

# TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

Web: [www.grantstreet.com](http://www.grantstreet.com)

E-mail: [TitleExpress@grantstreet.com](mailto: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
4941 02 AD 0080	181465	7430 KIMBERLY BLVD #102D NORTH LAUDERDALE 33068

### Legal Description

Unit No. 102, Building "D" of Glenecho Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 4554, page 768, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

## Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 3774	\$111,820	No	No	No

**Owner of Record on Current Tax Roll**  
MERGLEN C GREY EST

**Billing Name & Address**

7430 KIMBERLY BLVD #102D  
NORTH LAUDERDALE FL 33068

# PROPERTY INFORMATION REPORT

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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:**06/27/2023      **Search covers**    **20 years**      **through:**06/15/2023

*Kinsey Ram*  
Title Examiner

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**General Examiner Comments:**

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

MERGLLEN C. GREY  
7430 KIMBERLY BLVD. #102 D  
NORTH LAUDERDALE FL 33068

**Document**

Warranty Deed  
Bk:51124 Pg:351

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

Warranty Deed  
Bk:25022 Pg:911

Warranty Deed  
Bk:40061 Pg:1791

Certificate of Title  
Bk:48116 Pg:1330

**MORTGAGE HOLDER****Name & Address of Record**

None found.

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

None found.

**LIEN HOLDER****Name & Address of Record**

THE GLENECHO ASSOCIATION, INC.  
C/O USA SERVICES  
9000 SHERIDAN STREET #166  
PEMBROKE PINES FL 33024

**Document**

Lien  
Inst:118828558

**Examiner Comments**

LAWRENCE A BURK, REGISTERED AGENT,  
O/B/O THE GLENECHO ASSOCIATION, INC.  
1278 CLYDESDALE DRIVE  
LOXAHATCHEE FL 33470

Sunbiz

**Related Documents (for Reference)**

None found.

## OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
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None found.

### Related Documents (for Reference)

None found.

## OTHER DOCUMENTS

### Document Type

Property Appraiser



<b>Site Address</b>	7430 KIMBERLY BOULEVARD #102D, NORTH LAUDERDALE FL 33068	<b>ID #</b>	4941 02 AD 0080
<b>Property Owner</b>	GREY, MERGLEN C EST	<b>Millage</b>	2912
<b>Mailing Address</b>	7430 KIMBERLY BLVD #102D NORTH LAUDERDALE FL 33068	<b>Use</b>	04
<b>Abbr Legal Description</b>	THE GLENECHO CONDO UNIT 102 BLDG D PER CDO BK/PG: 4554/768		

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	\$11,180	\$100,640	\$111,820	\$102,780	
2021	\$10,110	\$91,020	\$101,130	\$93,440	\$2,761.13
2020	\$9,580	\$86,240	\$95,820	\$84,950	\$2,437.10

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$111,820	\$111,820	\$111,820	\$111,820
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$102,780	\$111,820	\$102,780	\$102,780
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$102,780	\$111,820	\$102,780	\$102,780

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/29/2014	WD-Q	\$54,000	112553286			
5/31/2011	CET-D	\$25,100	48116 / 1330			
7/8/2005	WD	\$135,000	40061 / 1791			
6/6/1996	WD	\$38,000	25022 / 911			
2/1/1978	SWD	\$7,966,667	7442 / 920			
				<b>Adj. Bldg. S.F.</b>		1150
				<b>Units/Beds/Baths</b>		1/3/2
				<b>Eff./Act. Year Built: 1972/1971</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
29			NL			NL		
F			NL					
1			1.05			.6		

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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #50804**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of October 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:

THE GLENECHO ASSOCIATION,  
INC.  
C/O USA SERVICES  
9000 SHERIDAN STREET #166  
PEMBROKE PINES, FL 33024

CITY OF NORTH LAUDERDALE  
701 SW 71ST AVE  
NORTH LAUDERDALE, FL  
33068

MERGLEN C. GREY EST  
7430 KIMBERLY BLVD #102D  
NORTH LAUDERDALE, FL  
33068

RACHEL E. FRYDMAN, ESQ.  
9825 MARINA BLVD., SUITE 100  
BOCA RATON, FL 33428

THE GLENECHO ASSOCIATION,  
INC  
1278 CLYDESDALE DR  
LOXAHATCHEE, FL 33470

THE GLENECHO ASSOCIATION,  
INC  
C/O RACHEL E. FRYDMAN, PA.  
9825 MARINA BLVD., SUITE 100  
BOCA RATON, FL 33428

WARREL WILLIS  
7430 KIMBERLY BLVD APT 102D  
NORTH LAUDERDALE, FL  
33068

LAWRENCE A BURK,  
REGISTERED AGENT, O/B/O  
THE GLENECHO ASSOCIATION,  
INC.  
1278 CLYDESDALE DRIVE  
LOXAHATCHEE, FL 33470

MERGLEN C. GREY  
7430 KIMBERLY BLVD. #102 D  
NORTH LAUDERDALE, FL  
33068

**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 2nd day of October 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

INSTR # 119026421  
Recorded 08/07/23 at 03:00 PM  
Broward County Commission  
1 Page(s)  
#5

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 50804

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: 494102-AD-0080  
Certificate Number: 3774  
Date of Issuance: 05/25/2021  
Certificate Holder: FNA DZ, LLC FNA DZ, LLC FBO WSFS  
Description of Property: THE GLENECHO CONDO  
UNIT 102 BLDG D  
PER CDO BK/PG: 4554/768

Name in which assessed: GREY, MERGLEN C EST  
Legal Titleholders: GREY, MERGLEN C EST  
7430 KIMBERLY BLVD #102D  
NORTH LAUDERDALE, FL 33068

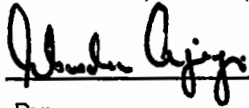
All of said property being in the County of Broward, State of Florida.

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 November, 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 August, 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: 10/12/2023, 10/19/2023, 10/26/2023 & 11/02/2023  
Minimum Bid: 10476.09

# Broward County, Florida

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

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PER CDO BK/PG: 4554/768

Unit No. 102, Building "D" of Glenecho Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 4554, page 768, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Name in which assessed: GREY, MERGLEN C EST

Legal Titleholders: GREY, MERGLEN C EST  
7430 KIMBERLY BLVD #102D  
NORTH LAUDERDALE, FL 33068

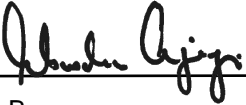
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broward.deeduction.net  
*\*Pre-registration is required to bid.*

Dated this 15th day of August, 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: 10/12/2023, 10/19/2023, 10/26/2023 & 11/02/2023

Minimum Bid: 10832.09



**BROWARD**

STATE OF FLORIDA  
COUNTY OF BROWARD:

Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

50804  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 3774

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

10/12/2023 10/19/2023 10/26/2023 11/02/2023

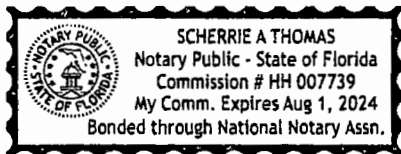
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Barbara Jean Cooper*

Sworn to and subscribed before me this  
2 day of NOVEMBER, 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 50804**

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:

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Certificate Number: 3774  
Date of Issuance: 05/25/2021

Certificate Holder:  
FNA DZ, LLC FNA DZ, LLC  
FBO WSFS

Description of Property:  
THE GLENECHO CONDO  
UNIT 102 BLDG D  
PER CDO BK/PG: 4554/768  
Unit No. 102, Building "D" of  
Glenecho Condominium, according  
to the Declaration of Condominium  
thereof recorded in Official Re-  
cords Book 4554, page 768, of  
the Public Records of Broward  
County, Florida, and all amend-  
ments thereto, together with its  
undivided share in the common  
elements.

Name in which assessed:  
GREY, MERGLEN C EST

Legal Titleholders:  
GREY, MERGLEN C EST  
7430 KIMBERLY BLVD #102D  
NORTH LAUDERDALE, FL 33068

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 November, 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 15th day of August, 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 suc-  
cessful bidder is responsible to pay  
any outstanding taxes.

