

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

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

Parcel ID	Alt. Key	Property Address
4942 01 BB 0160	285668	140 S CYPRESS RD #128 POMPANO BEACH 33060-7065

Legal Description

Condominium Parcel 128, of CYPRESS PARK CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7355, Page(s) 235, and any amendments thereto, if any, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements, if any.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 6774	\$121,880	No	No	No

Owner of Record on Current Tax Roll

JOHN J KEOUGH

Billing Name & Address

140 S CYPRESS RD #128
POMPANO BEACH FL 33060

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:10/19/2023 **Search covers** **20 years** **through:**10/12/2023

Sue Servas
Title Examiner

General Examiner Comments:

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

JOHN J KEOUGH
 140 S CYPRESS RD, 128
 POMPANO BEACH FL 33060

Document

Warranty Deed
 Inst:116279712

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

Warranty Deed
 Bk:34615 Pg:1733

Warranty Deed
 Bk:38952 Pg:1950

Certificate of Title
 Bk:46481 Pg:843

Warranty Deed
 Bk:47314 Pg:1465

Quit Claim Deed
 Bk:47628 Pg:347

Quit Claim Deed
 Bk:48323 Pg:1276

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments**

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
CYPRESS PARK CONDOMINIUM ASSOCIATION, INC. C/O FYVE PROPERTY MANAGEMENT 5100 W COPANS RD SUITE 100 MARGATE FL 33063	Sunbiz	
REED, VALANCY, P.A., REGISTERED AGENT O/B/O CYPRESS PARK CONDOMINIUM ASSOCIATION, INC. VALANCY & REED P.A. 310 SE 13TH ST FORT LAUDERDALE FL 33316	Sunbiz	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51439

**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 March 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 POMPANO BEACH 100 WEST ATLANTIC BLVD POMPANO BEACH, FL 33060	CITY OF POMPANO BEACH 100 W. ATLANTIC BLVD., SUITE 467 POMPANO BEACH, FL 33060	JOHN J KEOUGH 140 S CYPRESS RD #128 POMPANO BEACH, FL 33060	CYPRESS PARK CONDOMINIUM ASSOCIATION, INC. 140 S CYPRESS RD POMPANO BEACH, FL 33060
CYPRESS PARK CONDOMINIUM ASSOCIATION, INC. C/O FYVE PROPERTY MANAGEMENT 5100 W COPANS RD SUITE 100 MARGATE, FL 33063	REED, VALANCY, P.A., REGISTERED AGENT O/B/O CYPRESS PARK CONDOMINIUM ASSOCIATION, INC. VALANCY & REED P.A. 310 SE 13TH ST FORT LAUDERDALE, FL 33316		

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 March 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**

19

Broward County, Florida

INSTR # 119330778
Recorded 01/11/24 at 02:02 PM
Broward County Commission
1 Page(s)
#19

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51439

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: 494201-BB-0160
Certificate Number: 6774
Date of Issuance: 05/25/2021
Certificate Holder: CONACHE LLC CONACHE AND OCEAN BANK
Description of Property: CYPRESS PARK CONDO
UNIT 128
PER CDO BK/PG: 7355/235

Name in which assessed: KEOUGH,JOHN J
Legal Titleholders: KEOUGH,JOHN J
140 S CYPRESS RD #128
POMPANO BEACH, FL 33060

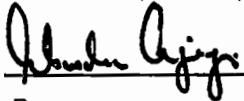
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of April, 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 3rd day of January, 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: 03/14/2024, 03/21/2024, 03/28/2024 & 04/04/2024
Minimum Bid: 85201.87

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Certificate Holder: CONACHE LLC CONACHE AND OCEAN BANK

Description of Property: CYPRESS PARK CONDO
UNIT 128
PER CDO BK/PG: 7355/235

Condominium Parcel 128, of CYPRESS PARK CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7355, Page(s) 235, and any amendments thereto, if any, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements, if any.

