

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
4841 33 AB 0970	66228	10140 TWIN LAKES DRIVE #12-A CORAL SPRINGS 33071-5360

Legal Description

Unit No. 12-A, LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, according to the Declaration thereof as recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida, and all subsequent amendments thereto.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 1074	\$96,410	Yes	No	No

Owner of Record on Current Tax Roll

BRUCE FRIED

Billing Name & Address

10140 TWIN LAKES DR # 12-A
CORAL SPRINGS FL 33071

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:05/01/2023 **Search covers** **20 years** **through:**04/26/2023

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

BRUCE FRIED AND DOREEN S. FRIED
 10140 TWIN LAKES DRIVE, UNIT 12-A
 CORAL SPRINGS FL 33071

Document

Warranty Deed
 Bk:47962 Pg:206

Examiner Comments**Related Documents (for Reference)**

Warranty Deed
 Bk:10218 Pg:857

Tax Deed
 Bk:47869 Pg:228

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

OTHER PARTIES**Name & Address of Record**

INTEGRITY PROPERTY MANAGEMENT,
 REGISTERED AGENT, O/B/O LAKEWOOD
 VILLAGE CONDOMINIUM ASSOCIATION, INC.
 5665 CORAL RIDGE DR
 CORAL SPRINGS FL 33076

Document

Sunbiz

Examiner Comments

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	10140 TWIN LAKES DRIVE #12-A, CORAL SPRINGS FL 33071-5360	ID #	4841 33 AB 0970
Property Owner	FRIED, BRUCE	Millage	2812
Mailing Address	10140 TWIN LAKES DR # 12-A CORAL SPRINGS FL 33071	Use	04
Abbr Legal Description	LAKEWOOD VILLAGE OF CORAL SPRINGS CONDO UNIT 12-A PER CDO BK/PG: 9903/801		

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 Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$13,740	\$123,620	\$137,360	\$96,410	
2021	\$11,670	\$105,000	\$116,670	\$93,610	\$1,436.35
2020	\$10,900	\$98,070	\$108,970	\$92,320	\$1,403.90

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$137,360	\$137,360	\$137,360	\$137,360
Portability	0	0	0	0
Assessed/SOH 15	\$96,410	\$96,410	\$96,410	\$96,410
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$46,410	\$71,410	\$46,410	\$46,410

Sales History			
Date	Type	Price	Book/Page or CIN
6/6/2011	SWD-D	\$5,000	47962 / 206
4/21/2011	TXD-D	\$25,000	47869 / 228
5/1/1982	WD	\$42,000	10218 / 857

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		768
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1982/1981		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
28				CS		CS		
R				CS				
1				.4		.27		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #50512

**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 August 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:

**BRUCE FRIED
10140 TWIN LAKES DRIVE #12-A
CORAL SPRINGS, FL 33071-5360**

**CITY OF CORAL SPRINGS
9500 W SAMPLE RD
CORAL SPRINGS, FL 33065-4104**

**JEFFREY L KOSSIS ESQ
9900 W SAMPLE RD STE 305
CORAL SPRINGS, FL 33065-4048**

**INTEGRITY PROPERTY
MANAGEMENT, REGISTERED AGENT,
O/B/O LAKEWOOD VILLAGE
CONDOMINIUM ASSOCIATION, INC.
5665 CORAL RIDGE DR
CORAL SPRINGS, FL 33076**

**DOREEN S. FRIED
10140 TWIN LAKES DR UNIT 12-A
CORAL SPRINGS, FL 33071-5354**

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 August 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**

12

Broward County, Florida

INSTR # 118897963
Recorded 06/05/23 at 01:41 PM
Broward County Commission
1 Page(s)
#12

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50512

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: 484133-AB-0970
Certificate Number: 1074
Date of Issuance: 05/25/2021
Certificate Holder: TAX BRAKE FL LLC
Description of Property: LAKEWOOD VILLAGE OF
CORAL SPRINGS CONDO
UNIT 12-A
PER CDO BK/PG: 9903/801

Name in which assessed: FRIED, BRUCE
Legal Titleholders: FRIED, BRUCE
10140 TWIN LAKES DR # 12-A
CORAL SPRINGS, FL 33071

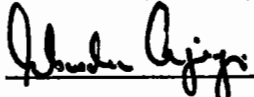
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of September, 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 June, 2023.

