE, FL 33309
	PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

167	U.S. Postal Service CERTIFIED MAIL® RECEIPT Domestic Mail Only
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2720	City OF PEMBROKE PINES
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2	Street an PEMBROKE PINES, FL 33025-4459
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'	PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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6 0685	U.S. Postal Service TM CERTIFIED MAIL TM RECEIPT (Domestic Mail Only; No Insurance Coverage Provided) For delivery information visit our website at www.usps.com OFFICIAL USE		
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2007 071	To 49825 MARCH 2023 WARNING JOURDAN LEVY-BIZANES, REGISTERED Sen AGENT O/B/O C.V.P. COMMUNITY CTR, INC. 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401 City, PS Form 3800, August 2006 See Reverse for Instructions		

5 10 1	U.S. Postal Service IA CERTIFIED MAIL TEM RECEIPT (Domestic Mail Only; No Insurance Coverage Provided) For delivery information visit our website at www.usps.come OFFICIALUSE
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 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 mailplece or on the front if space permits. 	- -	A. Signature A. Signature A. Signature A. Received by (Printed Name)	☐ Agent ☐ Addressee C. Date of Delivery
TD 49825 MARCH 2023 WARN CAMBRIDGE AT CENTURY VILLA CONDOMINIUM #11 ASSOCIATION 13460 SW 10 STREET SUITE 10 PEMBROKE PINES, FL 33027	NGE , INC.)1	D. Is delivery address different from If YES, enter delivery address	
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TD 49325 ARCH 2023 WARNING C.V.P. MMUNITY CENTER, INC. 200 SW 10TH ST PEMBROKE PINES, FL 33027	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
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S Form 3811 Lily 2020 PSN 7530-02-000-0053	. 🗅	Omestic Return Receipt

ENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. TD 49825 MARCH 2023 WARNING JOURDAN LEVY-BIZANES, REGISTERED AGENT O/B/O-PINES MASTER MANAGEMENT, INC. 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401	A. Signature X Addressee B. Received by (Printed Name) C. Date of Delivery 2-6-23 D. Is delivery address different from item 1? Yes If YES, enter delivery address below: No
9590 9402 6458 0346 4550 24 2_Article Number (Transfer from service label) 7007 0710 0001 2796 066	3. Service Type □ Adult Signature □ Adult Signature Restricted Delivery □ Certified Mail® □ Certified Mail Restricted Delivery □ Cellect on Delivery □ Collect on Delivery □ Collect on Delivery Restricted Delivery □ Collect on Delivery Restricted Delivery □ Indicate Adult □ Adult Signature Adult □ Registered Mail Restricted Delivery □ Signature Confirmation □ Signature Confirmation □ Restricted Delivery □ Signature Confirmation □ Restricted Delivery
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I. Article Addressed to:	D. Is delivery address different from If YES, enter delivery address b	
TD 49825 MARCH 2023 WARNING PINES COMMUNITY SERVICES AND FACILITIES ASSOCIATION, INC 1601 FORUM PL STE 500 WEST PALM BEACH, FL 33401		
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ENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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. TD 49825 MARCH 2023 WARNING PINES: MASTER MANAGEMENT, INC. 1601 FORUM PL STE 500 WEST PALM BEACH, FL 33401-8103	A. Signature X
9590 9402 6458 0346 4552 60 Article Number (Transfer from service label) 7007 0710 0001 2796 026	3. Service Type
S Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

ENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X B. Received by (Printed Name) C. Date of Delivery A. Signature C. Date of Delivery A. Signature D. Agent D. Addressee
Article Addressed to: TD 49 MARCH 2023 WARNING PINES RECREATION FACILITIES ASSOCIATION, INC 601 FORUM PL STE 500 WEST PALM BEACH, FL 33401-8103	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
9590 9402 6458 0346 4552 46 Addicte Number (Transfer from service label) 7007 0710 0001 2776 0285	3. Service Type □ Adult Signature □ Adult Signature Restricted Delivery □ Certified Mail® □ Collect on Delivery □ Collect on Delivery □ Collect on Delivery □ Collect on Delivery □ Insured Mail Mail Restricted Delivery □ Signature Confirmation □ Restricted Delivery □ Restricted Delivery □ Insured Mail □ Mail Restricted Delivery □ Signature Confirmation □ Restricted Delivery □ Delivery □ Delivery □ Delivery □ Delivery □ Delivery □ Signature Confirmation □ Restricted Delivery □ D
S Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

ENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
 Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature X
Article Addressed to:	D. Is delivery address different from item 1? Yes If YES, enter delivery address below: No
TD 49825 MARCH 2023 WARNING JOURDAN, LEVY-BIZANES, REGISTERED AGENT OF C.V.P. COMMUNITY CTR, INC. 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401	
9590 9402 7893 2234 4554 88	3. Service Type □ Adult Signature □ Adult Signature Restricted Delivery □ Certified Mail® □ Certified Mail Restricted Delivery □ Collect on Delivery □ Signature Confirmation™ □ Signature Confirmation
7007 0710 0001 2796 068	Collect on Delivery Restricted Delivery all Restricted Delivery (over 9990)
RS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: TD 49825 MARCH 2023 WARNING JOURDAN LEVY-BIZANES, REG AGENT O/B/C PINES COMMUNITY SVCS & FACILITIES ASSOC, INC. 1601 FORUM PLACE - SUITE 500 WEST PALM BEACH, FL 33401	A. Signature X
9590 9402 7893 2234 4554 71	3. Service Type
7007 0710 0001 2796 069	Delivery Restricted Delivery ill Restricted Delivery (over \$500)
S.Form 3811, July 2020 PSN 7530-02-000-905	Domestic Return Receipt

ENDER: COMPLETE THIS SECTION.	COMPLETE THIS SECTION ON DELIVERY
 Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature X . COLORMAN . Agent . Addressee B. Received by (Printed Name) C. Date of Delivery . 2-6-23
I. Article Addressed to:	D. is delivery address different from item 1? Yes If YES, enter delivery address below:
TD 49825 MARCH 2023 WARNING C.V.P. COMMUNITY CENTERLING. 1601 FORUM PL STE 500 WEST PALM BEACH, FL 33401-8103	
9590 9402 6458 0346 4551 23	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Signature Confirmation
2021; 20100; 00000; 00000; 000	□.Collect.on Delivery Restricted Delivery
	Hover soot)
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

ENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON D	ELIVERY
 Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature X & Dawns B. Received by (Printed Name)	☐ Agent ☐ Addressee C. Date of Delivery
TD 49825 MARCH 2023 WARNING PINES MASTER MANAGEMENT, INC 13300 SW 10TH ST PERSONE PINES, FL 33027-1800	D. Is delivery address different from If YES, enter delivery address be	
9590 9402 6458 0346 4552 91 7007 0710 0001 2796 025	□ 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☐
PS Form 3811, July 2020 PSN 7530-02-000-9053	Do	mestic Return Receipt

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
 Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: 	A. Signature X
TD 4 5 MARCH 2023 WARNING MICHAEL KAVANAGH 1200 SW 124TH TERR APT 102 PETBROKE PINES, FL 33027	If YES, enter delivery address below: □/No' '
9590 9402 6458 0346 4550 93	3. Service Type ☐ Priority Mail Express®☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail®☐ Priority Mail Express®☐ Registered Mail Restricted Delivery☐ Certified Mail®☐ Priority ☐ Registered Mail Restricted Delivery☐ Collect on Delivery☐ Signature Confirmation™☐ Signature Confirmation ☐ Signature ☐ Signature Confirmation ☐ Signature ☐ Signatur
7007 0710 0001 2796 0210	Collect on Delivery Restricted Delivery Restricted Delivery Restricted Delivery Mail Mail Restricted Delivery Toler 0000)
RS Form, 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

, and	
ENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: TD 49825 MARCH 2023 WARNING EDNER KAVANAGH EST 1200 SW 24TH TER APT 105 PEMBROKE PINES, FL 33027-1983	A. Signature X
9590 9402 6458 0346 4550 86 2. Article Number (Transfer from service Jehon) 7021 2720 0001 0404 000	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery ☐ Collect on Delivery ☐ H III Restricted Delivery III Restricted Delivery III Restricted Delivery III Restricted Delivery III Restricted Delivery
PS Form 38/1/1, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON	DELIVERY
 Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature X	☐ Agent ☐ Addressee C. Date of Delivery
TD 49825 MARCH 2023 WARNING PINES RECREATION FACILITIES ASSOCIATION INC. 13300 SW UTPS TEE	D. Is delivery address different from If YES, enter delivery address	
9590 9402 6458 0346 4552 77 2—Article Number (Transfer from service label) 7007 0710 0001 2796 0276	3. Service Type Adult Signature Adult Signature Restricted Delivery Certified Mail® Certified Mail Restricted Delivery Collect on Delivery Collect on Delivery Collect on Delivery Restricted Delivery Insured Mail Januar	□ Priority Mail Express® □ Registered Mail™ □ Registered Mail Restricted Delivery □ Signature Confirmation™ □ Signature Confirmation Restricted Delivery
PS/Form 3811, Júly 2020 PSN 7530-02-000-90-0-1-7		Domestic Return Receipt