Name in which assessed: KEOUGH,JOHN J

Legal Titleholders: KEOUGH,JOHN J
140 S CYPRESS RD #128
POMPANO BEACH, FL 33060

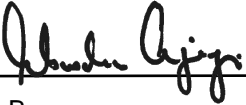
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broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 31st day of January, 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: 03/14/2024, 03/21/2024, 03/28/2024 & 04/04/2024
Minimum Bid: 85432.87

Notice of Application for Tax Deed Legal Notice

03/14/2024 9:52 AM (EDT)



Please choose a category Notice of Application for Tax Deed

Title BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION
NOTICE OF APPLICATION FOR APRIL 17, 2024, TAX DEED AUCTION

Publish Date 03/14/2024

Publish Time 9:47 AM (EDT)

Description STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 47930, 49185, 49809, 51384, 51387, 51391, 51396, 51418, 51429, 51439, 51443, 51444, 51457, 51466, 51472, 51474, 51478, 51483, 51485, 51490, 51493, 51498, 51501, 51502, 51513, 51514, 51515, 51524, 51545, 51550, 51555, 51559, 51560.
TAX DEED AUCTION SCHEDULED APRIL 17, 2024
PUBLISH THE WEEKS OF 03/14/2024, 03/21/2024, 03/28/2024, 04/04/2024 at <https://browardcountylegalnotices.com>

Attach Files (Optional)

 ADS APRIL 17, 2024 AUCTION.pdf

Submitted by (Email Address) CVILLEDA@BROWARD.ORG

Signature

A handwritten signature in black ink, appearing to read "C. Villeda", with a long horizontal flourish extending to the right.

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24008814

Broward County, FL VS John J. Keough

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **John J. Keough 140 S Cypress Road #128 Pompano Beach FL 33060**

RETURN OF SERVICE



Court Case # TD 51439

Hearing Date: 04/17/2024

Received by CCN 17991

03/11/2024 6:33 AM

Served:

Not Served:

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

Date: 03/11/2024 Time: 10:51 AM

On John J. Keough in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

Posted Residential: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

COMMENTS: Posted Tax Notice on 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: *K. Walker* 17991

D.S.

K. Walker, #17991

RECEIPT INFORMATION

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

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494201-BB-0160 (TD #51439)

RECEIVED SHERIFF
2024 MAR -8 AM 10:43
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 March 29, 2024\$11,059.28

Or

* Amount due if paid by April 16, 2024\$11,198.62

*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 April 17, 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

KEOUGH, JOHN J
140 S CYPRESS RD #128
POMPANO BEACH, FL 33060

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

Prepared by and return to:

Tahir Noohani
Title Now, LLC
450 Northeast 5th Street
Suite 2
Fort Lauderdale, FL 33301
(954) 947-2040
File No SR19-1258W

Parcel Identification No 49-42-01-BB-0160

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WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 27 day of December, 2019 between Janusz Przystajko and Leokadia Przystajko, husband and wife, whose post office address is 211 Southwest 6th Place, Pompano Beach, FL 33060, of the County of Broward, State of Florida, Grantors, to John J. Keough, a single man, whose post office address is 140 South Cypress Road, 128, Pompano Beach, FL 33060, of the County of Broward, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Condominium Parcel 128, of CYPRESS PARK CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7355, Page(s) 235, and any amendments thereto, if any, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements, if any.

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

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

M. Iaco
WITNESS #1
Print Name: Margaret Iaco

Janusz Przystajko
Janusz Przystajko

WITNESS #1
Print Name: _____

AK
WITNESS #2
Print Name: _____

Leokadia Przystajko
Leokadia Przystajko

Angelie King
WITNESS #2
Print Name: _____

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 27 day of Dec., 20 19, by Janusz Przystajko and Leokadia Przystajko.

M. Iaco
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: DL



CERTIFICATE OF APPROVAL FOR SALE

Cypress Park Condominium Association, Inc.

December 20, 2019

This is to certify that
JOHN J. KEOUGH

has been

APPROVED / DENIED

(Please circle one)

NOTE: Only the person named are/is approved for residency.

at the above referenced Association, a Florida Not for Profit Corporation, as the new Owner(s) of the following described real property at the address listed below which is in accordance with the provisions of the Association Declaration, Articles of Incorporation and By-Laws of the following address:

Account Number: 128

Property Address: 140 S. Cypress Rd., # 128

Pompano Beach, FL 33060.