Minimum Bid: 10832.09

401-314

10/12-19-26 11/2 23-03/0000687408B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23036198

Broward County, FL VS Merglen C. Grey Est.

**RETURN OF SERVICE**



Court Case # TD 50804

Hearing Date: 11/15/2023

Received by CCN

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Merglen C. Grey Est. 7430 Kimberly Boulevard #102D North Lauderdale FL 33068**

Served:

X

Not Served:

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

Date: 10/06/2023 Time: 6:45 AM

On Merglen C. Grey 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 front door

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

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

By: *Jose Penendot*

D.S.

J. Penendot, #14932

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 # 494102-AD-0080 (TD #50804)

# 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 October 31, 2023 .....\$10,689.97

Or

\* Amount due if paid by November 14, 2023 .....\$10,832.09

\*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 November 15, 2023 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

GREY, MERGLEN C EST  
7430 KIMBERLY BLVD #102D  
NORTH LAUDERDALE, FL 33068

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

RECEIVED  
BROWARD COUNTY SHERIFF  
NOV 15 2023  
11:17 AM

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
AAA Premier Title  
4500 University Drive  
Coral Springs, Florida 33065  
Property Appraisers Parcel Identification (Folio) Numbers: 4941-02-AD-0080

# WARRANTY DEED

Space Above This Line For Recording Data \_\_\_\_\_

**THIS WARRANTY DEED**, made the 21 day of August, 2014 by Keron Martin, a single man, whose post office address is 2069 Champions Way, North Lauderdale, FL 33068 herein called the grantors, to Merglen C. Grey, a single person, whose post office address is 7430 Kimberly Blvd. #102 D, North Lauderdale, FL 33068, hereinafter called the Grantee:

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

**WITNESSETH:** That the 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.:

**Unit No. 102, Building "D" of Glenecho Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 4554, page 768, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.**

Subject to easements, restrictions and reservations of record for the year 2014 and thereafter.

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

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

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

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

Signed, sealed and delivered in the presence of:

Chendelle Butler  
Witness #1 Signature

Chendelle Butler  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

ABRAHAM L. FLYNN  
Witness #2 Printed Name

[Signature]  
Keron Martin

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21 day of August, 2014 by Keron Martin, a single man who is/are personally known to me or has/have produced FL DL as identification.

SEAL

[Signature]

Notary Public  
PURBIMA AWANTI MAMHARAJH  
MY COMMISSION # EE 190767  
EXPIRES: June 22, 2016  
Dedicated Time Budget Notary Services  
Printed Notary Name

My Commission Expires:

**CERTIFICATE OF APPROVAL  
BY  
The Glenecho Association Inc.**

This is to certify that Merglen C. Grey has been approved by Glenecho Condominium Association, Inc. As the owner, of the following described property located in Broward County, Florida

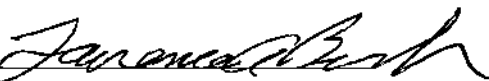
Glenecho Condominium  
7430 Kimberly Blvd.  
Unit 102D  
North Lauderdale, Florida 33065

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

and Rules and Regulations of said Condominium.

IN WITNESS WHEREOF, this certificate has been executed in the name of the Glenecho Condominium Association, Inc., by its officers thereunto duly authorized on the   20   day of   August   2014.

Glenecho Condominium Association, Inc.

By: 

Lawrence A. Burk  
The Board of Directors

DOCUMENT COVER PAGE

96-294553 T#001  
06-18-96 02:07PM

\$ 266.00  
DOCU. STAMPS-DEED  
RECVD. BROWARD CTY  
B. JACK OSTERHOLT  
COUNTY ADMIN.

(Space above this line reserved for recording office use.)

Document Title:

*Warranty Deed*  
(Warranty Deed, Mortgage, Affidavit, etc.)

Executed By:

*Heather Saenger*

to:

*Lockly + Thomas Nugent*

BK25022PG0911

Brief Legal Description:

(If applicable)

*Ref. 102 B/d. D of Florida Condo recording  
to the declaration of Condo Rec. in OLB  
4854 pg. 761 and any amendments thereto  
of the Public Records of Brow. Co. FL*

Return Recorded Document to:

**BEACON**  
TITLE SERVICES, INC.  
6800 WEST COMMERCIAL BLVD., SUITE 1  
LAUDERHILL, FLORIDA 33074  
PH: (305)748-2403 FAX: (305)742-0193

3

BEACON TITLE SERVICES, INC.

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
BEACON TITLE SERVICES, INC. BEBE NYSHA  
6800 W. COMMERCIAL BLVD., # 1  
LAUDERHILL, FLORIDA 33319

Property Appraisers Parcel Identification (Folio) Numbers:  
9102AD008  
Grantees SS #s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the <sup>6</sup>th day of June, A.D. 1996 by Heather Saelinger, a single woman, to Lockley Nugent and Lorna Nugent, his wife whose post office address is 7430 Kimberly Blvd., N. Lauderdale, FL 33068, 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 TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, affirms, remises, releases, conveys and confirms unto the grantee all that certain land situate in Broward County, State of Florida, viz:

APARTMENT NO. 102 BUILDING 'D' OF THE GLENECHO CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4554 PAGE 768 AND ANY AMENDMENTS THERETO OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

BK 25022PG0912

This conveyance is made subject to the following:

1. Conditions, restrictions, limitations, reservations and easements of record.
2. The aforesaid Declaration of Condominium and all Exhibits attached thereto and all matters referred to therein.
3. 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 grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1995.

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

Signed, sealed and delivered in the presence of:

Bebe Nyscha  
Witness #1 Signature  
BEBE NYSHA  
Witness #1 Printed Name

Heather Saelinger L.S.  
Heather Saelinger  
300 NE 20th St., #510, Boca Raton, FL 33431

Willie M Williams  
Witness #2 Signature  
WILLIE M WILLIAMS  
Witness #2 Printed Name

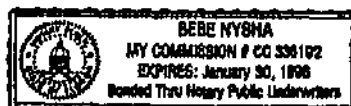
STATE OF FLORIDA  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this <sup>6</sup>th day of June, 1996 by Heather Saelinger who is personally known to me or has produced DRIVER LICENSE as identification.

SEAL

Bebe Nyscha  
Notary Signature  
BEBE NYSHA  
Printed Notary Signature

My Commission Expires:



STATE OF FL

CERTIFICATION OF APPROVAL

CONDOMINIUM ASSOCIATION OF GLENECHO CONDOMINIUMS

THIS IS TO CERTIFY THAT *Lance Hockley Nugent* has been approved by the above mentioned Condominium Association as the purchasers of the following described Real Property in Broward County, Florida:

*7430 Kimberly Blvd, Unit 102D, North Lauderdale, Fl.*

Such approval has been given TO the provision of the Declaration of Condominium of such Condominium.

Dated on this 6 day of JUNE 1996

GLENECHO CONDOMINIUM ASSOCIATION  
BY: *[Signature]*

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

BK 25022PG0913



Prepared by and returned to:  
SUSAN T. RIODES  
Attorney at Law  
Surealty Title, Inc.  
4801 SOUTH UNIVERSITY DRIVE SUITE 2500  
Davie, FL 33328

File Number: 05-9592B

[Space Above This Line For Recording

Date] \_\_\_\_\_

## Warranty Deed

This Warranty Deed made this 8 day of July, 2005 between Locksley Nugent and Lorna Nugent, husband and wife whose last office address is 785 Silverbell Lane Wellington, FL 33414-8174, grantor, and Derek G. Masten and Jeanne Masten, husband and wife whose last office address is 7430 Kimberly Blvd., Unit 102D, North Lauderdale, FL 33068, grantee:

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

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

Apartment No. 102, Building 'D', of THE GLENCHO CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4554, Page 768, of the Public Records of Broward County, Florida, together with exhibits and amendments and an undivided interest in the common elements thereto.

Parcel Identification Number: 19102-AD-00800

Further subject to the above described Declaration of Condominium, which Grantee herein agrees to observe and perform. Together with all of the appurtenances to said condominium unit. See condominium certificate of approval attached.

Subject to taxes for 2005 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the improvements, 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, 2004.

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

DoubleTime

Signatures and delivery in our presence:

[Signature]  
Witness Name: \_\_\_\_\_

[Signature]  
Witness Name: Stacy Wilson

[Signature]  
Witness Name: \_\_\_\_\_

[Signature]  
Witness Name: Stacy Wilson

[Signature] (Spal)  
Locksly Nugnt

[Signature] (Spal)  
Lorna Nugnt

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 8 day of July, 2005 by Locksly Nugnt and Lorna Nugnt, who  are personally known or  have produced a driver's license as identification.

[Notary Spal]

Notary Public

Printed Name: \_\_\_\_\_

[Signature]



**Suzanne Bishop** Commission Expires: \_\_\_\_\_  
Commission # DD072337  
Expires December 19, 2008  
Return The Pin - Notary No. 800-305-7019

CERTIFICATE OF APPROVAL

FILE

This is to certify that Derek Masten, Jenna Masten has / have been approved by Glenecho Condominium Association, Inc., as the OWNERS, of the following described property located in Broward County, Florida:

7430 Kimberly Boulevard  
Unit # 102D  
North Lauderdale, Florida 33068

Such approval has been given pursuant to the provisions of the Declaration of Condominium and Rules and Regulations of said Condominium.

IN WITNESS WHEREOF, this certificate has been executed in the name of the Glenecho Condominium Association, Inc., by its officers thereunto duly authorized on the 13 day of June, 2005.

Glenecho Condominium Association, Inc.

By: [Signature]  
The Board of Directors

In Witness Thereof:

By: [Signature]

FL

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

CITY NAT BANK OF FL  
Plaintiff

CACE-10-040782  
Division: 11

VS.

MASTEN, DEREK G ; MASTEN, JEANNE A ; GLENECHO CONDO  
ASSN INC ; BROWARD COUNTY ; THE GLENECHO ASSN INC  
Defendant

**Certificate of Title**

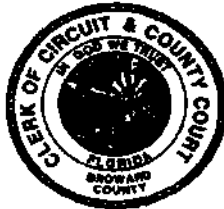
The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on May 31, 2011, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

**Apartment No. 102, Building "D", of the Glenecho Condominium, a condominium according to the declaration of condominium thereof, as recorded in Official Records Book 4554, Page 768, of the Public Records of Broward County, Florida, together with exhibits and amendments and an undivided interest in the common elements thereto.**

Was sold to: KERON MARTIN  
7502 N.W 73rd Ave tamarc, FL, 33321

Witness my hand and the seal of this court on August 10, 2011.



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

Total consideration: \$25,100.00  
Doc Stamps: \$175.70

This Instrument Prepared By:  
Record and Return to:  
Rachel E. Frydman, Esq.  
9825 Marina Boulevard, Suite 100  
Boca Raton, FL 33428

**CLAIM OF LIEN**

That The Glenecho Association, Inc. (hereinafter referred to as "ASSOCIATION") a Florida non-profit Corporation, whose principal place of business address is c/o USA Services 9000 Sheridan Street #166, Pembroke Pines, FL 33024, files this Claim of Lien upon the following described real property, situate, lying and being in Broward County, Florida, to wit:

**Unit No. 102, Building "D" of Glenecho Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 4554, page 768, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.**

The total amount owed to the ASSOCIATION, from the point of delinquency, is **\$9,776.03**. The breakdown of said amount is as follows:

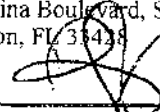
Delinquent assessments from - 9/1/20 - 9/30/20 @ \$245.00 per month with a balance	\$ 43.58
Delinquent assessments from - 10/1/20 - 6/30/22 @ \$245.00 per month	\$5,145.00
Delinquent assessments from - 7/1/22 - 4/30/23 @ \$295.00 per month	\$2,950.00
Assessments Due 5/1/23 @ \$295.00 per month	\$ 295.00
Special Assessment Plumbing - 1/1/21 - 1/15/23	\$ 700.00
Special Assessment Roof - 4/1/23	\$ 125.00
Late Fees from 3/18/21 - 4/10/23 @ 35.00 per month	\$ 910.00
Interest 9/1/20 - 6/30/22 @ \$245.00 per month - 8% per annum	\$ 429.80
Interest 7/1/22 - 5/1/23 @ \$295.00 per month - 8% per annum	\$ 235.87
Attorney's Fees	\$ 971.50
Certified Costs	\$ 16.26
Attorney's Costs	\$ 54.02
Payments made and credited to Ledger by Association - 1/7/21 - 3/15/22	<\$2,100.00>

This Claim of Lien secures interest at the rate of 8% per annum plus late fees, if any, as well as costs and reasonable attorneys' fees incurred by the Association pursuant to, and as provided in, the recorded governing documents of the Association and Florida Statutes. Additionally, this Claim of Lien secures all assessments which come due, less any payments received, after the filing of this Claim of Lien, including all future assessments that come due through the transfer of title. For payoff information, please contact the undersigned Law Firm.

The record owners of this unit/parcel are: *Estate of Merglen C. Grey, Deceased*

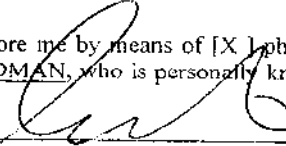
IN WITNESS WHEREOF, ASSOCIATION has caused this Claim of Lien to be executed on the 1st day of May, 2023.

The Glenecho Association, Inc.  
c/o Rachel E. Frydman, PA.  
9825 Marina Boulevard, Suite 100  
Boca Raton, FL 33428

BY:   
Rachel E. Frydman, Esq.  
Agent for the Corporation

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing Claim of Lien was sworn to and subscribed before me by means of  physical presence or  online notarization, this 1st day of May, 2023, by RACHEL E. FRYDMAN, who is personally known to me or has produced a driver's license as identification.

  
EILEEN NEJIB  
Notary Public, State of Florida





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

## Detail by Entity Name

Florida Not For Profit Corporation  
THE GLENECHO ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	720746
<b>FEI/EIN Number</b>	59-1381766
<b>Date Filed</b>	04/21/1971
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	04/29/1997

### Principal Address

1278 CLYDESDALE DR  
LOXAHATCHEE, FL 33470

Changed: 04/25/2005

### Mailing Address

1278 CLYDESDALE DR  
LOXAHATCHEE, FL 33470

Changed: 04/25/2005

### Registered Agent Name & Address

BURK, LAWRENCE A  
1278 CLYDESDALE DRIVE  
LOXAHATCHEE, FL 33470

Name Changed: 03/27/2011

Address Changed: 03/27/2011

### Officer/Director Detail

#### **Name & Address**

Title Secretary/Treasurer

ESCHER, CHERI  
6160 S.W. 2ND STREET  
POMPANO BEACH, FL 33068

Title President

BURK, LAWRENCE  
1278 CLYDESDALE DR  
LOXAHATCHEE, FL 33470

Title VP

Prince, Tajera  
7430 Kimberly Blvd.  
Unit 201D  
North Lauderdale, FL 33068

### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	03/31/2022
2023	01/27/2023
2023	06/05/2023

### **Document Images**

<a href="#">06/05/2023 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/31/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/14/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/05/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/05/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/23/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/02/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/27/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/26/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

[01/29/1998 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/29/1997 -- REINSTATEMENT](#)

[View image in PDF format](#)



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

DATE: October 2nd, 2023  
PROPERTY ID # 494102-AD-0080 (TD # 50804)

# WARNING

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

THE GLENECHO ASSOCIATION, INC.  
C/O USA SERVICES  
9000 SHERIDAN STREET #166  
PEMBROKE PINES, FL 33024

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7430 KIMBERLY BLVD #102D NORTH LAUDERDALE, FL 33068 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 October 31, 2023 .....\$10,689.97

Or

\* Estimated Amount due if paid by November 14, 2023 .....\$10,832.09

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 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](http://www.broward.org/recordstaxestresury)

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

DATE: October 2nd, 2023  
PROPERTY ID # 494102-AD-0080 (TD # 50804)

# WARNING

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CITY OF NORTH LAUDERDALE  
701 SW 71ST AVE  
NORTH LAUDERDALE, FL 33068

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7430 KIMBERLY BLVD #102D NORTH LAUDERDALE, FL 33068 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

DATE: October 2nd, 2023  
PROPERTY ID # 494102-AD-0080 (TD # 50804)

# WARNING

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

MERGLEN C. GREY EST  
7430 KIMBERLY BLVD #102D  
NORTH LAUDERDALE, FL 33068

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

DATE: October 2nd, 2023  
PROPERTY ID # 494102-AD-0080 (TD # 50804)

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RACHEL E. FRYDMAN, ESQ.  
9825 MARINA BLVD., SUITE 100  
BOCA RATON, FL 33428

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

DATE: October 2nd, 2023  
PROPERTY ID # 494102-AD-0080 (TD # 50804)

# WARNING

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

THE GLENECHO ASSOCIATION, INC  
1278 CLYDESDALE DR  
LOXAHATCHEE, FL 33470

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- \* Estimated Amount due if paid by October 31, 2023 .....\$10,689.97
- Or
- \* Estimated Amount due if paid by November 14, 2023 .....\$10,832.09

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

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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

DATE: October 2nd, 2023  
PROPERTY ID # 494102-AD-0080 (TD # 50804)

# WARNING

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

THE GLENECHO ASSOCIATION, INC  
C/O RACHEL E. FRYDMAN, PA.  
9825 MARINA BLVD., SUITE 100  
BOCA RATON, FL 33428

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7430 KIMBERLY BLVD #102D NORTH LAUDERDALE, FL 33068 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 October 31, 2023 .....\$10,689.97

Or

\* Estimated Amount due if paid by November 14, 2023 .....\$10,832.09

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestresury](http://www.broward.org/recordstaxestresury)

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

DATE: October 2nd, 2023  
PROPERTY ID # 494102-AD-0080 (TD # 50804)

# WARNING

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

WARREL WILLIS  
7430 KIMBERLY BLVD APT 102D  
NORTH LAUDERDALE, FL 33068

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7430 KIMBERLY BLVD #102D NORTH LAUDERDALE, FL 33068 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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- Or
- \* Estimated Amount due if paid by November 14, 2023 .....\$10,832.09

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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

DATE: October 2nd, 2023  
PROPERTY ID # 494102-AD-0080 (TD # 50804)

# WARNING

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

LAWRENCE A BURK, REGISTERED AGENT, O/B/O THE GLENECHO ASSOCIATION, INC.  
1278 CLYDESDALE DRIVE  
LOXAHATCHEE, FL 33470

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7430 KIMBERLY BLVD #102D NORTH LAUDERDALE, FL 33068 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: October 2nd, 2023  
PROPERTY ID # 494102-AD-0080 (TD # 50804)

# WARNING

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

MERGLEN C. GREY  
7430 KIMBERLY BLVD. #102 D  
NORTH LAUDERDALE, FL 33068

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7430 KIMBERLY BLVD #102D NORTH LAUDERDALE, FL 33068 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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- Or
- \* Estimated Amount due if paid by November 14, 2023 .....\$10,832.09

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

9589 0710 5270 1584 3176 80

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

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

\$ \_\_\_\_\_

Sent

Street

City

**TD 50804 NOVEMBER 2023 WARNING**  
 THE GLENECHO ASSOC, INC.  
 C/O USA SERVICES  
 9000 SHERIDAN STREET #166  
 PEMBROKE PINES, FL 33024

9589 0710 5270 1584 3176 97

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fees 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  
\$  
Sent  
Street  
City, St.

**TD 50804 NOVEMBER 2023 WARNING**  
CITY OF NORTH LAUDERDALE  
701 SW 71ST AVE  
NORTH LAUDERDALE, FL 33068

9589 0710 5270 1584 3177 03

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

Post

\$

Total

\$

Sent

Street

City, State, ZIP+4®

**TD 50804 NOVEMBER 2023 WARNING**  
MERGLEN C. GREY EST  
7430 KIMBERLY BLVD #102D  
NORTH LAUDERDALE, FL 33068

9589 0710 5270 1584 3177 10

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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 Po

\$ \_\_\_\_\_

Sent To

Street &

City, State, ZIP+4

**TD 50804 NOVEMBER 2023 WARNING**  
**RACHEL E. FRYDMAN, ESQ.**  
**9825 MARINA BLVD., SUITE 100**  
**BOCA RATON, FL 33428**

9589 0710 5270 1584 3177 27

**U.S. Postal Service**  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

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

\$ \_\_\_\_\_

Sent

Street

City

**TD 50804 NOVEMBER 2023 WARNING**  
**THE GLENECHO ASSOCIATION, INC**  
**1278 CLYDESDALE DR**  
**LOXAHATCHEE, FL 33470**

9589 0710 5270 1584 3E77 3E

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

For delivery information, visit our website at [www.usps.com](http://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  
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Postage  
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Total Post  
\$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

**TD 50804 NOVEMBER 2023 WARNING**  
**THE GLENECHO ASSOCIATION, INC**  
**C/O RACHEL E. FRYDMAN, PA.**  
**9825 MARINA BLVD., SUITE 100**  
**BOCA RATON, FL 33428**

9589 0710 5270 1584 3177 41

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

For delivery information, visit our website at [www.usps.com](http://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 \$ \_\_\_\_\_

Sent To  
Street at \_\_\_\_\_

City, State \_\_\_\_\_

**TD 50804 NOVEMBER 2023 WARNING**  
**WARREL WILLIS**  
**7430 KIMBERLY BLVD APT 102D**  
**NORTH LAUDERDALE, FL 33068**



9589 0710 5270 1584 3177 58

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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  
\$ \_\_\_\_\_

Total  
\$ \_\_\_\_\_

Sent to  
\$ \_\_\_\_\_

Street  
\_\_\_\_\_

City, S  
\_\_\_\_\_

**TD 50804 NOVEMBER 2023 WARNING**  
LAWRENCE A BURK, REGISTERED AGENT,  
O/B/O THE GLENECHO ASSOC, INC.  
1278 CLYDESDALE DRIVE  
LOXAHATCHEE, FL 33470

9589 0710 5270 1584 3177 65

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

Post

\$

Total

\$

Sent

Signature

City, State, ZIP+4®

**TD 50804 NOVEMBER 2023 WARNING**  
**MERGLEN C. GREY**  
**7430 KIMBERLY BLVD. #102 D**  
**NORTH LAUDERDALE, FL 33068**

**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 50804 NOVEMBER 2023 WARNING**  
THE GLENECHO ASSOC, INC.  
C/O USA SERVICES  
9000 SHERIDAN STREET #166  
PEMBROKE PINES, FL 33024




9590 9402 8252 3094 3053 77

2. Article Number (Transfer from service label)

9589 10710 5270 11584 3176 80  
all Restricted Delivery (over \$500)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
  Address

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
  - 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 50804 NOVEMBER 2023 WARNING**  
**THE GLENECHO ASSOCIATION, INC**  
**C/O RACHEL E. FRYDMAN, PA.**  
**9825 MARINA BLVD., SUITE 100**  
**BOCA RATON, FL 33428**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name)  Agent  
 Addressee

C. Date of Delivery  
*10-5-23*

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



9590 9402 8252 3094 3053 22

2. Article Number (Transfer from service label)

9589 0710 5270 1584 3177 34

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
  - 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.

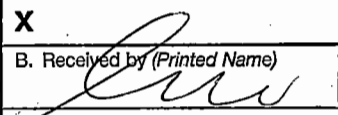
1. **TD 50804 NOVEMBER 2023 WARNING**  
**RACHEL E. FRYDMAN, ESQ.**  
**9825 MARINA BLVD., SUITE 100**  
**BOCA RATON, FL 33428**

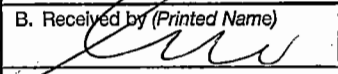


9590 9402 8252 3094 3053 46

2. Article Number (Transfer from service label)  
**9589 0710 5270 1584 3177 10**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
   Addressee

B. Received by (Printed Name) C. Date of Delivery  
 10-5-23

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 Restrict Delivery          |
| <input type="checkbox"/> Certified Mail Restricted Delivery                   | <input type="checkbox"/> Signature Confirmation <sup>1</sup>        |
| <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) |                                                                     |