



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
4941 23 AL 0100	236087	3301 SPANISH MOSS TER #210 LAUDERHILL 33319-5001

Legal Description

UNIT 210, OF THE LAKES OF INVERRARY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4617, AT PAGE 510, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS AMENDED, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 4975	\$54,990	Yes	No	No

Owner of Record on Current Tax Roll
CONRAD H PITTERSON

Billing Name & Address

3301 SPANISH MOSS TER #210
LAUDERHILL FL 33319

UPDATE 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: 03/22/2024

Search covers previous search through: 02/22/2024

Christina Young
Title Examiner

Note: Parties and documents from previous search are not included in this update.

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)Notice of Application for Tax Deed
Inst:119304353**MORTGAGE HOLDER****Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

LIEN HOLDER**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

OTHER PARTIES**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser



Site Address	3301 SPANISH MOSS TERRACE #210, LAUDERHILL FL 33319-5001	ID #	4941 23 AL 0100
Property Owner	PITTERSON, CONRAD H	Millage	1912
Mailing Address	3301 SPANISH MOSS TER #210 LAUDERHILL FL 33319	Use	04
Abbr Legal Description	THE LAKES OF INVERRARY CONDO UNIT 210 PER CDO BK/PG: 4617/510		

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			
2023	\$9,760	\$87,820	\$97,580	\$54,990				
2022	\$7,900	\$71,140	\$79,040	\$53,390	\$1,164.67			
2021	\$6,320	\$56,910	\$63,230	\$51,840	\$1,189.45			
2023 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$97,580	\$97,580	\$97,580	\$97,580				
Portability	0	0	0	0				
Assessed/SOH 19	\$54,990	\$54,990	\$54,990	\$54,990				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000				
Add. Homestead	\$4,990	0	\$4,990	\$4,990				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$25,000	\$29,990	\$25,000	\$25,000				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
1/12/2018	WD-Q	\$71,000	114833352					
4/21/2015	SWD-D	\$48,000	113087690					
11/19/2014	CET-D	\$15,700	112683563					
4/28/2009	CET-T	\$100	46198 / 859					
12/8/2006	WD	\$156,000	43309 / 164	Adj. Bldg. S.F.		950		
				Units/Beds/Baths		1/2/2		
				Eff./Act. Year Built: 1972/1971				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51243

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of February 2024, 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:

CITY OF LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313	INTERNAL REVENUE SERVICE COLLECTION ADVISORY GROUP 7850 SW 6TH CT MS 5780 PLANTATION, FL 33324	THE LAKES OF INVERRARY CONDOMINIUMS, INC. 4800 N. STATE ROAD 7, SUITE 105 LAUDERDALE LAKES, FL 33319	THE LAKES OF INVERRARY CONDOMINIUMS, INC. 3301 SPANISH MOSS TERRACE LAUDERHILL, FL 33319
THE LAKES OF INVERRARY CONDOMINIUMS, INC. ALESSANDRA STIVELMAN EISINGER LAW 4000 HOLLYWOOD BOULEVARD, SUITE 265 SOUTH HOLLYWOOD, FL 33021	BROWARD COUNTY CLERK OF THE CIRCUIT COURT 201 SE 6TH ST # 18150 FORT LAUDERDALE, FL 33301-3303	ELAINE M. GATSOS, ESQ., REGISTERED AGENT O/B/O THE LAKES OF INVERRARY CONDOMINIUMS, INC. 5541 N. UNIVERSITY DRIVE SUITE 102 CORAL SPRINGS, FL 33067	EISINGER LAW 4000 HOLLYWOOD BLVD STE 265 HOLLYWOOD, FL 33021-6782
INDEPENDENCE TITLE INC 4700 W PROSPECT RD STE 115 FORT LAUDERDALE, FL 33309-8004	CONRAD H. PITTERSON 3301 SPANISH MOSS TERRACE, UNIT 210 LAUDERHILL, FL 33319		

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of February 2024 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 # 119304353
Recorded 12/26/23 at 03:10 PM
Broward County Commission
1 Page(s)
#13

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51243

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: 494123-AL-0100
Certificate Number: 4975
Date of Issuance: 05/25/2021
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: THE LAKES OF INVERRARY CONDO
UNIT 210
PER CDO BK/PG: 4617/510

Name in which assessed: PITTERSON, CONRAD H
Legal Titleholders: PITTERSON, CONRAD H
3301 SPANISH MOSS TER #210
LAUDERHILL, FL 33319

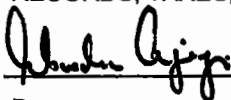
All of said property being in the County of Broward, State of Florida.

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 March, 2024. 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 20th day of December, 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: browardcountylegalnotices.com
Publish the Weeks of: 02/15/2024, 02/22/2024, 02/29/2024 & 03/07/2024
Minimum Bid: 34093.48



Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51243

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: 494123-AL-0100

Certificate Number: 4975

Date of Issuance: 05/25/2021

Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK

Description of Property: THE LAKES OF INVERRARY CONDO
UNIT 210
PER CDO BK/PG: 4617/510

UNIT 210, OF THE LAKES OF INVERRARY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4617, AT PAGE 510, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS AMENDED, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

Name in which assessed: PITTERSON, CONRAD H

Legal Titleholders: PITTERSON, CONRAD H
3301 SPANISH MOSS TER #210
LAUDERHILL, FL 33319

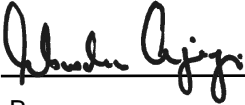
All of said property being in the County of Broward, State of Florida.

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 May, 2024. 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 26th day of March, 2024.

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: browardcountylegalnotices.com
Publish the Weeks of: 04/11/2024, 04/18/2024, 04/25/2024 & 05/02/2024
Minimum Bid: 34587.56

Notice of Application for Tax Deed Legal Notice

04/11/2024 9:43 AM (EDT)



Please choose a category	Notice of Application for Tax Deed
Title	BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION NOTICE OF APPLICATION FOR MAY 15, 2024, TAX DEED AUCTION
Publish Date	04/11/2024
Publish Time	9:37 AM (EDT)
Description	STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 51243, 51313, 51351, 51562, 51564, 51568, 51577, 51578, 51579, 51582, 51589, 51602, 51609, 51610, 51618, 51624, 51629, 51640, 51647, 51653, 51682, 51683, 51706, 51709, 51716, 51718, 51731, 51736, 51741, 51742, 51747, 51748, 51752, 51760, 51764, 51767, 51769, 51771, 51779. TAX DEED AUCTION SCHEDULED MAY 15, 2024 PUBLISH THE WEEKS OF 04/11/2024, 04/18/2024, 04/25/2024, 05/02/2024 at https://browardcountylegalnotices.com
Attach Files (Optional)	<div> ADS MAY 15, 2024 TAX DEED AUCTION.pdf</div>
Submitted by (Email Address)	Cvilleda@broward.org
Signature	

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24012232

Broward County, FL VS Conrad H. Pitterson

RETURN OF SERVICE

Court Case # TD 51243

Hearing Date: 05/15/2024

Received by CCN 17999

04/04/2024 11:06 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Conrad H. Pitterson 3301 Spanish Moss Terrace #210 Lauderhill FL 33319**

Served:

X

Not Served:

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

Date: 04/05/2024 Time: 1:51 PM

On Conrad H. Pitterson 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:

Other Returns: Other Returns**COMMENTS:** Posted on front door.

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

Gregory Tony, Sheriff
Broward County, Florida

By: *Shenae James 17999***D.S.**S. James, #17999**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 # 494123-AL-0100 (TD #51243)

RECEIVED SHERIFF
2024 APR -3 AM 7:41
BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by April 30, 2024\$5,745.47

Or

* Amount due if paid by May 14, 2024\$5,815.28

*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 May 15, 2024 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

PITTERSON, CONRAD H
3301 SPANISH MOSS TER UNIT 210
LAUDERHILL, FL 33319-5001

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

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51243

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Certificate Number: 4975
Date of Issuance: 05/25/2021
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: THE LAKES OF INVERRARY CONDO
UNIT 210
PER CDO BK/PG: 4617/510

Name in which assessed: PITTERSON, CONRAD H
Legal Titleholders: PITTERSON, CONRAD H
3301 SPANISH MOSS TER #210
LAUDERHILL, FL 33319

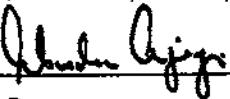
All of said property being in the County of Broward, State of Florida.

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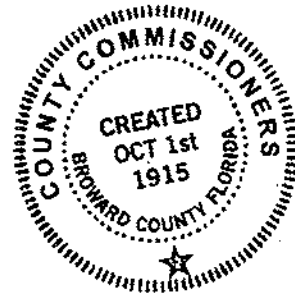
broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 20th day of December, 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: browardcountylegalnotices.com
Publish the Weeks of: 02/15/2024, 02/22/2024, 02/29/2024 & 03/07/2024
Minimum Bid: 34093.48



A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

TDA# 51243

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:

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Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 4975	\$53,390	Yes	No	No

Owner of Record on Current Tax Roll
CONRAD H PITTERSON

Billing Name & Address

3301 SPANISH MOSS TER #210
LAUDERHILL FL 33319

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:10/02/2023 **Search covers** **20 years** **through:**09/26/2023

Scott Heichel
Title Examiner

General Examiner Comments:

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

CONRAD H. PITTERSON
3301 SPANISH MOSS TERRACE, UNIT 210
LAUDERHILL FL 33319

Document

Warranty Deed
Inst:114833352

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

Warranty Deed
Bk:27099 Pg:196

Warranty Deed
Bk:43309 Pg:164

Certificate of Title
Bk:46198 Pg:859

Certificate of Title
Bk:51298 Pg:1911

Warranty Deed
Inst:113087690

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

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

Document

Lien
Inst:114231360

Examiner Comments

INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH CT MS 5780
PLANTATION FL 33324

Tax Lien
Inst:116221753

Name & Address of Record	Document	Examiner Comments
THE LAKES OF INVERRARY CONDOMINIUMS, INC. 4800 N. STATE ROAD 7, SUITE 105 LAUDERDALE LAKES FL 33319	Lien Inst:117517343	
THE LAKES OF INVERRARY CONDOMINIUMS, INC. ALESSANDRA STIVELMAN EISINGER LAW 4000 HOLLYWOOD BOULEVARD, SUITE 265 SOUTH HOLLYWOOD FL 33021	Lis Pendens Inst:118046256	
THE LAKES OF INVERRARY CONDOMINIUMS, INC. 3301 SPANISH MOSS TERRACE LAUDERHILL FL 33319	Sunbiz COA	
ELAINE M. GATSOS, ESQ., REGISTERED AGENT O/B/O THE LAKES OF INVERRARY CONDOMINIUMS, INC. 5541 N. UNIVERSITY DRIVE SUITE 102 CORAL SPRINGS FL 33067	Sunbiz COA	

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Independence Title, Inc.

4700 W Prospect Road

Suite 115

Fort Lauderdale, FL 33309

Our File No.: **2017-897**

Property Appraisers Parcel Identification (Folio) Number: **4941-23-AL-0100**

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$71,000.00**. Florida Documentary Stamps in the amount of \$ **497.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **16th day of January, 2018** by **Michael Barton, a Single Man and Anthony Mortillo, a Single Man**, whose post office address is **10145 NW 23rd Ct, Coral Springs, FL 33065** herein called the Grantor(s), to **Conrad H. Pitterson, a Single Man** whose post office address is **3301 Spanish Moss Terrace, Unit 210, Lauderhill, FL 33319**, hereinafter called the Grantee(s):

(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(s), 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 210, of The Lakes of Inverrary, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 4617, at Page 510, of the Public Records of Broward County, Florida, as amended, together with an undivided interest or share in the common elements appurtenant thereto.

SUBJECT TO: Conditions, restrictions, reservations, limitations, easements and dedications and taxes for this tax year and subsequent years

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(s) hereby covenant(s) with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawful authority to sell and convey said land, and hereby warrant(s) 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 for the current calendar year and all subsequent years.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Kate Rivero
Witness #1 Signature
Kate Rivero
Witness #1 Printed Name
Billy Vante
Witness #2 Signature
Billy Vante
Witness #2 Printed Name

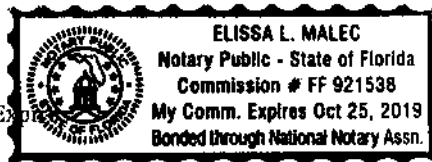
Michael Barton
Michael Barton

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 12 day of January, 2018 by Michael Barton who is/are personally known to me or has/have produced _____ as identification and ☐ did ☐ did not take an oath.

SEAL

My Commission Expires



Elissa Malec
Notary Public
Elissa Malec
Printed Notary Name

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Anthony Munden

Witness #1 Printed Name

Kimberly Basilio

Witness #2 Signature

Kimberly Basilio

Witness #2 Printed Name

[Signature]

Anthony Mortillo

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 11 day of January, 2018 by d
Anthony Mortillo who is/are personally known to me or has have produced DC as
identification and ☐ did ☒ did not take an oath.

SEAL

[Signature]
Notary Public

Printed Notary Name

My Commission Expires:



Anthony Munden
COMMISSION #FF924393
EXPIRES: October 5, 2019
WWW.AARONNOTARY.COM

Chrisea Vinson
NOTARY PUBLIC, State of Florida at Large
PRINT NAME: Chrisea Vinson

RECORD & RETURN TO:
WILL CALL / CTPI 444
COLONIAL TITLE OF FLORIDA, INC.
2929 E. COMMERCIAL BLVD., SUITE PH-C
FT. LAUDERDALE, FL 33308

92-529013 10001
10-07-97 14:430M

200.00
DOCU. STAMPS DIED
REC'D. BROWARD CNTY

COUNTY ADMIN.

THIS INSTRUMENT WAS PREPARED BY:
JOSEPH P. MULLEN, ESQ. OR
DEBORAH L. BIZZARRO, ESQ.
RECORD AND RETURN TO:
MULLEN & BIZZARRO, P.A.
2929 E. Comm. Blvd., Suite PH-C
FORT LAUDERDALE, FL 33308
FILE NO.: 971179

TAX FOLIO/CONTROL
NO.: 9123-AL-0100

WARRANTY DEED

THIS INDENTURE made this 26 day of September, 1997, between **SAMUEL H. STRAUS**, a single man whose post office address is **400 E. 59TH STREET, 9D, NEW YORK, NY 10022** Grantor, and **LENNARD N. ROBINSON**, a single man, whose post office address is **3301 SPANISH MOSS TERRACE, #210, LAUDERHILL, FL 33319**, Grantee

WITNESSETH: That said Grantor, for and in consideration of the sum of **TEN and 00/100 (\$10.00) DOLLARS**, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land situate, lying and being in Broward County, Florida, to-wit:

Unit No. 210 of the Lakes of Inverrary, a Condominium, according to the Declaration of Condominium thereof recorded in O.R. Book 4617, Page 510 of the Public Records of Broward County, Florida, as amended.

Together with the Grantor's rights to the exclusive use of Parking Space No. 8, which rights of exclusive use are appurtenant to said Unit No. 210, pursuant to, in accordance with, the terms and provisions of said Declaration of Condominium.

SUBJECT TO: Taxes for the year 1997 and thereafter; Zoning and/or restrictions and prohibitions imposed by governmental authority; Restrictions, easements and other matters appearing on the Plat and/or common to the subdivision; Terms and provisions of the Declaration of Condominium recorded in O. R. Book 4617, Page 510, of the Public Records of Broward County, Florida, as amended.

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

AND, the Grantor hereby covenants with said Grantee that Grantor is fully seized of said land in fee simple; and 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 the said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1996.

GRANTEE'S SOCIAL SEC. NO.:

BK2709960196

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first-above written.

Signed, sealed and delivered in our presence:

WITNESSES:

Sign: *Dwight L. Harrington*
Print Name: Dwight L. Harrington
Sign: *Herbert Jaffey*
Print Name: Herbert Jaffey

Samuel H. Straus
SAMUEL H. STRAUS
SAMUEL H. STRAUS

STATE OF NEW YORK
COUNTY OF New York

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared **SAMUEL H. STRAUS**, to me known to be the person(s) described in and who executed the foregoing instrument, who did not take an oath and/or who was/were personally known to me and who has/have produced a driver's license as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of September, 1997.

(Seal)

Dwight L. Harrington
NAME: Dwight L. Harrington
NOTARY PUBLIC - STATE OF NEW YORK
COMMISSION EXPIRES: 3/15/98

BK27099PC0197

BK27099PC0198

Samuel Strauss unto Lennard N. Robinson
as grantee(s).

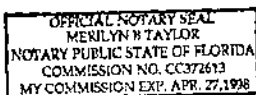
EXHIBIT

AS TO THE GRANTEE:

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

Before me personally appeared Lennard N. Robinson
and N/A as grantee, and they
acknowledged before me that they executed the foregoing
Consent to Conveyance of Dwelling Unit for the purposes
therein expressed and that they were duly authorized to do
so.

My commission expires:



Marilyn H. Taylor
Notary Public, State of Florida at

This 2nd day of September 1997

AS TO THE ASSOCIATION:

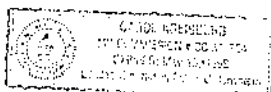
STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

Before me personally appeared MILTON D. GERSHAKOFF
and _____ as PRESIDENT
and _____ of THE LAKES OF
INVERRARY CONDOMINIUMS, INC. a Florida Corporation
not for profit, and they acknowledged before me that they
executed the foregoing Consent to Conveyance of Dwelling
Unit for the purposes therein expressed.

My commission expires: 5/16/98

Carol Kersberg
Notary Public, State of Florida at

This 15 day of September 1997



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

BR27099PG0199

Prepared By and Return To: 5023

Debie Simone
Fidelity National Title Insurance Company
150 S. Pine Island Rd., #130
Plantation, FL 33324

File No. 06-015-912347

Property Appraiser's Parcel I.D.(folio) Number(s)
49-41-23-AL-0100

WARRANTY DEED

THIS WARRANTY DEED dated December 8, 2006, by Lennard N. Robinson, a married man hereinafter called the grantor, to Danielle D. Robinson, a single woman, whose post office address is 3301 Spanish Moss Terrace, # 210, Fort Lauderdale, Florida 33319, hereinafter called the grantee:

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

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

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

GRANTOR HEREIN STATES THAT THIS PROPERTY DID AT NO TIME CONSTITUTE NOR WAS CONTIGUOUS TO HIS OR HIS SPOUSES HOMESTEAD THAT HE DOES INFACIT RESIDE AT THE ADDRESS REFERENCED BELOW HIS SIGNATURE.

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2006.

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:

[Signature]
(Witness Signature)

[Signature]
Lennard N. Robinson

Beverly A Wilson
(Print Name of Witness)

1700 SW 75th Ter.

[Signature]
(Witness Signature)

Plantation, FL 33317

P.A. Shmink
(Print Name of Witness)

STATE of FL

COUNTY of Broward

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgements, personally appeared LENNARD N. ROBINSON

to me known to be the person(s) described in or who has/have produced DRIVERS LICENSE as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8 day of December, 2006.



[Signature]
Notary Signature

Beverly A Wilson
Printed Notary Name

My commission expires: _____



File No. 06-015-912347
Title Order No. 00912347

EXHIBIT ONE

Unit No. 210, of THE LAKES OF INVERRARY, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4617, at Page 510, of the Public Records of Broward County, Florida, as amended, together with an undivided interest or share in the common elements appurtenant thereto.

2

4941 23 AL 0100

IN THE COUNTY COURT IN AND
FOR BROWARD COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: COWE-08-019933-82

THE LAKES OF INVERRARY
CONDOMINIUMS, INC.,
a Florida not-for-profit corporation,
Plaintiff,
vs.

DANIELLE D. ROBINSON,
Defendants.

COUNTY CIVIL DEPT
2009 APR 28 AM 8:44
FILED FOR DEPT
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLORIDA

CERTIFICATE OF TITLE

The undersigned, HOWARD C FORMAN, Clerk of the Court, certifies that the executed and filed a certificate of sale in this action on 4/17/09, 2009, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in BROWARD County, Florida:

**Unit No. 210, of THE LAKES OF INVERRARY, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4617, at Page 510, of the Public Records of Broward County, Florida.
a/k/a: 3301 Spanish Moss terr #210, Tamarac, FL 33321**

Was sold to THE LAKES OF INVERRARY CONDOMINIUM INC

WITNESS my hand and the seal of this court on 4/28/09, 2009.

HOWARD C FORMAN, as Clerk



282.0074

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 12/2/2014 12:50:34 PM.****

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

US BANK NAT ASSN
Plaintiff

CACE-13-009110

VS.

Division 11

INVERRARY ASSN INC, CLERK OF THE CIRCUIT CT, BRWD CTY, FL
, MILEX CONSTRUCTION, INC, THYSENKRUPP ELEVATOR,
ROBINSON, DANIELLE D, LAKES OF INVERRARY CONDO 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 November 19, 2014, 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:

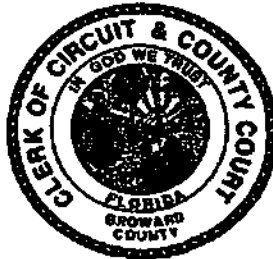
Property Address: 3301 Spanish Moss Terrace, Condo Unit #210, Lauderhill, FL 33319

a. Legal Description: UNIT NO. 210, OF THE LAKES OF INVERRARY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN, OFFICIAL RECORDS BOOK 4617, AT PAGE 510, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS AMENDED, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

b. Parcel ID No. 494123-AL-0100

Was sold to: US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-HE1
3476 Stateview Blvd MAC# X7801-013 FC Fort Mill, SC, 29715

Witness my hand and the seal of this court on December 02, 2014.



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

Total consideration \$15,700.00
Doc Stamps \$109.90

PREPARED BY:

Susan Hurst

Fidelity National Title of Florida Inc

150 S Pine Island Road, #130

Plantation, FL 33324

RETURN TO:

Fidelity National Title of Florida Inc

150 S Pine Island Road, #130

Plantation, FL 33324

File Number: 25-15-0293-M/SL3321417

APN/PIN: 4941 23 AL 0100

SPECIAL WARRANTY DEED

This Special Warranty Deed made between US Bank National Association, as Trustee for Mastr Asset Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates Series 2007-HE1 whose address is C/O WELLS FARGO BANK NA., 8480 Stagecoach Circle, Frederick, MD 21701, Grantor, and Anthony Mortillo, a married man and Michael Barton, a single man whose address is 10145 NW 23 Ct, Coral Springs, FL 33065, 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 **(\$48,000.00) Forty Eight Thousand Dollars and Zero Cents** and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has Granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in **Broward** County, Florida, to-wit:

The following described real property in BROWARD County, Florida: Unit No. 210, of THE LAKES OF INVERRARY, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4617, at Page 510, of the Public records of Broward County, Florida, as amended, together with an undivided interest or share in the common elements appurtenant thereto.

Property Address: 3301 Spanish Moss Terrace Unit 210, Lauderhill, FL 33319

SUBJECT TO:

1. Taxes and assessments for the current calendar year and all subsequent years;
2. Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same;

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining TO HAVE AND TO HOLD, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, GRANTOR has signed these presents on this 21 day of April, 2015.

US Bank National Association, as Trustee for Mastr Asset Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates Series 2007-HE1 by Wells Fargo Bank, NA who has been appointed as Attorney-in-Fact

By: _____

Name:

SCOTT E GEIST
Vice President Loan Documentation

Its:

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness: *Ray Aquiniga*

Name: Ray Aquiniga

Witness: *Parlan Dean Hickey*

Name: Parlan Dean Hickey

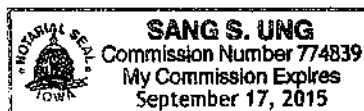
State of Iowa

County Dallas

On this 21 day of **April**, A.D., **2015**, before me, a Notary Public in and for said county, personally appeared Scott E. Geist, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A as attorney in fact for **US Bank National Association, as Trustee for Mastr Asset Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates Series 2007-HE1**, by authority of its board of (directors or trustees) and the said(officer's name)

Scott E. Geist acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Sang S. Ung (Signature)
Notary Public



**MICHAEL BARTON AND ANTHONY MORTILLO
CERTIFICATE OF APPROVAL
THE LAKES OF INVERRARY CONDOMINIUM, INC.**

THIS TO CERTIFY that the above referenced person and/or persons have been approved by **THE LAKES OF INVERRARY CONDOMINIUMS, INC** as the **PURCHASER** of the following described property in Broward County:

Condominium Unit No. 210 Building 10 Phase 3 located at 3301 Spanish Moss Terrace # 210 Lauderhill, FL 33319 of **THE LAKES OF INVERRARY CONDOMINIUMS, INC.,** according to the Declaration of Condominium thereof, recorded in Official Records Book 4617, at Page 510, of the Public Records of Broward County, Florida; together with an undivided share in the common elements appurtenant thereto.

Dated this 1st day of JUNE, 2015

THE LAKES OF INVERRARY CONDOMINIUMS, INC.

BY: Roy Tomlinson
FOR THE BOARD OF DIRECTORS

STATE OF FLORIDA)
 SS.
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared Roy Tomlinson to be the person described in and who executed the foregoing instrument as a Board Director of **THE LAKES OF INVERRARY CONDOMINIUMS, INC.,** who is personally known to me or who has produced identification described as _____ a Florida not-for-profit Corporation, and he/she acknowledged before me that he/she executed such instrument as such Officer of said Corporation, and that the Seal affixed thereto is the Corporate Seal of said Corporation, and that it was affixed to said instrument by due and regular Corporate authority, and that said instrument is the free act and deed of said Corporation and was executed for the purpose therein expressed.

WITNESS my hand and official seal at said County and State, this 1st day of June, 2015.

My Commission Expires:



ALEXIS GARCIA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF111602
Expires 4/9/2018

Alexis Garcia
NOTARY PUBLIC, State of Florida at Large
PRINT NAME: Alexis Garcia

CLAIM OF LIEN
Attaches to BOTH Property and Name
(Certificate of Use - Property Owner)

Today's Date: JUNE 27, 2016

Invoice Number: 19152

Invoice Date: JULY 1, 2015

STATE OF FLORIDA,

COUNTY OF BROWARD:

BEFORE ME, the undersigned authority, personally appeared Charles Faranda, City Manager of the City of LAUDERHILL, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, who stated that in accordance with City of Lauderhill Code of Ordinances Section 12-50 (b), the CITY OF LAUDERHILL hereby imposes this Lien for delinquent Local Business Taxes, Fees and/or Penalties which are due and owing, including recording costs, in the total principal amount of:

THREE HUNDRED AND SIXTY TWO DOLLARS AND EIGHTY NINE 89/100 CENT(S), (\$362.89) for which the City claims a lien pursuant to City Code Section 12-50 (b) **AGAINST THE PERSON(S) AND/OR ENTITY HEREIN NAMED AND ALSO UPON THE FOLLOWING REAL PROPERTY WHERE THE VIOLATION OCCURRED** located in the City of Lauderhill, Broward County, Florida, which is described as follows:

NAME OF PERSON(S) OR ENTITY: BARTON, MICHAEL

LEGAL DESCRIPTION: LAKES OF INVERRARY CONDO UNIT 210

FOLIO #: 4941 23 AL 0100

PROPERTY ADDRESS WHERE VIOLATION OCCURRED: 3301 SPANISH MOSS TERRACE 210, LAUDERHILL

MAILING ADDRESS: 10145 NW 23 CT CORAL SPRINGS FL 33065

NOTE: This principal LIEN amount shall bear interest at a rate consistent with statutory legal rate per annum plus incur any applicable late fees or penalties which shall also remain due. In addition, pursuant to Fla. Stat. 205.053 and 166.201, and Code section 12-50, you are responsible for all collection fees, attorney's fees and administration fees necessary for collections efforts for this lien.

Affiant

Affiant further states that the City is owed the amount stated for Local Business Taxes, Fees and/or Penalties which are required to be paid in order to conduct business within the City of Lauderhill. This amount is delinquent and due notice was initially given on or about (OCTOBER 1, 2014), prior to the imposition of said lien and if the lien is claimed by one not in privity with the owner that the City served its notice to owner on JULY 1, 2014 by U.S. Mail.

WITNESSES:

WITNESS #1 - Sign Name Here

Print Name Here

WITNESS #2 - Sign Name Here

Print Name Here

CHARLES FARANDA, City Manager
City of Lauderhill
5581 W. Oakland Park Blvd. Lauderhill, FL 33313

STATE OF FLORIDA:
COUNTY OF BROWARD:

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared CHARLES FARANDA, City Manager of Lauderhill, personally known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same. SWORN TO and SUBSCRIBED before me in the County and State as aforesaid this 27 day of July, 2016.

NOTARY PUBLIC, State of Florida

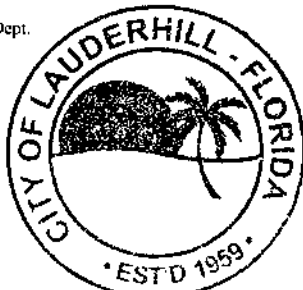
Print Name: Claire Pierre
My Commission Expires:

State of Florida:
Broward County:



CLAIRE PIERRE
MY COMMISSION # GG 006192
EXPIRES: June 27, 2020
Bonded thru Budget Notary Services

Return to:
City of Lauderhill Finance Dept.
5581 W Oakland Park
Lauderhill, FL 33313



I DO HEREBY CERTIFY the within is a true and correct copy of the original of the City of Lauderhill, Broward County, Florida, WITNESS my hand and Official Seal at Lauderhill, Florida, this

28 day of July, 2016

Andrea M. Anderson, City Clerk

17

18331

Department of the Treasury - Internal Revenue Service

Form 668 (Y)(c)

(Rev. February 2004)

Notice of Federal Tax Lien





Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050	Serial Number 395063419	For Optional Use by Recording Office
--	----------------------------	--------------------------------------

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer CONRAD H PITTERSON

Residence 3301 SPANISH MOSS TER APT 210
LAUDERHILL, FL 33319-5001


IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2011	XXX-XX- 	07/01/2013	07/31/2023	7351.87
1040	12/31/2014	XXX-XX- 	07/13/2015	08/12/2025	4166.59
1040	12/31/2015	XXX-XX- 	06/06/2016	07/06/2026	4390.12
1040	12/31/2017	XXX-XX- 	06/04/2018	07/04/2028	80326.13

Place of Filing County Courthouse Broward County Ft. Lauderdale, FL 33301	Total \$ 96234.71
--	-------------------

This notice was prepared and signed at BALTIMORE, MD, on this,

the 26th day of November, 2019.

Signature  for LISA WILLIAMS	Title ACS W&I (800) 829-7650	13-00-0000
---	------------------------------------	------------

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

This Instrument Prepared By and Return to:
Alessandra Stivelman, Esq.
Eisinger Law
4000 Hollywood Boulevard, Suite 265-S
Hollywood, Florida 33021
(954) 894-8000

CLAIM OF LIEN

KNOW ALL MEN BY THESE PRESENTS, THAT: The Lakes of Inverrary Condominiums, Inc., a Florida not-for-profit corporation, whose address is 4800 N. State Road 7, Suite 105, Lauderdale Lakes, FL 33319, claims this lien against the following property:

Unit 210, of The Lakes of Inverrary, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 4617, at Page 510, of the Public Records of Broward County, Florida, as amended, together with an undivided interest or share in the common elements appurtenant thereto.

A/K/A: 3301 Spanish Moss Terrace, #210, Lauderdale, FL 33319.

Record title to such property is currently held by Conrad H. Pitterson, a Single Man.

The amount due is \$6,214.45:

- | | |
|--|-------------------|
| • Delinquent Assessments for the period of time commencing on October 1, 2020 and on the 1 st day of each successive month thereafter through and including July 15, 2021 | \$5,068.70 |
| • Late Fees (if applicable), through July 15, 2021 | \$150.00 |
| • Interest | \$0.00 |
| • Attorney's Fees | \$815.00 |
| • Costs | \$180.75 |
| • Total Due (ledger available upon request) | \$6,214.45 |

In addition, this Claim of Lien secures all unpaid assessments, interest, late fees (if applicable), costs and reasonable attorney fees which are due and which may accrue subsequent to the date of this Claim of Lien.

DATED this 18 day of August, 2021.

Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: **Marta Battle**

[Signature]
Print Name: **Shirley Cabarcas**

The Lakes of Inverrary Condominiums, Inc., a Florida not-for-profit corporation

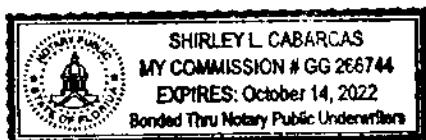
By: [Signature]
Alessandra Stivelman, Esq., Agent
Eisinger Law
4000 Hollywood Boulevard Suite 265-S
Hollywood, FL 33021

STATE OF FLORIDA }
 :SS
COUNTY OF BROWARD }

THE FOREGOING instrument was sworn to and subscribed before me by means of a physical presence or by online notarization, this 18 day of August, 2021, by Alessandra Stivelman, Esq., as Agent for The Lakes of Inverrary Condominiums, Inc., a Florida not-for-profit corporation, who is personally known to me or who produced _____ as identification.

My Commission Expires:

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA



Case Number: CACE-22-004587 Division: 18
Filing # 146617229 E-Filed 03/29/2022 12:32:27 PM

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

CIRCUIT CIVIL DIVISION

CASE NO.

THE LAKES OF INVERRARY
CONDOMINIUMS, INC., a Florida
corporation, not-for-profit,

Plaintiff,

v.

CONRAD H. PITTERSON; UNKNOWN
SPOUSE OF DEFENDANT CONRAD H.
PITTERSON, if any; BROWARD COUNTY,
FLORIDA; UNKNOWN PARTIES IN
POSSESSION #1, IF LIVING, AND ALL
UNKNOWN PARTIES CLAIMING BY,
THROUGH , UNDER AND AGAINST THE
ABOVE NAMED DEFENDANT(S) WHO ARE
NOT KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS SPOUSE, HEIRS,
DEWISEES, GRANTEEES, OR OTHER
CLAIMANTS; UNKNOWN PARTIES IN
POSSESSION #2, IF LIVING, AND ALL
UNKNOWN PARTIES CLAIMING BY,
THROUGH , UNDER AND AGAINST THE
ABOVE NAMED DEFENDANT(S) WHO ARE
NOT KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS SPOUSE, HEIRS,
DEWISEES, GRANTEEES, OR OTHER
CLAIMANTS;

Defendant(s).

/

NOTICE OF LIS PENDENS

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

YOU ARE NOTIFIED OF THE FOLLOWING:

1. The plaintiff has instituted this action against you seeking to foreclose a Claim of Lien with respect to the property described below.
2. The plaintiff in this action is The Lakes of Inverrary Condominiums, Inc.
3. The case number of the action is as shown in the caption.

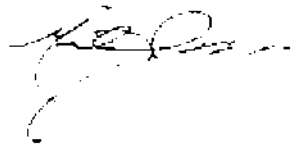
The property that is the subject matter of this action is located in Broward County, Florida, and is described as follows:

Unit 210, of The Lakes of Inverrary, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 4617, at Page 510, of the Public Records of Broward County, Florida. as amended, together with an undivided interest or share in the common elements appurtenant thereto.

A/K/A: 3301 Spanish Moss Terrace, #210, Lauderhill, FL 33319

Dated this 29th day of March, 2022.

EISINGER LAW
4000 Hollywood Boulevard, Suite 265 South
Hollywood, Florida 33021
Tel: (954) 894-8000 / (305) 358-7180
Fax: (954) 894-8015
eisingerlitigation@gmail.com



By: _____

Alessandra Stivelman
Florida Bar No.: 0060084
Michael Villarosa
Florida Bar No.: 84770



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

Detail by Entity Name

Florida Not For Profit Corporation

THE LAKES OF INVERRARY CONDOMINIUMS, INC.

Filing Information

Document Number	722218
FEI/EIN Number	59-1405045
Date Filed	12/06/1971
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/09/2006

Principal Address

3301 SPANISH MOSS TERRACE
LAUDERHILL, FL 33319

Changed: 04/26/2023

Mailing Address

3301 SPANISH MOSS TERRACE
LAUDERHILL, FL 33319

Changed: 04/26/2023

Registered Agent Name & Address

Gatsos, Elaine M., Esq.
5541 N. University Drive
Suite 102
Coral Springs, FL 33067

Name Changed: 04/26/2022

Address Changed: 04/26/2022

Officer/Director Detail

Name & Address

Title President

COHEN, NARLEAN
3301 SPANISH MOSS TERRACE
LAUDERHILL, FL 33319

Title VP

WUU, JONATHAN
3301 SPANISH MOSS TERRACE
LAUDERHILL, FL 33319

Title Secretary

SIMOE, SUSAN
3301 SPANISH MOSS TERRACE
LAUDERHILL, FL 33319

Title Asst. Secretary

LEYOW, BELINDA
3301 SPANISH MOSS TERRACE
LAUDERHILL, FL 33319

Title Treasurer

DELAHAYE, MICHELLE
3301 SPANISH MOSS TERRACE
LAUDERHILL, FL 33319

Title Director

ANGEL, ANA
3301 SPANISH MOSS TERRACE
LAUDERHILL, FL 33319

Title Director

TCHIKOU, LOUISE
3301 SPANISH MOSS TERRACE
LAUDERHILL, FL 33319

Title Director

BROOKS, BRITTANI
3301 SPANISH MOSS TERRACE
LAUDERHILL, FL 33319

Title Director

FERREIRA, REBECA
3301 SPANISH MOSS TERRACE
LAUDERHILL, FL 33319

Annual Reports

Report Year	Filed Date
2022	04/26/2022
2022	08/03/2022
2023	04/26/2023

Document Images

04/26/2023 -- ANNUAL REPORT	View image in PDF format
08/03/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
04/26/2022 -- ANNUAL REPORT	View image in PDF format
10/06/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
10/02/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/04/2021 -- ANNUAL REPORT	View image in PDF format
11/04/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
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06/08/2020 -- ANNUAL REPORT	View image in PDF format
03/01/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
07/14/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
02/24/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
02/15/2016 -- ANNUAL REPORT	View image in PDF format
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05/06/2010 -- ANNUAL REPORT	View image in PDF format
03/30/2010 -- ANNUAL REPORT	View image in PDF format
07/01/2009 -- ANNUAL REPORT	View image in PDF format
03/03/2009 -- ANNUAL REPORT	View image in PDF format
03/10/2008 -- ANNUAL REPORT	View image in PDF format
08/01/2007 -- Reg. Agent Change	View image in PDF format
04/17/2007 -- ANNUAL REPORT	View image in PDF format
05/31/2006 -- ANNUAL REPORT	View image in PDF format
01/09/2006 -- REINSTATEMENT	View image in PDF format
03/15/2004 -- ANNUAL REPORT	View image in PDF format
03/17/2003 -- ANNUAL REPORT	View image in PDF format
05/07/2002 -- ANNUAL REPORT	View image in PDF format
03/28/2001 -- ANNUAL REPORT	View image in PDF format
03/16/2000 -- ANNUAL REPORT	View image in PDF format
04/16/1999 -- ANNUAL REPORT	View image in PDF format
02/24/1998 -- ANNUAL REPORT	View image in PDF format
04/17/1997 -- ANNUAL REPORT	View image in PDF format
02/09/1996 -- ANNUAL REPORT	View image in PDF format
04/28/1995 -- ANNUAL REPORT	View image in PDF format



Site Address	3301 SPANISH MOSS TERRACE #210, LAUDERHILL FL 33319-5001	ID #	4941 23 AL 0100
Property Owner	PITTERSON, CONRAD H	Millage	1912
Mailing Address	3301 SPANISH MOSS TER #210 LAUDERHILL FL 33319	Use	04
Abbr Legal Description	THE LAKES OF INVERRARY CONDO UNIT 210 PER CDO BK/PG: 4617/510		

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	\$7,900	\$71,140	\$79,040	\$53,390	
2021	\$6,320	\$56,910	\$63,230	\$51,840	\$1,189.45
2020	\$5,110	\$46,020	\$51,130	\$51,130	\$1,151.33

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$79,040	\$79,040	\$79,040	\$79,040
Portability	0	0	0	0
Assessed/SOH 19	\$53,390	\$53,390	\$53,390	\$53,390
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$3,390	0	\$3,390	\$3,390
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,000	\$28,390	\$25,000	\$25,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/12/2018	WD-Q	\$71,000	114833352			
4/21/2015	SWD-D	\$48,000	113087690			
11/19/2014	CET-D	\$15,700	112683563			
4/28/2009	CET-T	\$100	46198 / 859			
12/8/2006	WD	\$156,000	43309 / 164			
				Adj. Bldg. S.F.		950
				Units/Beds/Baths		1/2/2
				Eff./Act. Year Built: 1972/1971		

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

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

DATE: April 1st, 2024
PROPERTY ID # 494123-AL-0100 (TD # 51243)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3301 SPANISH MOSS TER UNIT 210 LAUDERHILL, FL 33319-5001 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 April 30, 2024\$5,745.47
Or
* Estimated Amount due if paid by May 14, 2024\$5,815.28

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2024 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: April 1st, 2024
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INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH CT MS 5780
PLANTATION, FL 33324

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

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THE LAKES OF INVERRARY CONDOMINIUMS, INC.
4800 N. STATE ROAD 7, SUITE 105
LAUDERDALE LAKES, FL 33319

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

DATE: April 1st, 2024
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3301 SPANISH MOSS TERRACE
LAUDERHILL, FL 33319

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

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PROPERTY ID # 494123-AL-0100 (TD # 51243)

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THE LAKES OF INVERRARY CONDOMINIUMS, INC.
ALESSANDRA STIVELMAN
EISINGER LAW
4000 HOLLYWOOD BOULEVARD, SUITE 265 SOUTH
HOLLYWOOD, FL 33021

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

DATE: April 1st, 2024
PROPERTY ID # 494123-AL-0100 (TD # 51243)

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BROWARD COUNTY CLERK OF THE CIRCUIT COURT
201 SE 6TH ST # 18150
FORT LAUDERDALE, FL 33301-3303

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

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ELAINE M. GATSOS, ESQ., REGISTERED AGENT
O/B/O THE LAKES OF INVERRARY CONDOMINIUMS, INC.

5541 N. UNIVERSITY DRIVE
SUITE 102
CORAL SPRINGS, FL 33067

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
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DATE: April 1st, 2024
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EISINGER LAW
4000 HOLLYWOOD BLVD STE 265
HOLLYWOOD, FL 33021-6782

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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: April 1st, 2024
PROPERTY ID # 494123-AL-0100 (TD # 51243)

WARNING

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

INDEPENDENCE TITLE INC
4700 W PROSPECT RD STE 115
FORT LAUDERDALE, FL 33309-8004

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3301 SPANISH MOSS TER UNIT 210 LAUDERHILL, FL 33319-5001 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 April 30, 2024\$5,745.47
Or
* Estimated Amount due if paid by May 14, 2024\$5,815.28

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2024 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: April 1st, 2024
PROPERTY ID # 494123-AL-0100 (TD # 51243)

WARNING

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

CONRAD H. PITTERSON
3301 SPANISH MOSS TERRACE, UNIT 210
LAUDERHILL, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3301 SPANISH MOSS TER UNIT 210 LAUDERHILL, FL 33319-5001 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

9589 0710 5270 0997 1725 34

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 \$	Postmark Here
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 Postage \$	TD 51243 MAY 2024 WARNING
Sent To	CITY OF LAUDERHILL
Street and	ATTN: ANA SANCHEZ
City, State, ZIP+4®	5581 W OAKLAND PARK BLVD
	LAUDERHILL, FL 33313
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9569 0710 5270 0997 1725 41

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, State, ZIP+4®

TD 51243 MAY 2024 WARNING
INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH CT MS 5780
PLANTATION, FL 33324

9589 0710 5270 0997 1725 58

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

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Tot

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Sen

Str

City

TD 51243 MAY 2024 WARNING
THE LAKES OF INVERRARY CONDOMINIUMS, INC.
4800 N. STATE ROAD 7, SUITE 105
LAUDERDALE LAKES, FL 33319

Postmark
Here

9589 0710 5270 0997 1725 65

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 Required	\$

Postmark
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Postage

\$

Total Fee

\$

Sent To

Street:

City, State, ZIP+4®

TD 51243 MAY 2024 WARNING
THE LAKES OF INVERRARY CONDOMINIUMS, INC.
3301 SPANISH MOSS TERRACE
LAUDERHILL, FL 33319

9589 0710 5270 0997 1725 72

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	Postmark Here
\$	
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 P.	
\$	
Sent To	TD 51243 MAY 2024 WARNING
Street &	THE LAKE OF INVERRARY CONDO INC
City, St	ALESSANDRA STIVELMAN
	EISINGER LAW
	4000 HOLLYWOOD BLVD STE 265 S
	HOLLYWOOD, FL 33021
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 0997 1725 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

Postage
\$ _____

Total Price
\$ _____

Sent To
\$ _____

Street or
\$ _____

City, State
\$ _____

TD 51243 MAY 2024 WARNING
BROWARD COUNTY CLERK OF THE CIRCUIT COURT
201 SE 6TH ST # 18150
FORT LAUDERDALE, FL 33301-3303

9589 0710 5270 0997 1725 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		Postmark Here
\$		
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		
\$		
Total		
\$		
Sent		
Street		
City, State, ZIP+4®		

TD 51243 MAY 2024 WARNING

ELAINE M. GATSOS, ESQ., REG AGT
O/B/O THE LAKES OF INVERRARY CONDOMINIUMS, INC.
5541 N UNIVERSITY DR STE 102
CORAL SPRINGS, FL 33067

9589 0710 5270 0997 1726 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 \$ _____	Postmark Here
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! <input type="checkbox"/> Adult!	
Postage \$ _____	
Total P _c \$ _____	
Sent To	
Street and Apt. No., or P.O. Box _____	
City, State, ZIP+4® _____	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 0997 1726 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 Postage

\$

Sent To

Street and

City, State, &

TD 51243 MAY 2024 WARNING
INDEPENDENCE TITLE INC
4700 W PROSPECT RD STE 115
FORT LAUDERDALE, FL 33309-8004

9589 0710 5270 0997 1726 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 | \$ | |

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and ?

City, State, ZIP+4

TD 51243 MAY 2024 WARNING
CONRAD H. PITTERSON
3301 SPANISH MOSS TERRACE, UNIT 210
LAUDERHILL, FL 33319

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 mail or on the front if space permits.

1. Article Number

TD 51243 MAY 2024 WARNING
CONRAD H. PITTERSON
3301 SPANISH MOSS TERRACE, UNIT 210
LAUDERHILL, FL 33319



9590 9402 8607 3244 1457 67

2. Article Number (Transfer from service label)

9589 0710 5270 0997 1726 26

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes
☒ 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 Confirmation¹
- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
(over \$500)

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 51243 MAY 2024 WARNING
BROWARD COUNTY CLERK OF THE CIRCUIT COURT
201 SE 6TH ST # 18150
FORT LAUDERDALE, FL 33301-3303



9590 9402 8607 3244 1458 04


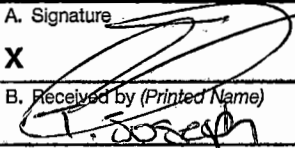
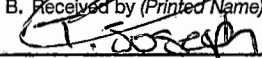
2. Article Number (Transfer from service label)

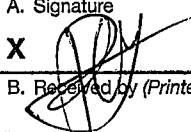

9589 0710 5270 0997 1725 89

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
x J. Battie
B. Received by (Printed Name) C. Date of Delivery
Trellis Battie 4/8/2024
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div>■ Complete items 1, 2, and 3.</div> <div>■ Print your name and address on the reverse so that we can return the card to you.</div> <div>■ Attach this card to the back of the mailpiece, or on the front if space permits.</div> <div>1. Article Addressed to:</div> <div><div>TD 51243 MAY 2024 WARNING</div><div>CITY OF LAUDERHILL</div><div>ATTN: ANA SANCHEZ</div><div>5581 W OAKLAND PARK BLVD</div><div>LAUDERHILL, FL 33313</div></div> <div><div>9590 9402 8607 3244 1458 59</div></div>		<div>A. Signature</div> <div>X </div> <div><div><input type="checkbox"/> Agent</div><div><input checked="" type="checkbox"/> Addressee</div></div>	
		<div>B. Received by (Printed Name)</div> <div></div>	<div>C. Date of Delivery</div> <div>4/8/24</div>
		<div>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</div> <div>If YES, enter delivery address below: <input type="checkbox"/> No</div>	
		<div>3. Service Type</div> <div><div><input type="checkbox"/> Adult Signature</div><div><input type="checkbox"/> Adult Signature Restricted Delivery</div><div><input type="checkbox"/> Certified Mail®</div><div><input type="checkbox"/> Certified Mail Restricted Delivery</div><div><input type="checkbox"/> Collect on Delivery</div><div><input type="checkbox"/> Collect on Delivery Restricted Delivery</div></div> <div><div><input type="checkbox"/> Priority Mail Express®</div><div><input type="checkbox"/> Registered Mail™</div><div><input type="checkbox"/> Registered Mail Restricted Delivery</div><div><input type="checkbox"/> Signature Confirmation™</div><div><input type="checkbox"/> Signature Confirmation Restricted Delivery</div></div>	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div>■ Complete items 1, 2, and 3.</div> <div>■ Print your name and address on the reverse so that we can return the card to you.</div> <div>■ Attach this card to the back of the mailpiece, or on the front if space permits.</div>		<div>A. Signature<div><div>X</div><div></div></div></div> <div><div><input type="checkbox"/> Agent</div><div><input type="checkbox"/> Addressee</div></div>	
<div>1. Article Addressed to:</div> <div><div>TD 51243 MAY 2024 WARNING</div><div>THE LAKE OF INVERRARY CONDO INC</div><div>ALESSANDRA STIVELMAN</div><div>EISINGER LAW</div><div>4000 HOLLYWOOD BLVD STE 265 S</div><div>HOLLYWOOD, FL 33021</div></div>		<div>B. Received by (Printed Name)</div> <div>C. Date of Delivery</div> <div>4/8/24</div>	
		<div>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</div> <div>If YES, enter delivery address below: <input type="checkbox"/> No</div>	
<div></div> <div>9590 9402 8607 3244 1458 11</div>		<div>3. Service Type</div> <div><div><input type="checkbox"/> Adult Signature</div><div><input type="checkbox"/> Adult Signature Restricted Delivery</div><div><input type="checkbox"/> Certified Mail®</div><div><input type="checkbox"/> Certified Mail Restricted Delivery</div><div><input type="checkbox"/> Collect on Delivery</div></div> <div><div><input type="checkbox"/> Priority Mail Express®</div><div><input type="checkbox"/> Registered Mail™</div><div><input type="checkbox"/> Registered Mail Restricted Delivery</div><div><input type="checkbox"/> Signature Confirmation™</div><div><input type="checkbox"/> Signature Confirmation Restricted Delivery</div></div>	

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 51243 MAY 2024 WARNING
EISINGER LAW
4000 HOLLYWOOD BLVD STE 265
HOLLYWOOD, FL 33021-6782



2. Article Number (Transfer from service label)

9589 0710 5270 0997 1726 02

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

X

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

4/8/24

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">■ Complete items 1, 2, and 3.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>Joan Robinson</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to:	B. Received by (Printed Name) <i>Joan Robinson</i> C. Date of Delivery <i>04/08/24</i>
<div>TD 51243 MAY 2024 WARNING ELAINE M. GATSOS, ESQ., REG AGT O/B/O THE LAKES OF INVERRARY CONDOMINIUMS, INC. 5541 N UNIVERSITY DR STE 102 CORAL SPRINGS, FL 33067</div>  9590 9402 8607 3244 1457 98	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
2. Article Number (Transfer from service label) 9589 0710 5270 0997 1725 96	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 ¹ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery Mail Restricted Delivery (over \$500)
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 51243 MAY 2024 WARNING
THE LAKES OF INVERRARY CONDOMINIUMS, INC.
4800 N. STATE ROAD 7, SUITE 105
LAUDERDALE LAKES, FL 33319



9590 9402 8607 3244 1458 35

2. Article Number (Transfer from service label)

9589 0710 5270 0997 1725 58

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Carl M. H.*☐ Agent☒ Addressee

B. Received by (Printed Name)

Monroe

C. Date of Delivery

*4/8/24*D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation®
- ☐ Signature Confirmation Restricted Delivery

☐ Restricted Delivery

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 51243 MAY 2024 WARNING
INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH CT MS 5780
PLANTATION, FL 33324



9590 9402 8607 3244 1458 42

2

9589 0710 5270 0997 1725 41

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collection Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Restricted Delivery

USPS TRACKING#



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9505 9402 8607 3244 1458 42

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER
ATTN: TAX DEEDS SECTION
115 S. ANDREWS AVE. ROOM 114
FT. LAUDERDALE, FL 33301

INTERNAL REVENUE SERVICE
BASE COURTY - RECEIVED
APR 11 2024
SOUTH ATLANTIC AREA GRP - 7
PLANTATION, FLORIDA

1-160139