Such approval/denial has been given pursuant to the Association Declaration, Articles of Incorporation and By-Laws provisions and all Exhibits attached to the Declaration of Documents and any Amendments thereto, if any as recorded in Official Records Book of the County for the Association.

Dated this 26 day of Dec, 20 19.

By Signature: Anne Holladay
By Name: Anne Holladay
By Title: President

on behalf of the Association Board of Directors

2 This Instrument prepared by:

RICHARD M. MOGERMAN, ESQUIRE
150 South Pine Island Road
Suite 130
Plantation, Florida 33324

Record and Return to:

RICHARD M. MOGERMAN, ESQUIRE
150 South Pine Island Road
Suite 130
Plantation, Florida 33324

PARCEL ID (FOLIO) No.: 19201-BB-01600

GRANTEE S.S. No:

SPECIAL WARRANTY DEED

THIS WARRANTY DEED, executed this 31st day of January, 2003, between **JASVINDERBIR S. VIRK**, a married man joined by his wife, **BALJEET K. SANDHU** ("Grantor") and **BALJEET K. SANDHU**, a married woman, whose post office address is: 140 S. Cypress Road, #128, Pompano Beach, Florida 33060 ("Grantee"):

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee and Grantee's heirs, successors and assigns all that certain land situate, lying and being in the County of Broward, State of Florida, to-wit:

CONDOMINIUM PARCEL 128 OF CYPRESS PARK CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 7355, PAGE 235 THROUGH 315, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND SUBSEQUENT AMENDMENTS THERETO, IF ANY.

a.k.a 140 S. Cypress Road, #128, Pompano Beach, Florida 33060

N.B.: Certificate of Approval by Cypress Park Condominium Association, Inc., a Condominium is attached hereto and incorporated herein.

Subject to the following:

1. Taxes for the year 2003 and all subsequent years; and
2. Zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.

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

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

3

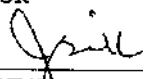
AND Grantor does hereby fully covenant with Grantee that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever.

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

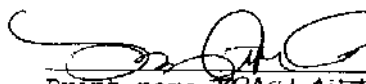
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

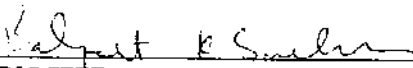
Signed, sealed and delivered in the presence of:



Print name: TRACY ANN GRAY

GRANTOR

JASVINDERBIR S. VIRK
Address: 140 S. Cypress Road, #128
Pompano Beach, FL 33060


Print name: SABINE WEISBLUM


Print name: TRACY ANN GRAY



BALJEET K. SANDHU
Address: 140 S. Cypress Road, #128
Pompano Beach, FL 33060


Print name: SABINE WEISBLUM

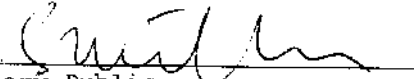
STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this date the foregoing instrument was acknowledged before me by JASVINDERBIR S. VIRK and BALJEET K. SANDHU, who is personally known to me or who has produced FL. DEV. LIC as identification and who did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at PLANTATION, BROWARD County, FLORIDA, this 31st day of January, 2003.

 Sabine Weisblum
Commission #DD159284
Expires: Oct 17, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

[NOTARY SEAL]


Notary Public
SABINE WEISBLUM
Print Name

10/17/2006
My Commission Expires

CERTIFICATE OF APPROVAL

This is to certify that BALJEET K. SANDHU
has been approved by the Board of Directors of Cypress Park Condominium Association, Inc.,
as the purchaser and owner of the following described property in Broward County, Florida:

Apt. 128 of CYPRESS PARK CONDOMINIUM ASSOCIATION INC.,
a CONDOMINIUM, according to the Declaration of CONDOMINIUM, recorded in Official
Records Book 7355, pages 235-315, of the Public Records of Broward County, Florida, and
Amendments in Book 7413, page 144 & Book 7434, page 534.

Such approval has been given pursuant to the provisions of ARTICLE X of the Declara-
tion of Condominium of such condominium.

DATED this 28th day of JANUARY 2003

CYPRESS PARK CONDOMINIUM ASSOC., INC.

Dolores Hudak
Witness

John Weller
Director

Dolores Hudak
Witness

Joseph F. Clark
Director

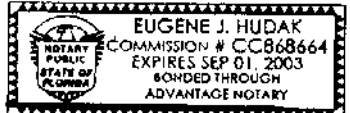
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28th day of
JANUARY A.D. 2003 by JOHN WELLER
title DIRECTOR and JOSEPH F. CLARK
title DIRECTOR of Cypress Park Condominium Association, Inc.,
a Pompano Beach, Florida Corporation, on behalf of the corporation.

~~NO~~ ^{ARE} He/She is personally known to me or has produced PERSONALLY KNOWN
as identification and did (did not) take an oath.

Eugene J. Hudak
Notary Public - Signature

EUGENE J. HUDAK
Printed Name



My commission expires:

Prepared by and return to:
Record and Return to:

now republic title

600 West Hillboro Boulevard
Suite 203
Deerfield Beach, Florida 33441
www.nowrepublictitle.com



041856

File Number: 05-005
Will Call No.: 82

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 6th day of January, 2005 between **Baljeet K. Sandhu, a married woman, joined by her husband, Jasvinderbir S. Virk** whose post office address is 3750 N.W. 101st Avenue, Coral Springs, FL 33065, grantor, and **Simone Resende, a single woman** whose post office address is 140 South Cypress Road, #128, Pompano Beach, FL 33060, 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, situate, lying and being in **Broward County, Florida** to-wit:

Condominium Parcel 128, of CYPRESS PARK CONDOMINIUM, a CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7355, at Pages 235 through 315, of the Public Records of Broward County, Florida.

Parcel Identification Number: 19201-BB-01600

Subject to the following:

1. **Taxes for the year 2005 and all subsequent years; and**
2. **Zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.**

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.

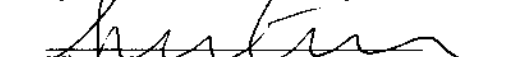
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.


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**.

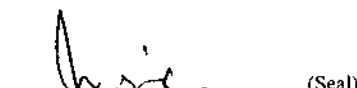
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.


Signed, sealed and delivered in our presence:


Witness Name: SARAH WELLS

 (Seal)
Baljeet K. Sandhu


Witness Name: TRACY ANN GRAY NICHOLSON

 (Seal)
Jasvinderbir S. Virk


Witness Name: SARAH WELLS


Witness Name: TRACY ANN GRAY NICHOLSON

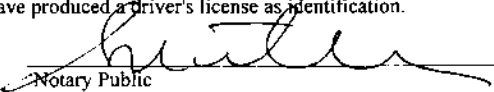
State of Florida
County of Broward

The foregoing instrument was sworn to and subscribed before me this 6th day of January, 2005 by Baljeet K. Sandhu and Jasvinderbir S. Virk, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Sabine Weisblum
Commission #DD159284
Expires: Oct 17, 2006
Bonded Thru
Atlantic Bonding Co., Inc.



Notary Public

Printed Name: _____

My Commission Expires: _____

CERTIFICATE OF APPROVAL

SIMONE O. RESENDE

This is to certify that _____
has been approved by the Board of Directors of Cypress Park Condominium Association, Inc.,
as the purchaser and owner of the following described property in Broward County, Florida:

Apt. #128 _____ of CYPRESS PARK CONDOMINIUM ASSOCIATION INC.,
a CONDOMINIUM, according to the Declaration of CONDOMINIUM, recorded in Official
Records Book 7355, pages 235-315, of the Public Records of Broward County, Florida, and
Amendments in Book 7413, page 144 & Book 7434, page 534.

Such approval has been given pursuant to the provisions of ARTICLE X of the Declara-
tion of Condominium of such condominium.

DATED this 5 day of JANUARY 2005

CYPRESS PARK CONDOMINIUM ASSOC., INC.

[Signature]
Witness

Don Hollingsworth
Director

[Signature]
Witness

[Signature]
Director

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 5 day of
Jan A.D. 2005 by Don Hollingsworth
title Board Member and Fred Stoddick
title Board Member of Cypress Park Condominium Association, Inc.,
a Pompano Beach, Florida Corporation, on behalf of the corporation.

He/She is personally known to me or has produced _____
as identification and did (did not) take an oath.



Anne Hollady
Notary Public - Signature

Printed Name

My commission expires: 2/1/07

140.70
20,100.00

40110 # 4942-01-BB-0160

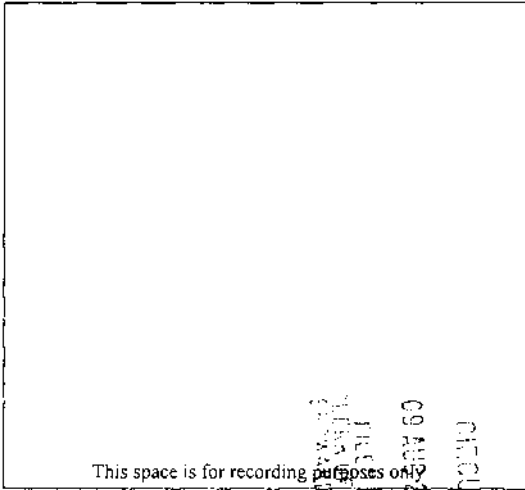
IN THE CIRCUIT COURT OF THE 17TH JUDICIAL
CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 06-2008-CA-012316

13

CITIMORTGAGE, INC.
PLAINTIFF

VS.

SIMONE RESENDE; UNKNOWN SPOUSE OF
SIMONE RESENDE IF ANY; ANY AND ALL
UNKNOWN PARTIES CLAIMING BY,
THROUGH, UNDER, AND AGAINST THE
HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT KNOWN TO
BE DEAD OR ALIVE, WHETHER SAID
UNKNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS, DEWISEES,
GRANTEES OR OTHER CLAIMANTS;
CYPRESS PARK CONDOMINIUM
ASSOCIATION, INC.; RELIABLE ALARM
TECHNOLOGY AND EQUIPMENT, INC.;
MARTELL CONSTRUCTION &
DEVELOPMENT, INC.; MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS,
INC.; JOHN DOE AND JANE DOE AS
UNKNOWN TENANTS IN POSSESSION
DEFENDANT(S)



This space is for recording purposes only

RECORDED
INDEXED
09 AUG 24 PM 1:28
BROWARD COUNTY CLERK

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that (s)he executed and filed a Certificate of Sale in this action on AUGUST 11, 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,:

**CONDOMINIUM PARCEL 128, OF CYPRESS PARK CONDOMINIUM, A CONDOMINIUM,
ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK
7355, AT PAGES 235 THROUGH 315, OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.**

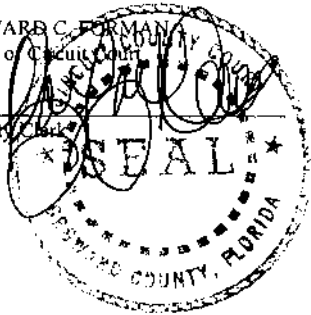
was sold to **JOE CARRIER 809 NE 27 AVE POMPANO BEACH, FLORIDA 33062**

WITNESS my hand and the seal of this Court on AUGUST 24, 2009.

(SEAL)

HOWARD C. FERMAN
Clerk of Circuit Court

BY: _____
Deputy Clerk



This document prepared by:

THE LAW OFFICES OF DAVID J. STERN, P.A.
900 South Pine Island Road Suite 400
Plantation, FL 33324-3920
08-39422(CMI)

PREPARED BY:
William Watson Trick, Jr., Esq.
William Watson Trick, Jr., P.A.
1216 East Atlantic Blvd., Suite 7
Pompano Beach, FL 33060
RETURN TO:

Parcel I.D.No.:
494201-BB-0160

WARRANTY DEED

This Indenture, made this 13 day of August, 2010, between. **JOE CARRIER**, a married man, whose post office address is 809 NE 27 Ave., Pompano Beach, FL 33062, grantor and **JANUSZ PRZYSTAJKO**, a married man, whose post office address is 140 S. Cypress Road, #128, Pompano Beach, FL 33060, grantee

WITNESSETH that said grantor, for and in consideration of the sum of TEN 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, situate, lying and being in Broward County, Florida, to wit:

Condominium Parcel 128 of Cypress Park Condominium, a Condominium, according to the Declaration of Condominium thereof recorded in Official records Book 7355, Pages 235 through 315, of the Public records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements

Subject to the aforesaid Declaration of Condominium and all amendments thereto; comprehensive land use plans; zoning, restrictions, prohibitions and other requirements imposed by governmental authority; covenants, easements, reservations and restrictions of record; oil, gas and mineral rights of record without right of entry; and taxes for the year 2010 and subsequent years.

The above described property is not the homestead of the grantor or any person whom the grantor is under a legal obligation to support. Grantor permanently resides at 809 NE 27 Ave., Pompano Beach, FL 33062.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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:

Waime A. Stricklin
Name: Waime A. Stricklin
Bart Ostrzenski
Name: Bart Ostrzenski

Joe Carrier (SEAL)
JOE CARRIER

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 13th day of August, 2010, by **JOE CARRIER** who is personally known to me or produced FL Driver Lic. as identification and who took an oath.

My commission expires:

NOTARY PUBLIC-STATE OF FLORIDA
Bartosz A. Ostrzenski
Commission # DD791251
Expires: MAY 24, 2012
BONDED THRU ATLANTIC BONDING CO., INC

Bartosz A. Ostrzenski
Notary Public
Printed Name: Bartosz A. Ostrzenski

CERTIFICATE OF APPROVAL SALE FOR Cypress Park Condominium Assoc.

July 08, 2010

This is to certify that

Janusz & Leokadia Przystajko

has been approved by the Cypress Park Condominium Assoc. a Florida Corporation, Not for Profit, as the new owners of the following described real property in Pompano Beach FL 33060. In accordance with the provisions of the Declaration of Condominium Articles of Incorporation and By-Laws of the Cypress Park Condominium Assoc. approval is hereby granted for the purchase of the following address:

**140 S. Cypress Rd. # 128
Pompano Beach FL 33060**

Such approval has been given pursuant to the provisions of the Declaration of Documents and all Exhibits attached to the Declaration of Documents and any Amendments thereto, if any as recorded in Official Records Book of the County for the Cypress Park Condominium Assoc..

DATED this 8 day of July, 2010.

BY: Anne Holladay, President

on the Cypress Park Condominium Assoc. Board of Directors.

x please be sure to
collect fees from bank

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Jaime A. Stricklin, Esq.
Ostrzenski & Stricklin, P.A.
900 E. Hillsboro Blvd., Suite A
Deerfield Beach, FL 33441

Property Appraisers Parcel Identification (Folio) Numbers: 494201-BB-0160

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS QUITCLAIM DEED, made this 13 day of August, 2010 by JANUSZ PRZYSTAJKO, a married man, herein called the "Grantor", to MARIANNA PRZYSTAJKO, as Life Tenant, with full power and authority to occupy the property during her lifetime without any liability for waste, with full power and authority in her to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder of the remainderman and to retain absolutely any and all proceeds derived therefrom. Upon the death of the Life Tenant, the Remainder to JANUSZ PRZYSTAJKO and LEOKADIA PRZYSTAJKO, husband and wife, whose post office address is 140 S. Cypress Road., #128, Pompano Beach, FL 33060, 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 love and affection and the sum of TEN AND 00/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees all of Grantor's interest in that certain land situate in Broward County, State of Florida, viz.:

CONDOMINIUM PARCEL 128, OF CYPRESS PARK CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 7355, AT PAGE 235 THROUGH 315, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

This property does not constitute the homestead of Grantor. Grantor's homestead address is 46 PAWBUCKET BLVD #30 TYNGSBORO MA 01879

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

Signed, sealed and delivered in the presence of:

Jaime A. Stricklin
Witness #1 Signature

Jaime A. Stricklin
Witness #1 Printed Name

Bart Ostrzenski
Witness #2 Signature

Bart Ostrzenski
Witness #2 Printed Name

[Signature]
JANUSZ PRZYSTAJKO

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 13 day of August, 2010 by Janusz Przystajko, who is personally known to me or has produced Florida Drivers Licenses as identification.

SEAL

NOTARY PUBLIC-STATE OF FLORIDA
Bartosz A. Ostrzenski
Commission # DD791251
Expires: MAY 24, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

[Signature]
Notary Signature

Bart Ostrzenski
Printed Notary Signature

My Commission Expires:

CERTIFICATE OF APPROVAL RENTAL

FOR Cypress Park Condominium Assoc.

October 14, 2010

This is to certify that

Marianna Przystajko

has been approved by the Cypress Park Condominium Assoc. a Florida Corporation, Not for Profit, as the new tenants of the following described real property in Pompano Beach FL 33060. In accordance with the provisions of the Declaration of Condominium Articles of Incorporation and By-Laws of the Cypress Park Condominium Assoc. approval is hereby granted for the rental of the following address:

140 S. Cypress Rd. # 128
Pompano Beach FL 33060

Such approval has been given pursuant to the provisions of the Declaration of Documents and all Exhibits attached to the Declaration of Documents and any Amendments thereto, if any as recorded in records for the Cypress Park Condominium Assoc..

DATED this 14 day of Oct, 2010.

BY: Anne Hallady, President

on the Cypress Park Condominium Assoc. Board of Directors.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Jaime A. Stricklin, Esq.
Ostrzenski & Stricklin, P.A.
900 E. Hillsboro Blvd., Suite A
Deerfield Beach, FL 33441

Property Appraisers Parcel Identification (Folio) Numbers: 494201-BB-0160

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS QUITCLAIM DEED, made this 9th day of November, 2011 by MARIANNA PRZYSTAJKO, a unmarried woman, herein called the "Grantor", to JANUSZ PRZYSTAJKO and LEOKADIA PRZYSTAJKO, husband and wife, whose post office address is 140 S. Cypress Road., #128, Pompano Beach, FL 33060, 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 love and affection and the sum of TEN AND 00/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees all of Grantor's interest in that certain land situate in Broward County, State of Florida, viz.:

CONDOMINIUM PARCEL 128, OF CYPRESS PARK CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 7355, AT PAGE 235 THROUGH 315, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

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

Signed, sealed and delivered in the presence of:

[Signature]
Print Name: Bartosz A. Ostrzenski
[Signature]
Print Name: Jaime Ostrzenski

[Signature]
MARIANNA PRZYSTAJKO

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 9th day of November, 2011 by MARIANNA PRZYSTAJKO, who is personally known to me or has produced Florida Drivers Licenses as identification.

SEAL

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Bartosz A. Ostrzenski
Commission # DD791251
Expires: MAY 24, 2012
BONDED THRU ATLANTIC BONDING CO., INC

[Signature]
Notary Signature



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

Detail by Entity Name

Florida Not For Profit Corporation
CYPRESS PARK CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	740949
FEI/EIN Number	██████████
Date Filed	12/05/1977
State	FL
Status	ACTIVE

Principal Address

140 S CYPRESS RD
POMPANO BEACH, FL 33060

Changed: 06/11/2021

Mailing Address

c/o FYVE Property Management
5100 W. Copans Rd
Suite 100
Margate, FL 33063

Changed: 09/11/2023

Registered Agent Name & Address

Reed, Valancy, P.A.
Valancy & Reed P.A.
310 S.E. 13th Street
Fort Lauderdale, FL 33316

Name Changed: 09/11/2023

Address Changed: 09/11/2023

Officer/Director Detail

Name & Address

Title PRESIDENT

Hollady, Anne
c/o FYVE Property Management
5100 W. Copans Rd

Suite 100
Margate, FL 33063

Title VP

Lyn, Rodrick
c/o FYVE Property Management
5100 W. Copans Rd
Suite 100
Margate, FL 33063

Title TREASURER

CHELIBASHKI, TODOR
c/o FYVE Property Management
5100 W. Copans Rd
Suite 100
Margate, FL 33063

Title Secretary

MORRIS, Laura
c/o FYVE Property Management
5100 W. Copans Rd
Suite 100
Margate, FL 33063

Title Director

Wilson, Cheryl
c/o FYVE Property Management
5100 W. Copans Rd
Suite 100
Margate, FL 33063