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: 08/17/2023, 08/24/2023, 08/31/2023 & 09/07/2023
Minimum Bid: 53883.64

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50512

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: 484133-AB-0970
Certificate Number: 1074
Date of Issuance: 05/25/2021
Certificate Holder: TAX BRAKE FL LLC
Description of Property: LAKEWOOD VILLAGE OF
CORAL SPRINGS CONDO
UNIT 12-A
PER CDO BK/PG: 9903/801

Name in which assessed: FRIED, BRUCE
Legal Titleholders: FRIED, BRUCE
10140 TWIN LAKES DR # 12-A
CORAL SPRINGS, FL 33071

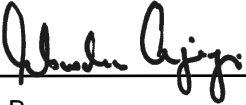
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of September, 2023. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 1st day of June, 2023.

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: 08/17/2023, 08/24/2023, 08/31/2023 & 09/07/2023
Minimum Bid: 53883.64

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

50512
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 1074

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

08/17/2023 08/24/2023 08/31/2023 09/07/2023

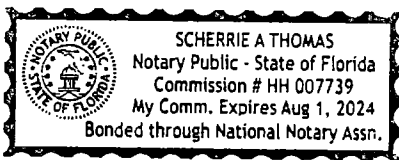
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Barbara Jean Cooper

Sworn to and subscribed before me this
7 day of SEPTEMBER, 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 50512**

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: 484133-AB-0970
Certificate Number: 1074
Date of Issuance: 05/25/2021
Certificate Holder:
TAX BRAKE FL LLC
Description of Property:
LAKEWOOD VILLAGE OF
CORAL SPRINGS CONDO
UNIT 12-A
PER CDO BK/PG: 9903/801
Unit No. 12-A, LAKEWOOD
VILLAGE OF CORAL SPRINGS,
A CONDOMINIUM, according to
the Declaration thereof as recorded
in Official Records Book 9903,
Page 801, of the Public Records
of Broward County, Florida, and all
subsequent amendments thereto.

Name in which assessed:
- FRIED, BRUCE
Legal Titleholders:
FRIED, BRUCE
10140 TWIN LAKES DR# 12-A
CORAL SPRINGS, FL 33071

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 20th day of September, 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 9th day of June, 2023.
Monica Cepero
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)
By: Abiodun Ajayi
Deputy
This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.
Minimum Bid: 54198.64
401-314
8/17-24-31 9/7 23-06/0000676978B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23027877

Broward County, FL VS Bruce Fried

RETURN OF SERVICE



Court Case # TD 50512

Hearing Date:09/20/2023

Received by CCN

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Bruce Fried 10140 Twin Lakes Drive #12-A Coral Springs FL 33071**

Served:

Not Served:

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

Date: 08/02/2023 Time: 1:53 PM

On Bruce Fried 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:

INDIVIDUAL SERVICE

/

COMMENTS: POSTED

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: *Kevin Bailey*

D.S.

K. Bailey, #9911

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

EXECUTION COSTS

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484133-AB-0970 (TD #50512)

WARNING

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

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

RECEIVED SHERIFF
2023 AUG -1 AM 11:39
BROWARD COUNTY, FLORIDA

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by August 31, 2023\$5,914.49
- Or
- * Amount due if paid by September 19, 2023\$5,993.64

*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 September 20, 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

FRIED, BRUCE
10140 TWIN LAKES DR #12-A
CORAL SPRINGS, FL 33071-5360

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

5

This instrument prepared by
and return to:

Jeffrey L. Kossis, Esq.
9900 West Sample Road, Suite 305
Coral Springs, FL 33065

PROPERTY APPRAISER'S PARCEL
IDENTIFICATION NUMBER: 4841 33 AB 0970

Grantee S.S. No.:

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 6th day of June, 2011, between GIVING TREE INVESTMENT MANAGEMENT, LLC, a Florida limited liability company, whose post office address is 8295 NW 8th Place, Coral Springs, FL 33071, of the County of Broward, State of Florida, grantor*, and BRUCE FRIED and DOREEN S. FRIED, husband and wife, whose post office address is 10140 Twin Lakes Drive, Unit 12-A, Coral Springs, FL 33071, of the County of Broward, State of Florida, grantee*.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

WITNESSETH that said grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit:

Unit No. 12-A, LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, according to the Declaration thereof as recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida, and all subsequent amendments thereto.

SUBJECT TO:

1. Restrictions, reservations, easements and limitations of record;
2. Applicable zoning ordinances;
3. Taxes for the year 2010 and subsequent years; and

2

- 4. The above-described Declaration of Condominium and all amendments thereto.

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 the grantee that except as above noted, at the time of the delivery of this deed the premises were free from all encumbrances made by grantor, and that grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under grantor, but against none other.

IN WITNESS WHEREOF, grantor has caused these presents to be executed in its name, by the proper person thereunto duly authorized, the day and year first above written.

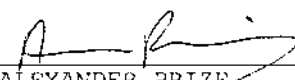
Signed, sealed and delivered in our presence:

GIVING TREE INVESTMENT MANAGEMENT, LLC, a Florida limited liability company

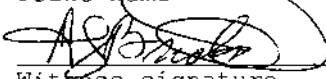


 Witness signature
 JEFFREY L. KOSSIS

 Print name

By: 

 ALEXANDER PRIZE
 Managing Member




 Witness signature
 Alexia J. Bridges

 Print name

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6th day of June, 2011 by ALEXANDER PRIZE, as Managing Member of GIVING TREE INVESTMENT MANAGEMENT, LLC, a Florida limited liability company, on behalf of the limited liability company. He presented his Florida driver license as identification.





 Notary Public
 Print name: Jeffrey L. Kossis

This Warranty Deed Made and executed the 28th day of May A. D. 19 82 by

H. A. P. LAKEWOOD VILLAGE, INC.

a corporation existing under the laws of the State of Florida, and having its principal place of business at 10235 West Sample Road, Coral Springs, Florida 33065 hereinafter called the grantor, to BRUCE FRIED and DOREEN S. FRIED, husband and wife

whose postoffice address is 10140 Twin Lakes Drive, Coral Springs, Florida 33065

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 grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees, all that certain land situate in Broward County, Florida, viz:

Unit No. 12-A, LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, according to the Declaration thereof as recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida, and all subsequent amendments thereto.

SUBJECT to restrictions, reservations, limitations and easements of record and taxes for the year 1982 and subsequent years.

\$ 189.00 has been paid in Broward County for Documentary Stamp Tax according to law. Bruce Fried & Doreen S. Fried

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 grantees that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 as stated above.

GRAHAM W. WATT Notary Public



In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: Secretary H. A. P. LAKEWOOD VILLAGE, INC.

Signed, sealed and delivered in the presence of:

Arthur I. Webb, Secretary; Lynn G. Hill, Secretary

By E. C. Jensen, Vice President

STATE OF FLORIDA COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared

E. C. JENSEN, well known to me to be the Vice President and respectively of the corporation named as grantor in the foregoing deed and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of May A. D. 19 82

13221

This Instrument prepared by: Address

This Instrument Prepared By: ARTHUR I. WEBB, PRESIDENT LANDMARK TITLE COMPANY OF CORAL SPRINGS 11480 W. Sample Rd., Coral Springs, Fla. 33066 Incident to the issuance of a life insurance contract

Notary Public, State of Florida My commission expires Aug. 14, 1982

Jun 1 4 17 PM '82

REC 10218 MAY 857

PLEASE RETURN TO: LANDMARK TITLE COMPANY 11480 W. SAMPLE ROAD CORAL SPRINGS, FLA. 33066

A 104

Tax Deed File No. 24341

Property Identification No. 484133-AB-0970

DR-506
R.01/95

Tax Deed

State of Florida

County of Broward

The following Tax Sale Certificate Numbered 17688 issued on 6/01/2007 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 21ST day of APRIL 2011, offered for sale as required by law for cash to the highest bidder and was sold to: GIVING TREE INVESTMENT MANAGEMENT LLC whose address is: 8295 NW 8TH PLACE CORAL SPRINGS, FL 33071 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this 21ST day of APRIL 2011 in the County of Broward, State of Florida, in consideration of the sum of (S)TWENTY FIVE THOUSAND (\$25,000.00) Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

THIS TAX DEED IS SUBJECT TO ALL EXISTING PUBLIC PURPOSE UTILILITY & GOVERNMENT EASEMENTS

ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN O.R. BOOK 9903 PAGE 801, LAKEWOOD VILLAGE OF CORAL SPRINGS CONDO UNIT 12-A PUBLIC RECORDS, BROWARD COUNTY, FLORIDA.

Witness:

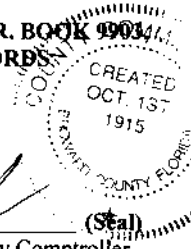
D.T.
Terra Blanchard

State of Florida

County of Broward

Michael Snedeker (Seal)
Clerk of Circuit Court or County Comptroller
Deputy County Administrator

Broward County, Florida



On this 21ST day of APRIL, 2011, before me Linda Walker personally appeared Bertha Henry, County Administrator, by Michael Snedeker, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

Ln

NOTARY PUBLIC-STATE OF FLORIDA
Linda Walker
Commission # EE021184
Expires: SEP. 24, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

(3)

**Board of County Commissioners, Broward County, Florida
Finance and Administrative Services Department
RECORDS, TAXES & TREASURY**

NOTICE OF APPLICATION FOR TAX DEED NUMBER 24341

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: 484133-AB-0970
Certificate Number: 17688
Date of Issuance: 06/01/2007
Certificate Holder: CULVER MGMT LLC WITH MTAG AS CUST
LAKEWOOD VILLAGE OF
Description of Property: CORAL SPRINGS CONDO ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN O.R
UNIT 12-A BODK 9903, PAGE 801, PUBLIC RECORDS BROWARD COUNTY, FLORIDA

Name in which assessed: FRIED, BRUCE & DOREEN S
Legal Titleholders: FRIED, BRUCE & DOREEN S
10140 TWIN LAKES DR
CORAL SPRINGS, FL 33071-5360

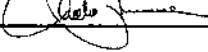
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of April, 2011 at 10:00 AM at:

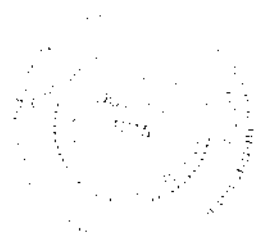
The Governmental Center
115 S. Andrews Avenue, Room 302
Fort Lauderdale, Florida

Dated this 17th day of March, 2011.

Bertha Henry
County Administrator
REVENUE COLLECTION DIVISION

By: 

Claudio Manicone
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.

SUBJECT TO REAL ESTATE TAXES FOR TAX YEARS 2009 & 2010

Publish: DAILY BUSINESS REVIEW
Issues: 03/17/2011, 03/24/2011, 03/31/2011 & 04/07/2011
Minimum Bid: 19933.52

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

CERTIFICATE OF MAILING NOTICES

Tax Deed № 24341
FINAL

STATE OF FLORIDA

SS.

COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 18TH day of MARCH, 2011, 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:

BRUCE FRIED
10140 TWIN LAKES DRIVE
CORAL SPRINGS, FL 33065

LAKWOOD VILLAGE OF CORAL SPRINGS CONDO ASSOC,
INC
%SOUTHEAST CONDOMINIUM MANAGEMENT
PO BOX 9519
CORAL SPRINGS, FL 33075

DOREEN S FRIED
10140 TWIN LAKES DRIVE
CORAL SPRINGS, FL 33065

BARRY G HOFFMAN
9070 KIMBERLY BLVD SUITE 57
BOCA RATON, FL 33434

CITY OF CORAL SPRINGS
CITY HALL
9551 WEST SAMPLE ROAD
CORAL SPRINGS, FL 33065

Broward County Code Enforcement,
Permitting Licensing & Protection Division
Attn: Diane Johnson
GCE-1 North University Dr
Plantation, Fl 33324

BROWARD COUNTY COMMUNITY
CODE COMPLIANCE PERMITTING LICENSING
& PROTECTION DIVISION
GCE -1 NORTH UNIVERSITY DR
PLANTATION, FL 33324

Broward County Highway Construction & Engineering Division;
Right of Way Section, Attn: Richard Tornese, P.E.
One N. University Dr., Ste 300-B
Plantation, FL 33324

Broward County Water & Wastewater,
Attn: JEAN MANESS
2555 W. Copans Rd., Pompano Beach, FL

Public Works Dept.; Real Property Attn: Dale C. Wilson
Governmental Center, Rm. 326,
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

Broward County Sheriff's Dept.
Attn: - Civil Division
Ft. Lauderdale, FL 33315

I certify that notice was provided pursuant to Florida Statutes, Section 197.02(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 18TH day of MARCH, 2011 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.



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

By 
Deputy Michael Snedeker



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

Detail by Entity Name

Florida Not For Profit Corporation
LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	760599
FEI/EIN Number	59-2237397
Date Filed	11/04/1981
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/04/2011

Principal Address

5665 CORAL RIDGE DR
CORAL SPRINGS, FL 33076

Changed: 06/28/2010

Mailing Address

5665 CORAL RIDGE DR
CORAL SPRINGS, FL 33076

Changed: 06/28/2010

Registered Agent Name & Address

Integrity Property Management
5665 CORAL RIDGE DR
CORAL SPRINGS, FL 33076

Name Changed: 04/29/2014

Address Changed: 04/29/2014

Officer/Director Detail

Name & Address

Title VP

COHEE, ROBERT
5665 CORAL RIDGE DRIVE
CORAL SPRINGS, FL 33076

Title Director

RIJO, RICK
5665 CORAL RIDGE DRIVE
CORAL SPRINGS, FL 33076

Title President

THOMAS, JOHNSON
5665 CORAL RIDGE DRIVE
CORAL SPRINGS, FL 33076

Title Secretary

Abd ElHai, Mounir
5665 CORAL RIDGE DR
CORAL SPRINGS, FL 33076

Title Treasurer

VARUGHESE, CHACKO
5665 CORAL RIDGE DR
CORAL SPRINGS, FL 33076

Annual Reports

Report Year	Filed Date
2020	04/17/2020
2021	03/26/2021
2022	03/08/2022

Document Images

03/08/2022 -- ANNUAL REPORT	View image in PDF format
03/26/2021 -- ANNUAL REPORT	View image in PDF format
04/17/2020 -- ANNUAL REPORT	View image in PDF format
03/13/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/21/2016 -- ANNUAL REPORT	View image in PDF format
04/08/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
05/31/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
02/05/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
10/04/2011 -- REINSTATEMENT	View image in PDF format
06/28/2010 -- ANNUAL REPORT	View image in PDF format
07/29/2009 -- ANNUAL REPORT	View image in PDF format
10/15/2008 -- ANNUAL REPORT	View image in PDF format

[05/12/2008 -- Reg. Agent Change](#)

[View image in PDF format](#)

[03/06/2008 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[10/12/2007 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[07/30/2007 -- Reg. Agent Change](#)

[View image in PDF format](#)

[01/29/2007 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/08/2006 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/15/2005 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[06/07/2004 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/05/2003 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[06/03/2002 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[06/14/2001 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[07/12/2000 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/14/1999 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/06/1998 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/28/1997 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[07/15/1996 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/28/1995 -- ANNUAL REPORT](#)

[View image in PDF format](#)

DATE: August 1st, 2023
PROPERTY ID # 484133-AB-0970 (TD # 50512)

WARNING

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

BRUCE FRIED
10140 TWIN LAKES DRIVE #12-A
CORAL SPRINGS, FL 33071-5360

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 10140 TWIN LAKES DR #12-A CORAL SPRINGS, FL 33071-5360 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 August 31, 2023\$5,914.49
- Or
- * Estimated Amount due if paid by September 19, 2023\$5,993.64

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 20, 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

DATE: August 1st, 2023
PROPERTY ID # 484133-AB-0970 (TD # 50512)

WARNING

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

CITY OF CORAL SPRINGS
9500 W SAMPLE RD
CORAL SPRINGS, FL 33065-4104

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 10140 TWIN LAKES DR #12-A CORAL SPRINGS, FL 33071-5360 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 August 31, 2023\$5,914.49
- Or
- * Estimated Amount due if paid by September 19, 2023\$5,993.64

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 20, 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

DATE: August 1st, 2023
PROPERTY ID # 484133-AB-0970 (TD # 50512)

WARNING

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

JEFFREY L KOSSIS ESQ
9900 W SAMPLE RD STE 305
CORAL SPRINGS, FL 33065-4048

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 10140 TWIN LAKES DR #12-A CORAL SPRINGS, FL 33071-5360 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 August 31, 2023\$5,914.49
- Or
- * Estimated Amount due if paid by September 19, 2023\$5,993.64

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 20, 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

DATE: August 1st, 2023
PROPERTY ID # 484133-AB-0970 (TD # 50512)

WARNING

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

INTEGRITY PROPERTY MANAGEMENT, REGISTERED AGENT, O/B/O LAKEWOOD
VILLAGE CONDOMINIUM ASSOCIATION, INC.
5665 CORAL RIDGE DR
CORAL SPRINGS, FL 33076

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 10140 TWIN LAKES DR #12-A
CORAL SPRINGS, FL 33071-5360 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 August 31, 2023\$5,914.49
- Or
- * Estimated Amount due if paid by September 19, 2023\$5,993.64

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD
AT PUBLIC AUCTION ON September 20, 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: August 1st, 2023
PROPERTY ID # 484133-AB-0970 (TD # 50512)

WARNING

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

DOREEN S. FRIED
10140 TWIN LAKES DR UNIT 12-A
CORAL SPRINGS, FL 33071-5354

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 10140 TWIN LAKES DR #12-A CORAL SPRINGS, FL 33071-5360 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 August 31, 2023\$5,914.49
Or
* Estimated Amount due if paid by September 19, 2023\$5,993.64

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 20, 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

9589 0710 5270 0159 8517 89

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

Postmark	
To	TD 50512 SEPTEMBER 2023 WARNING
Se	BRUCE FRIED
St	10140 TWIN LAKES DRIVE #12-A
City, State, ZIP+4	CORAL SPRINGS, FL 33071-5360

9589 0710 5270 0159 8517 96

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

\$

Sent To

Street

City, S.

TD 50512 SEPTEMBER 2023 WARNING
CITY OF CORAL SPRINGS
9500 W SAMPLE RD
CORAL SPRINGS, FL 33065-4104

9589 0710 5270 0159 8518 02

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	\$ _____
Postage	
\$	
Total Po	
\$	
Sent To	
Street or	
City, Sta	

Postmark
Here

TD 50512 SEPTEMBER 2023 WARNING
JEFFREY L KOSSIS ESQ
9900 W SAMPLE RD STE 305
CORAL SPRINGS, FL 33065-4048

9589 0710 5270 0159 8518 19

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 **TD 50512 SEPTEMBER 2023 WARNING**

\$ Sent **INTEGRITY PROPERTY MANAGEMENT, REG AGENT,**

O/B/O LAKEWOOD VILLAGE CONDO ASSOC, INC.

Street **5665 CORAL RIDGE DR**

City, State, ZIP+4 **CORAL SPRINGS, FL 33076**

9589 0710 5270 0159 8518 26

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	\$ _____
Postage	
\$	
Total Po	
\$	

Postmark
Here

TD 50512 SEPTEMBER 2023 WARNING

DOREEN S. FRIED

10140 TWIN LAKES DR UNIT 12-A

CORAL SPRINGS, FL 33071-5354

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 50512 SEPTEMBER 2023 WARNING
JEFFREY L KOSSIS ESQ
9900 W SAMPLE RD STE 305
CORAL SPRINGS, FL 33065-4048



9590 9402 7201 1284 6341 69

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8518 02

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 J. Kossis 8/7/23

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

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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
[Handwritten Signature]

B. Received by (Printed Name) Agent
[Handwritten Name]

C. Date of Delivery
[Handwritten Date]

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

1. Article Addressed to:

TD 50512 SEPTEMBER 2023 WARNING
INTEGRITY PROPERTY MANAGEMENT, REG AGENT,
O/B/O LAKEWOOD VILLAGE CONDO ASSOC, INC.
 5665 CORAL RIDGE DR
 CORAL SPRINGS, FL 33076



9590 9402 7201 1284 6341 52

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	

2. Article Number (Transfer from service label)
 9589 0710 5270 0159 8518 19

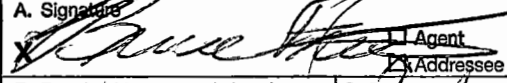
SENDER: COMPLETE THIS SECTION

- 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 50512 SEPTEMBER 2023 WARNING
BRUCE FRIED
10140 TWIN LAKES DRIVE #12-A
CORAL SPRINGS, FL 33071-5360

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) Bruce C. Date of Delivery 8/8/23

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



9590 9402 7201 1284 6341 83

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 | |

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8517 89

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 50512 SEPTEMBER 2023 WARNING
 CITY OF CORAL SPRINGS
 9500 W SAMPLE RD
 CORAL SPRINGS, FL 33065-4104



9590 9402 7201 1284 6341 76

2. Article Number (Transfer from service label):

9589 0710 5270 0159 8517 96

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X  Agent
 Addressee

B. Received by (Printed Name)

Agent

C. Date of Delivery

8-7-23

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

Domestic Return Receipt