10 10 10 10 10 10 10 10 10 10 10 10 10 1		
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON	DELIVERY
Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: TD 49825 MARCH 2023 WARNING PINES COMMUNITY SERVICES AND FACILIDES ASSOCIATION, INC 13300 SW 10TH STREET PEMBROKE PINES, FL 35027	A. Signature X	C. Date of Delivery
9590 9402 6458 0346 4553 14 - Article Number (Transfer from service label) - 7.007 0710 0001 2796 0241	3. Service Type □ Adult Signature □ Adult Signature Restricted Delivery □ Certified Mail® □ Certified Mail Restricted Delivery □ Collect on Delivery □ Collect on Delivery □ Insured Mail Mail Restricted Delivery (00)	□ Priority Mail Express® □ Registered Mail ™ □ Registered Mail Restricted Delivery □ Signature Confirmation™ □ Signature Confirmation Restricted Delivery
S Form 3811, July 2020 PSN 7530-02-000-9053	- Ti'	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
 Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. 	A. Signature Agent Agent Addressee
Attach this card to the back of the mailpiece, or on the front if space permits.	B. Received by Printed Name) C. Date of Delivery
TD 49825 MARCH 2023 WARNING CHARLIE OTTO, ESQ., REG. CT O/B/O CAMBRIDGE AT CENTRAL CONDO #11 ASSOC A 2699 STIRLING RD SUITE C-207 FORT LAUDERDALE, FL 33312	D. Is delivery address different from item 1? If YES, enter delivery address below: No
9590 9402 6458 0346 4552 84 2. Article Number (Transfer from service label) 7007 0710 0001 2796 0654	3. Service Type
PS Form 3811, มูนุ่ม 2020 คุณ 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

TD 49825 MARCH 2023 WARNING

CITY OF PEMBROKE PINES CITY ATTORNEY'S OFFICE 601 CITY CENTER WAY PEMBROKE PINES, FL 33025-4459



9590 9402 6458 0346 4550 79

2. Article Number (Transfer from service label)
7021 2720 0001 0403

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

COMPLETE THIS SECTION ON I

A. Signature

B. Received by (Printed Name).

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D. Is delivery address different from it If YES, enter delivery address bek

3. Service Tyr

- ☐ Adult Signature
 ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
 ☐ Collect on Delivery Restricted Delivery

all Restricted Delivery

Domestic :

☐ Pri

☐ Re ☐ Reg Deliv

□ Signt \(\)

☐ Sign. Restr

COMPLETE THIS SECTION ON DELIVERY
A. Signature X
3. Service Type □ Priority Mail Express® □ Registered Mail™ □ Redistered Mail™ □ Redistered Mail Restricted
□ Adult Signature Restricted Delivery □ Certified Mail® □ Certified Mail Restricted Delivery □ Collect on Delivery □ Collect on Delivery □ Insured Mail □ Insured Mail □ ("d Mail Restricted Delivery □ 500)

ENDER: COMPLETE THIS SECTION COMPLETE THIS SECTION ON DELIVERY A. Signature I Complete items 1, 2, and 3. Agent I Print your name and address on the reverse ☐ Addressee so that we can return the card to you. B. Received by (Printed Name) C. Date of Delivery I Attach this card to the back of the mailpiece, 2.4.23 M or on the front if space permits. . Article Addressed to: D. Is delivery address different from item 1? Yes If YES, enter delivery address below: **TD 49825 MARCH 2023 WARNING** C.V.P. COMMUNITY CTR, INC., & PINES MASTER MGMT, INC. ABRIAN'D. GOTTLIEB, ESQ. RTRLAW 3333 W. COMMERCIAL BLVD., SUITE 200B FORT LAUDERDALE, FL 33309 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail TM ☐ Registered Mail Restricted ☐ Certified Mail® Delivery ☐ Signature Confirmation™ ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery 9590 9402 6458 0346 4551 61 ☐ Signature Confirmation ☐ Collect on Delivery Restricted Delivery Restricted Delivery 9-Article Number (Transfer from service label) 7021 2720 0001 0403 9954 Vail Restricted Delivery PS Form 38111, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

ENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
 Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature X M Daylva MAgent Addressee B. Received by (Printed Name) C. Date of Delivery 2.4.23
. Article Addressed to:	D. Is delivery address different from item 1? If YES, enter delivery address below:
TD 49825 MARCH 2023 WARNING ATTORNEYS FOR CVP AND PINES MASTER 3333 W. COMMERCIAL BLVD., SUITE 200B FORT LAUDERDALE, FL 33309	
9590 9402 6458 0346 4551 78	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery ☐ Collect on Delivery ☐ Signature Confirmation
7021 2720 0001 0403 996	Collect on Delivery Restricted Delivery Mail Mail Restricted Delivery 00) Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt