

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

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

Warranty Deed
Bk:51143 Pg:499

Examiner Comments**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

Lis Pendens
Inst:118095893

Examiner Comments

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 #11 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



Site Address	1200 SW 124 TERRACE #1050, PEMBROKE PINES FL 33027	ID #	5140 23 AM 1130
Property Owner	KAVANAGH, EDNER EST	Millage	2613
Mailing Address	1200 SW 124 TER APT 105 PEMBROKE PINES FL 33027 1983	Use	04
Abbr Legal Description	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)**.

Property Assessment Value					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$15,030	\$135,280	\$150,310	\$149,780	
2021	\$13,620	\$122,550	\$136,170	\$136,170	\$2,936.06
2020	\$12,650	\$113,810	\$126,460	\$124,710	\$2,740.27

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$150,310	\$150,310	\$150,310	\$150,310
Portability	0	0	0	0
Assessed/SOH	\$149,780	\$150,310	\$149,780	\$149,780
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$149,780	\$150,310	\$149,780	\$149,780

Sales History			
Date	Type	Price	Book/Page or CIN
10/3/2014	WD-Q	\$103,000	112567549
4/10/2013	WD-Q	\$75,000	111467990
7/28/2011	WD-Q	\$65,000	48085 / 856
12/10/2003	DRR		36563 / 504
9/15/2003	WD	\$88,000	36075 / 871

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		1100
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1990/1989		

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

By _____
Deputy **Misty Del Hierro**

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

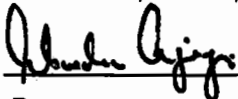
All of said property being in the County of Broward, State of Florida.

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:

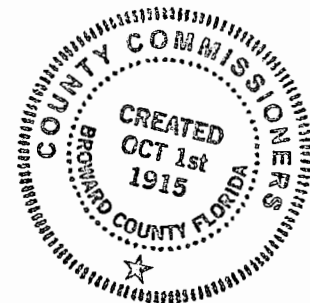
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 1st day of December, 2022.

Monica Cepero
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy



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

Publish: DAILY BUSINESS REVIEW
Issues: 02/09/2023, 02/16/2023, 02/23/2023 & 03/02/2023
Minimum Bid: 14363.20

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

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

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

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

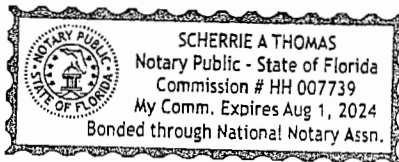
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Barbara Jean Cooper

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

Scherrie A Thomas

(SEAL)
BARBARA JEAN COOPER personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 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 CONDO-
MINIUM #II, a condominium,
according to the Declaration
thereof, as recorded in Official
Records Book 15294, at
Page(s) 830, of the Public Re-
cords of Broward County, Flori-
da.

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.deedauktion.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 suc-
cessful 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 visiting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

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

By: *G.C. Jones 10861*

D.S.

G. Jones, #10861

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

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

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

RECEIVED SHERIFF
2023 FEB -1 11:32
BROWARD COUNTY FLORIDA

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

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

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 "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, (\$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.

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

File Number: 0714-2864A

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

Signed, sealed and delivered in our presence:

Signature <u>Jonette Bourdo</u> #1 Witness Printed Name <u>Jonette Bourdo</u>	<u>[Signature]</u> Zenon Padua Jr Address: 3650 SW 161 Terrace, Miramar, FL 33027
Signature <u>[Signature]</u> #2 Witness Printed Name <u>HERLINDA FOTTA</u>	<u>[Signature]</u> Rita Padua Address: 3650 SW 161 Terrace, Miramar, FL 33027

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 3rd day of October, 2014, by Zenon Padua Jr and Rita Padua, husband and wife, who is/are personally known ___ to me or who has produced Drivers License as identification.

seal

Jonette Bourdo
 Notary Public
 Print Name: Jonette Bourdo
 My Commission Expires: _____

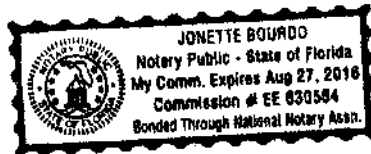


EXHIBIT A TO BY-LAWS
CERTIFICATE OF APPROVAL
OF

CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM # II ASSOCIATION, INC.

This is to certify that EDNER KAVANAGH 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. 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 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 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 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, 2014.

Signed, Sealed and Delivered
in the presence of:
Amaralys Tavares
Jessica Bohf
Jessica Berdud
CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM # II ASSOCIATION, INC.
BY Sonia Friedman President
SEAL ATTEST:
Josephine Vinea Secretary
19 NOT FOR 88 PROFIT
Corp. Seal

STATE OF FLORIDA)
COUNTY OF BROWARD)
Before me, the undersigned, personally appeared Sonia Friedman and Josephine Vinea to me well known to be the persons described in and who executed the foregoing instrument as President and Secretary, respectively, of Cambridge at Century Village Condominium # II Association Inc., and they severally acknowledged before me that they executed such instrument as such officers of said Association, that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said 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 September, 2014.

(Notarial Seal) CARL ALENGKAS NOTARY PUBLIC STATE OF FLORIDA Comm# 15067070 Expires 1/23/2015

[Signature]
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 1/23/2015

OC-119

This Warranty Deed

INSTR # 100087899
 OR BK 30260 PG 0896
 RECORDED 02/15/2000 03:23 PM
 COMMISSION
 BROWARD COUNTY
 DOC STMP-D 399.00
 DEPUTY CLERK 1025

Made this 11th day of February A.D. 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
 wife

whose post office address is:
 1200 S.W. 124th Terrace, Unit O-105
 Pembroke Pines, Florida 33027
 Grantees' Tax Id # : [REDACTED]

hereinafter called the grantee:

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

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

Condominium 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 written.

Signed, sealed and delivered in our presence:

[Signature]
 Name: ROSY RAYO
[Signature]
 Name: ROSA POLLO
[Signature]
 Name: Maria Rey

[Signature] LS
 Name & Address: Joseph Parrino
[Signature] LS
 Name & Address: Celeste Parrino
 5313 McKinley St, Hollywood, FL 33021
[Signature] LS
 Name & Address: Rosario Parrino
[Signature] LS
 Name & Address: Marian Parrino
 7512 Nova Drive, Davie, FL 33317

State of **Florida**
 County of **Miami-Dade**

The foregoing instrument was acknowledged before me this 11th day of February, 2000

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

[Signature]
 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



(2)

EXHIBIT A TO BY-LAWS
CERTIFICATE OF APPROVAL
OF

CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM # II ASSOCIATION, INC.

This is to certify that JUAN, M / NELIDA RUIZ 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, Florida.

Condominium Parcel No. 0.105 of 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 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 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 11th day of FEBRUARY, 19 2000

Signed, Sealed and Delivered

in the presence of:

SALLY SMITH

HEATHER SABAN

CAMBRIDGE AT CENTURY VILLAGE
CONDOMINIUM # II
ASSOCIATION, INC.

By Joel Poretz Pres.
JOEL PURETZ President

ATTEST:
Roz Shanken
ROZ SHANKEN Secretary

Corp. Seal

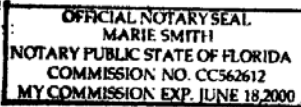
STATE OF FLORIDA)

COUNTY OF BROWARD)

Before me, the undersigned, personally appeared JOEL PURETZ and ROZ SHANKEN to me well known to be the persons described in and who executed the foregoing instrument as JOEL PURETZ President and ROZ SHANKEN Secretary, respectively, of Cambridge at Century Village Condominium # II Association Inc., and they severally acknowledged before me that they executed such instrument as such officers of said Association, that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Association and was executed for the purposes therein expressed.

Witness my hand and official seal in the State and County last aforesaid this 11TH day of FEBRUARY, 2000

Marie Smith
NOTARY PUBLIC
State of Florida at Large
My Commission Expires:



(Notarial Seal)

OR BK 30260 PG 0897

11-11-00 11:00 AM

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 SS #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:

(Whoever 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 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 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 written.

Signed, sealed and delivered in the presence of

Rose M. Paolier
Signature Rose M. Paolier

Printed Signature _____

Signature Stacie L. Schneider

Printed Signature _____

Signature _____

Printed Signature _____

Signature _____

Printed Signature _____

Juan Ruiz L.S.
JUAN RUIZ
1005 CLIFF ST., LANDER, WY 82520

Nelida Ruiz L.S.
NELIDA RUIZ
1005 CLIFF ST., LANDER, WY 82520

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Pembroke Pines, Florida, this 15th day of September, 2003.

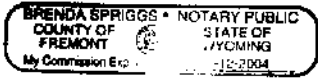
WILL OGDEN

STATE OF WYOMING

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
Driver's License as identification and did (did not) take an oath.

SEAL



Brenda Spriggs
Notary Signature
Brenda Spriggs
Printed Notary Signature
My Commission Expires:

EXHIBIT A TO BY-LAWS
CERTIFICATE OF APPROVAL
OF

CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM # II 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, Florida.

Condominium Parcel No. 0-105 of 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 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 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 August, 2003.

Signed, Sealed and Delivered

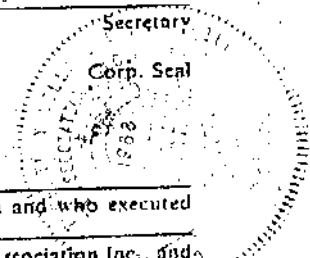
in the presence of: Patricia Lambert
PATRICIA LAMBERT

Sharon Galauaja
SHARON GALAUAJA

CAMBRIDGE AT CENTURY VILLAGE
CONDOMINIUM # II
ASSOCIATION, INC.

By Joel Puretz
JOEL PURETZ President

ATTEST: Roslyn Shanken
ROSLYN SHANKEN Secretary



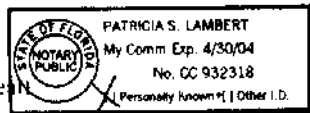
STATE OF FLORIDA)
COUNTY OF BROWARD)

Before me, the undersigned, personally appeared JOEL PURETZ and ROSLYN SHANKEN to me well known to be the persons described in and who executed the foregoing instrument as President and Secretary, respectively, of Cambridge at Century Village Condominium # II Association Inc., and they severally acknowledged before me that they executed such instrument as such officers of said Association, that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Association and was executed for the purposes therein expressed.

Witness my hand and official seal in the State and County last aforesaid this 27 day of August, 2003.

Patricia S. Lambert
NOTARY PUBLIC

State of Florida at Large
My Commission Expires: 4/30/04



(Notarial Seal)

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

Will Unit

THIS WARRANTY DEED IS BEING RE-RECORDED TO CORRECT THE OFFICIAL RECORDS BOOK TO 15294 WITHIN THE LEGAL DESCRIPTION.

INSTR # 10332346
OR BK 36075 Pages 871 - 873
RECORDED 09/19/03 08:14:41
BROWARD COUNTY COMMISSION
DOC STMP-D: \$616.00
DEPUTY CLERK 1913
#2, 3 Pages

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 SS #s: [REDACTED]

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 Florida, viz:

Condominium Unit No. 105, in Building O, of CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM #11, 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 *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 written.

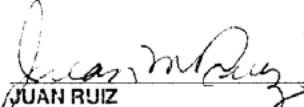
Signed, sealed and delivered in the presence of:

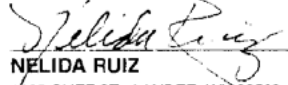

Signature Rose M. Paslar

Printed Signature
Stacie L. Schneider
Signature _____
Printed Signature _____

Signature _____
Printed Signature _____

Signature _____
Printed Signature _____


Signature JUAN RUIZ
1005 CLIFF ST., LANDER, WY 82520


Signature NELIDA RUIZ
1005 CLIFF ST., LANDER, WY 82520

STATE OF WYOMING
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 Signature
Brenda Spriggs
Printed Notary Signature
My Commission Expires:

EXHIBIT A TO BY-LAWS
CERTIFICATE OF APPROVAL
OF

CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM # II 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, Florida.

Condominium Parcel No. 0-105 of 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 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.

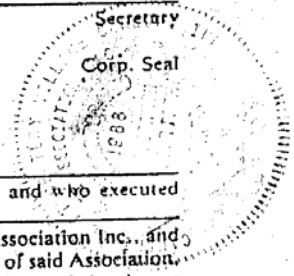
In the event a previously unapproved party is assuming possession of the premises, then this certificate shall be recorded without an instrument of conveyance and shall be deemed, pursuant to said party's application for approval, binding as if it had been recorded with an instrument of conveyance.

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 August, 2003.

Signed, Sealed and Delivered
in the presence of:
Patricia Lambert
PATRICIA LAMBERT
Sharon Galauaja
SHARON GALAUAJA

CAMBRIDGE AT CENTURY VILLAGE
CONDOMINIUM # II
ASSOCIATION, INC.
By Joel Puretz
JOEL PURETZ President
ATTEST: Roslyn Shanken
ROSLYN SHANKEN Secretary



STATE OF FLORIDA)
COUNTY OF BROWARD)

Before me, the undersigned, personally appeared JOEL PURETZ and ROSLYN SHANKEN to me well known to be the persons described in and who executed the foregoing instrument as President and Secretary, respectively, of Cambridge at Century Village Condominium # II Association Inc., and they severally acknowledged before me that they executed such instrument as such officers of said Association, that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Association and was executed for the purposes therein expressed.

Witness my hand and official seal in the State and County last aforesaid this 27 day of August, 2003.

Notarial Seal: PATRICIA S. LAMBERT, My Comm Exp. 4/30/04, No. CC 932318, Personally Known * | Other I.D.

Patricia S. Lambert
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 4/30/04

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 28th 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 BROWARD, 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:

1. Real property taxes for the year 2011 and subsequent years; and
2. 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
3. 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:

[Signature]
PRINT NAME: RITA DARGA

[Signature]
Sergio Valdes

[Signature]
PRINT NAME: Jeffrey Homer

[Signature]
Defina Valdes a/k/a Delfina Valdes

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. They presented their Florida Driver's Licenses as identification.

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

[Signature]
Notary Public - State of Florida at Large
PRINT NAME: Jeffrey Homer

My Commission Number:
My Commission Expires:

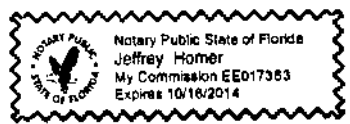


EXHIBIT A TO BY-LAWS
CERTIFICATE OF APPROVAL
OF

CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM # II ASSOCIATION, INC.

This is to certify that Ana Liza Tolentino's Ester Figueroa 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. 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 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 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 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 21 day of July, 2011.

Signed, Sealed and Delivered

In the presence of:

Cari Alencas
Nicole Woodcock
NICOLE WOODCOCK

SEAL
NOT FOR 88
PROFIT

CAMBRIDGE AT CENTURY VILLAGE
CONDOMINIUM # II
ASSOCIATION, INC.

By Sonia Friedman, President

ATTEST: Roshlyn Sharker, Secretary

Corp. Seal

STATE OF FLORIDA)
COUNTY OF BROWARD)

Before me, the undersigned, personally appeared Sonia Friedman and Roshlyn Sharker to me well known to be the persons described in and who executed the foregoing instrument as ✓ President and ✓ Secretary, respectively, of Cambridge at Century Village Condominium # II Association, Inc., and they severally acknowledged before me that they executed such instrument as such officers of said Association, that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Association and was executed for the purposes therein expressed.

Witness my hand and official seal in the State and County last aforesaid this 21 day of July, 2011.

Michelle Ruff
NOTARY PUBLIC

(Notarial Seal)
MICHILLE RUFF
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE035220
Expires 10/17/2014 13

State of Florida at Large
My Commission Expires: 10-17-2014

OC-119

RECORD and RETURN To and
This INSTRUMENT PREPARED By:

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

Folio No.: 514023-AM-1130

WARRANTY DEED

THIS DEED, made this 10th day of **April, 2013**, between **Ana Liza Tolentino, a single woman, and Ester Figueroa, a single woman**, whose post address is *17681 S. W. 8th Court, Pembroke Pines, Florida 33029-4842*, collectively as "**GRANTOR**", and **ZENON PADUA, Jr., a married man**, whose post office address is *3650 S. W. 161st Terrace, Miramar, Florida 33027-4507*, "**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.)

W I T N E S S E T H:

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 BROWARD, 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:

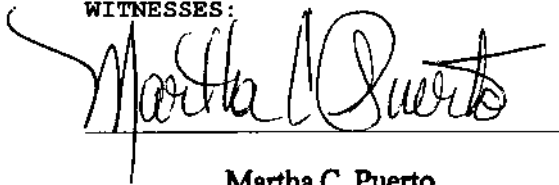
1. Real property taxes for the year 2013 and subsequent years; and
2. Conditions, restrictions, limitations, easements, reservations, agreements, leases, rights-of-way and liens of record, if any there be, including all applicable zoning ordinances and other governmental regulations. The foregoing is not intended to reimpose any of the same; and
3. 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:

WITNESSES:

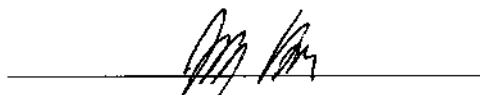


Martha C. Puerto

PRINT NAME: _____

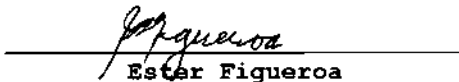


Ana Liza Tolentino



Jeffrey Homer

PRINT NAME: _____



Ester Figueroa

ACKNOWLEDGMENT

STATE OF FLORIDA)
) ss. :
COUNTY OF BROWARD)

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 10th day of **April**, 2013.



NOTARY PUBLIC - State of Florida at Large

PRINT NAME: Jeffrey Homer

My Commission Expires:
My Commission Number:

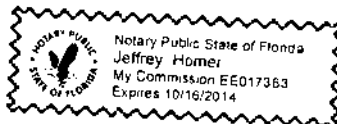


EXHIBIT A TO BY-LAWS
CERTIFICATE OF APPROVAL
OF

CAMBRIDGE AT CENTURY VILLAGE CONDOMINIUM # II ASSOCIATION, INC.

This is to certify that Zenon Padua Jr. 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. 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 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 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 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 1 day of April, 2013.

Signed, Sealed and Delivered

in the presence of:

CAMBRIDGE AT CENTURY VILLAGE
CONDOMINIUM # II
ASSOCIATION, INC.

By Sonia Friedman President

Witness: Martin Schwartz

Martin Schwartz Secretary
Director

Corp. Seal

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, the undersigned, personally appeared Sonia Friedman and Martin Schwartz to me well known to be the persons described in and who executed the foregoing instrument as President and Director ~~Secretary~~, respectively, of Cambridge at Century Village Condominium # II Association Inc., and they severally acknowledged before me that they executed such instrument as such officers of said Association, that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Association and was executed for the purposes therein expressed.

Witness my hand and official seal in the State and County last aforesaid this 1 day of April, 2013.

(Notarial Seal) MICHELLE RUFF
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE025220
Expires 10/17/2014

Michelle Ruff
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 10/17/2014

OC-119

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: bgottlieb@rtrlaw.com

ghidalgo@rtrlaw.com

bdeangelo@rtrlaw.com

By: /s/ Brian D. Gottlieb

BRIAN D. GOTTLIEB, ESQ.

F.B.N. 0015302

GABRIELA A. HIDALGO, ESQ.

F.B.N 1010243



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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

Annual Reports

Report Year	Filed Date
2020	01/09/2020
2021	01/22/2021
2022	02/28/2022

Document Images

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02/06/2019 -- ANNUAL REPORT	View image in PDF format
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02/10/2016 -- ANNUAL REPORT	View image in PDF format
02/17/2015 -- ANNUAL REPORT	View image in PDF format
02/12/2014 -- ANNUAL REPORT	View image in PDF format
01/29/2013 -- ANNUAL REPORT	View image in PDF format
02/02/2012 -- ANNUAL REPORT	View image in PDF format
01/07/2011 -- ANNUAL REPORT	View image in PDF format
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01/30/2007 -- REINSTATEMENT	View image in PDF format
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02/13/2002 -- ANNUAL REPORT	View image in PDF format
02/05/2001 -- ANNUAL REPORT	View image in PDF format
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02/26/1999 -- ANNUAL REPORT	View image in PDF format
01/28/1998 -- ANNUAL REPORT	View image in PDF format
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04/11/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format



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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

Annual Reports

Report Year	Filed Date
2020	04/16/2020
2021	04/09/2021
2022	04/12/2022

Document Images

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04/16/2020 -- ANNUAL REPORT	View image in PDF format
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04/10/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
04/07/2017 -- ANNUAL REPORT	View image in PDF format
04/13/2016 -- ANNUAL REPORT	View image in PDF format
04/14/2015 -- ANNUAL REPORT	View image in PDF format
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04/29/1999 -- ANNUAL REPORT	View image in PDF format
04/23/1998 -- ANNUAL REPORT	View image in PDF format
05/14/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format



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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
Status ACTIVE

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

Annual Reports

Report Year	Filed Date
2020	04/16/2020
2021	04/09/2021
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Document Images

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04/16/2020 -- ANNUAL REPORT	View image in PDF format
07/12/2019 -- Reg. Agent Change	View image in PDF format
04/10/2019 -- ANNUAL REPORT	View image in PDF format

04/13/2018 -- ANNUAL REPORT	View image in PDF format
04/07/2017 -- ANNUAL REPORT	View image in PDF format
04/13/2016 -- ANNUAL REPORT	View image in PDF format
04/14/2015 -- ANNUAL REPORT	View image in PDF format
04/14/2014 -- ANNUAL REPORT	View image in PDF format
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05/01/1996 -- ANNUAL REPORT	View image in PDF format
07/06/1995 -- ANNUAL REPORT	View image in PDF format



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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
Status ACTIVE

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

Annual Reports

Report Year	Filed Date
2020	04/16/2020
2021	04/09/2021
2022	04/12/2022

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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
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State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/26/2001
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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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

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

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

- * Estimated Amount due if paid by February 28, 2023\$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 March 15, 2023 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestresury

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

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

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

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

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

WARNING

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

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

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

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

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

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

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

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

WARNING

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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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

DATE: February 1st, 2023
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KAVANAGH, EDNER EST
1200 SW 123TH TERRACE #105-O
PEMBROKE PINES, FL 33027

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

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

WARNING

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MICHAEL KAVANAGH
1200 SW 124TH TERR APT 102
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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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 1st, 2023
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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

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. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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

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

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

- * Estimated Amount due if paid by February 28, 2023\$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 March 15, 2023 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

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

WARNING

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

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

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

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

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

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

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

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

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

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PINES RECREATIONAL FACILITIES ASSOCIATION, INC
1601 FORUM PL STE 500
WEST PALM BEACH, FL 33401-8103

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

DATE: February 1st, 2023
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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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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

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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

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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DATE: February 1st, 2023
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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

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

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

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JOURDAN LEVY-BIZANES, REGISTERED AGENT O/B/O C.V.P. COMMUNITY CENTER,
INC.
1601 FORUM PLACE - SUITE 500
WEST PALM BEACH, FL 33401

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
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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

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EDNER KAVANAGH
13419 166 PLACE APT GC
JAMAICA, NY 11434

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U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total

\$

Service

Street

City

TD 49825 MARCH 2023 WARNING

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

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

See Reverse for Instructions

7021 2720 0001 0403 9954

U.S. Postal Service
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Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

TD 49825 MARCH 2023 WARNING

Total Pk

ATTORNEYS FOR CVP AND PINES MASTER

\$

3333 W. COMMERCIAL BLVD., SUITE 200B

Sent To

FORT LAUDERDALE, FL 33309

Street a

City, State, ZIP+4

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

See Reverse for Instructions

7021 2720 0001 0403 9961

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

TD 49825 MARCH 2023 WARNING

Total P

C.V.P. COMMUNITY CENTER, INC.

\$

Sent To

13300 SW 10TH ST

Street a

PEMBROKE PINES, FL 33027

City, St

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

See Reverse for Instructions

702J 2720 000J 0403 9978

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

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

Postmark
Here

Postage
\$
Total F
\$
Sent 1
Street
City, State, ZIP+4®

TD 49825 MARCH 2023 WARNING
C.V.P. COMMUNITY CENTER, INC.
1601 FORUM PL STE 500
WEST PALM BEACH, FL 33401-8103

7021 2720 0001 0403 9985

7027 2720 0007 0403 9992

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

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

Postmark
Here

Postage

\$ _____

Total Postage

\$ _____

Sent To

Street and

City, State, ZIP+4®

TD 49825 MARCH 2023 WARNING
 CITY OF PEMBROKE PINES
 CITY ATTORNEY'S OFFICE
 601 CITY CENTER WAY
 PEMBROKE PINES, FL 33025-4459

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total P.	TD 49825 MARCH 2023 WARNING
\$	EDNER KAVANAGH EST
<i>Sent To</i>	1200 SW 124TH TER APT 105
<i>Street a</i>	PEMBROKE PINES, FL 33027-1983
<i>City, Sta</i>	

7021 2720 0001 0404 0004

7021 2720 0001 0402 9527

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postmark
Here

Postage

\$ _____
Total Post

TD 49825 MARCH 2023 WARNING

\$ _____
Sent To

KAVANAGH, EDNER EST

Street an

1200 SW 123TH TER #105-O

City, Stat

PEMBROKE PINES, FL 33027

7007 0710 0001 2796 0210

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

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

Total | **TD 49825 MARCH 2023 WARNING**

MICHAEL KAVANAGH

Sent To	1200 SW 124TH TERR APT 102	
Street, or PO E	PEMBROKE PINES, FL 33027	
City, St		

7007 0710 0001 2796 0234

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

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

OFFICIAL USE

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

Total F **TD 49825 MARCH 2023 WARNING**
PINES COMMUNITY SERVICES AND FACILITIES ASSOCIATION, INC
 1601 FORUM PL STE 500
 WEST PALM BEACH, FL 33401

Sent To	
Street, A or PO Bx	
City, Sta	

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

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

OFFICIAL USE

7007 0710 0001 2796 0241

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
TD 49825 MARCH 2023 WARNING		
Total	PINES COMMUNITY SERVICES AND FACILITIES ASSOCIATION, INC	
Sent	13300 SW 10TH STREET	
Sires or PC	PEMBROKE PINES, FL 33027	
City		

PS Form 3800, August 2006

See Reverse for Instructions

9520 9622 1000 2007 0710 0001 2796 0258

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

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

Total F **TD 49825 MARCH 2023 WARNING**
PINES MASTER MANAGEMENT, INC
 Sent To 13300 SW 10TH ST
 Street, / PEMBROKE PINES, FL 33027-1800
 or PO B
 City, Stz

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

7007 0710 0001 2796 0265

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

Total Po **TD 49825 MARCH 2023 WARNING**

PINES MASTER MANAGEMENT, INC.

1601 FORUM PL STE 500

WEST PALM BEACH, FL 33401-8103

Sent To

Street, Ap
or PO Box

City, State

PS Form 3800, August 2006

See Reverse for Instructions

7007 0710 0001 2796 0272

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

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

OFFICIAL USE

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

TD 49825 MARCH 2023 WARNING
 PINES RECREATION FACILITIES
 ASSOCIATION, INC
 13300 SW 10TH STREET
 PEMBROKE PINES, FL 33027

Sent To _____
 Street, Apt.
 or PO Box _____
 City, State, _____

PS Form 3800, August 2006

U.S. Postal Service™
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For delivery information visit our website at www.usps.com®

OFFICIAL USE

7007 0710 0001 2796 0269

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

Total I **TD 49825 MARCH 2023 WARNING**

Sent To	PINES RECREATIONAL FACILITIES	
	ASSOCIATION, INC	
Street, or PO E	1601 FORUM PL STE 500	-----
City, St	WEST PALM BEACH, FL 33401-8103	-----

7007 0710 0001 2796 0647

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OFFICIAL USE

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

Total

TD 49825 MARCH 2023 WARNING

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

Sent 1

Street
or PO

City, ~

7007 0710 0001 2796 0654

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

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

Total Pk **TD 49825 MARCH 2023 WARNING**
 CHARLIE OTTO, ESQ., REG AGT
 Sent To O/B/O CAMBRIDGE AT CENTURY VILLAGE
 CONDO #11 ASSOC, INC.
 Street, Apt. or PO Box 2699 STIRLING RD SUITE C-207
 City, State FORT LAUDERDALE, FL 33312

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

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

OFFICIAL USE

7007 0710 0001 2796 0661

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

Total **TD 49825 MARCH 2023 WARNING**
JOURDAN LEVY-BIZANES, REGISTERED
AGENT

Sent _____
Street or PO _____
City: WEST PALM BEACH, FL 33401

7007 0710 0001 2796 0678

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

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

OFFICIAL USE

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

Total Pos **TD 49825 MARCH 2023 WARNING**

Sent To **JOURDAN LEVY-BIZANES, REG AGT**

Street, Apt or PO Box **O/B/O PINES REC FACILITIES ASSOC, INC.**

City, State **1601 FORUM PLACE - SUITE 500**

WEST PALM BEACH, FL 33401

7007 0710 0001 2796 0685

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CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com

OFFICIAL USE

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

To **TD 49825 MARCH 2023 WARNING**
JOURDAN LEVY-BIZANES, REGISTERED
AGENT O/B/O C.V.P. COMMUNITY CTR, INC.
 1601 FORUM PLACE - SUITE 500
 WEST PALM BEACH, FL 33401

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

7007 0710 0001 2796 0692

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

TD 49825 MARCH 2023 WARNING
JOURDAN LEVY-BIZANES, REG AGENT O/B/O
PINES COMMUNITY SVCS & FACILITIES
ASSOC, INC.

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

7007 0710 0001 2796 0319

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

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

OFFICIAL USE

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

To: **TD 49825 MARCH 2023 WARNING**
EDNER KAVANAGH
13419 166 PLACE APT GC
JAMAICA, NY 11434

Seni
Stre
or P
City,

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49825 MARCH 2023 WARNING
 CAMBRIDGE AT CENTURY VILLAGE
 CONDOMINIUM #11 ASSOCIATION, INC.
 13460 SW 10 STREET SUITE 101
 PEMBROKE PINES, FL 33027

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery

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



9590 9402 6458 0346 4552 53

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

2. Article Number (Transfer from service label)

7007 0710 0001 2796 0647

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49825 MARCH 2023 WARNING
C.V.P. COMMUNITY CENTER, INC.
200 SW 10TH ST
PEMBROKE PINES, FL 33027



9590 9402 6458 0346 4552 22

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *E. Dumas* Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

7021 127201 0001 0403 9978 Restricted Delivery

1

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49825 MARCH 2023 WARNING
 JOURDAN LEVY-BIZANES, REG AGT
 O/B/O PINES REC FACILITIES ASSOC, INC.
 1601 FORUM PLACE - SUITE 500
 WEST PALM BEACH, FL 33401



9590 9402 7893 2234 4554 95

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *J. Comanna* Agent
 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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Restricted Delivery (over \$500)

Article Number (Transfer from previous label)

7007 0710 0001 2796 0678

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.

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



9590 9402 6458 0346 4550 24

Article Number (Transfer from service label)
 7007 0710 0001 2796 0661

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
J. Canam

B. Received by (Printed Name) C. Date of Delivery
 2-6-23

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49825 MARCH 2023 WARNING
 PINES COMMUNITY SERVICES AND
 FACILITIES ASSOCIATION, INC
 1601 FORUM PL STE 500
 WEST PALM BEACH, FL 33401



2. Article Number (Transfer from service label)

7007 0710 0001 2796 0234

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
J. Caramma

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

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

SENDER: COMPLETE THIS SECTION

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



9590 9402 6458 0346 4552 60

2. Article Number (Transfer from service label)
 7007 0710 0001 2796 0265

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
J. Caranna

B. Received by (Printed Name) C. Date of Delivery
 2-6-23

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
- all Restricted Delivery (over 500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 4025 MARCH 2023 WARNING
 PINES RECREATION FACILITIES
 ASSOCIATION, INC
 1601 FORUM PL STE 500
 WEST PALM BEACH, FL 33401-8103



9590 9402 6458 0346 4552 46

2. Article Number (Transfer from service label)

7007 0710 0001 2796 0289
 00)

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *J. Caramma* Agent
 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

3. Service Type

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

Mail Restricted Delivery (00)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49825 MARCH 2023 WARNING
 JOURDAN LEVY-BIZANES, REGISTERED
 AGENT O/E/C C.V.P. COMMUNITY CTR, INC.
 1601 FORUM PLACE - SUITE 500
 WEST PALM BEACH, FL 33401



9590 9402 7893 2234 4554 88

7007 0710 0001 2796 0685

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 J. Caramanna 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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 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



9590 9402 7893 2234 4554 71

2. Article Number (Transfer from mail label)

7007 0710 0001 2796 0692

PS Form 3811, July 2020, PSN 7530-02-000-905

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *J. Caramma* Agent
 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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Delivery Restricted Delivery	
<input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49825 MARCH 2023 WARNING
C.V.P. COMMUNITY CENTER, INC.
 1601 FORUM PL STE 500
 WEST PALM BEACH, FL 33401-8103



9590 9402 6458 0346 4551 23

2. Article Number (Transfer from address label)

7021 2720 0001 0403 9985

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
J. Caramma

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

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

Mail Restricted Delivery
 (over 500g)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49825 MARCH 2023 WARNING
 -PINES MASTER MANAGEMENT, INC
 13300 SW 10TH ST
 PENSACOLA PINES, FL 33027-1800



9590 9402 6458 0346 4552 91

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 X *E. Damus*

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

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

3. Service Type

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

Restricted Delivery

7007 0710 0001 2796 0258

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 455 MARCH 2023 WARNING
 MICHAEL KAVANAGH
 1200 SW 124TH TERR APT 102
 PEMBROKE PINES, FL 33027



2. Article Number (Transfer from service label)
7007 0710 0001 2796 0210

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 MK Agent
 Addressee

B. Received by (Printed Name) *MK* C. Date of Delivery *2/4/23*

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Mail Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49825 MARCH 2023 WARNING
 EDNER KAVANAGH EST
 1200 SW 24TH TER APT 105
 PEMBROKE PINES, FL 33027-1983



9590 9402 6458 0346 4550 86

2. Article Number (Transfer from service label)

7021 2720 0001 0404 0004

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) *MK*

C. Date of Delivery *2/4/23*

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Collect on Delivery Restricted Delivery (over \$500)	

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49825 MARCH 2023 WARNING
PINES RECREATION FACILITIES
ASSOCIATION INC
13300 SW 10TH STREET
DEMBROKE PINES, FL 33025



2. Article Number (Transfer from service label)

7007 0710 0001 2796 0272

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *E. Demas* Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49825 MARCH 2023 WARNING
PINES COMMUNITY SERVICES AND
FACILITIES ASSOCIATION, INC
 13300 SW 10TH STREET
 PEMBROKE PINES, FL 33027



9590 9402 6458 0346 4553 14

2. Article Number (Transfer from service label)

7007 0710 0001 2796 0241

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *E. Davis* Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

Mail Restricted Delivery (00)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49825 MARCH 2023 WARNING
 CHARLIE OTTO, ESQ., REG. ATTORNEY
 O/B/O CAMBRIDGE AT CENTRAL
 CONDO #11 ASSOC. INC.
 2699 STIRLING RD. SUITE C-207
 FORT LAUDERDALE, FL 33312



9590 9402 6458 0346 4552 84

2. Article Number (Transfer from service label)

7007 0710 0001 2796 0654

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

Cloward
Cloward

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49825 MARCH 2023 WARNING
 CITY OF PEMBROKE PINES
 CITY ATTORNEY'S OFFICE
 601 CITY CENTER WAY
 PEMBROKE PINES, FL 33025-4459



2. Article Number (Transfer from service label)

7021 2720 0001 0403 9992

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *2541 C19*

B. Received by (Printed Name)

MAILROOM

D. Is delivery address different from item label? If YES, enter delivery address below

2/6/23

3. Service Type

- | | |
|--|--|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Required |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49825 MARCH 2023 WARNING
EDNER KAVANAGH
13419 166 PLACE APT GC
JAMAICA, NY 11434



2. Article Number (Transfer from service label)

7007 0710 0001 2796 0319

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Agent
 Addressee

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

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

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Registered Mail Restricted Delivery (500) | |

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

TD 49825 MARCH 2023 WARNING
 C.V.P. COMMUNITY CTR, INC., &
 PINES MASTER MGMT, INC.
 BRIAN D. GOTTLIEB, ESQ.
 ATTORNEY AT LAW
 3333 W. COMMERCIAL BLVD., SUITE 200B
 FORT LAUDERDALE, FL 33309



9590 9402 6458 0346 4551 61

Article Number (Transfer from service label)
 7021 2720 0001 0403 9954

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *M. Dasilva* Agent
 Addressee

B. Received by (Printed Name) *M. D.* C. Date of Delivery *2-4-23*

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

3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *M. Dasilva* Agent
 Addressee

B. Received by (Printed Name)

M. D.

C. Date of Delivery

2.4.23

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

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

7021 2720 0001 0403 9961

Mail Restricted Delivery (00)