Title Director

Kitts, Barry
c/o FYVE Property Management
5100 W. Copans Rd
Suite 100
Margate, FL 33063

Title Director

Staub, Samantha
c/o FYVE Property Management
5100 W. Copans Rd
Suite 100
Margate, FL 33063

Annual Reports

Report Year	Filed Date
2022	04/04/2022
2023	04/27/2023
2023	09/11/2023

Document Images

09/11/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
04/27/2023 -- ANNUAL REPORT	View image in PDF format
11/29/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
04/04/2022 -- ANNUAL REPORT	View image in PDF format
06/11/2021 -- Reg. Agent Change	View image in PDF format
03/29/2021 -- ANNUAL REPORT	View image in PDF format
08/28/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
06/25/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
03/23/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
04/19/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
03/23/2011 -- ANNUAL REPORT	View image in PDF format
04/13/2010 -- ANNUAL REPORT	View image in PDF format
02/13/2009 -- ANNUAL REPORT	View image in PDF format
02/19/2008 -- ANNUAL REPORT	View image in PDF format
02/12/2007 -- ANNUAL REPORT	View image in PDF format
03/01/2006 -- ANNUAL REPORT	View image in PDF format
03/14/2005 -- ANNUAL REPORT	View image in PDF format
04/26/2004 -- ANNUAL REPORT	View image in PDF format
08/13/2003 -- ANNUAL REPORT	View image in PDF format
04/24/2002 -- ANNUAL REPORT	View image in PDF format
07/24/2001 -- ANNUAL REPORT	View image in PDF format
01/20/2000 -- ANNUAL REPORT	View image in PDF format
03/10/1999 -- ANNUAL REPORT	View image in PDF format
03/30/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
03/06/1996 -- ANNUAL REPORT	View image in PDF format
03/02/1995 -- ANNUAL REPORT	View image in PDF format

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

DATE: March 1st, 2024
PROPERTY ID # 494201-BB-0160 (TD # 51439)

WARNING

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

CITY OF POMPANO BEACH
100 WEST ATLANTIC BLVD
POMPANO BEACH, FL 33060

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 140 S CYPRESS RD #128 POMPANO BEACH, FL 33060 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 March 29, 2024\$11,059.28
- Or
- * Estimated Amount due if paid by April 16, 2024\$11,198.62

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 17, 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: March 1st, 2024
PROPERTY ID # 494201-BB-0160 (TD # 51439)

WARNING

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

CITY OF POMPANO BEACH
100 W. ATLANTIC BLVD., SUITE 467
POMPANO BEACH, FL 33060

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 140 S CYPRESS RD #128 POMPANO BEACH, FL 33060 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.

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www.broward.org/recordstaxestreasury

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

DATE: March 1st, 2024
PROPERTY ID # 494201-BB-0160 (TD # 51439)

WARNING

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

CYPRESS PARK CONDOMINIUM ASSOCIATION, INC.
140 S CYPRESS RD
POMPANO BEACH, FL 33060

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 140 S CYPRESS RD #128 POMPANO BEACH, FL 33060 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.

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

DATE: March 1st, 2024
PROPERTY ID # 494201-BB-0160 (TD # 51439)

WARNING

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

CYPRESS PARK CONDOMINIUM ASSOCIATION, INC.
C/O FYVE PROPERTY MANAGEMENT
5100 W COPANS RD
SUITE 100
MARGATE, FL 33063

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 140 S CYPRESS RD #128 POMPANO BEACH, FL 33060 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 March 29, 2024\$11,059.28
- Or
- * Estimated Amount due if paid by April 16, 2024\$11,198.62

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 17, 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: March 1st, 2024
PROPERTY ID # 494201-BB-0160 (TD # 51439)

WARNING

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

REED, VALANCY, P.A., REGISTERED AGENT
O/B/O CYPRESS PARK CONDOMINIUM ASSOCIATION, INC.
VALANCY & REED P.A.
310 SE 13TH ST
FORT LAUDERDALE, FL 33316

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 140 S CYPRESS RD #128 POMPANO BEACH, FL 33060 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 April 16, 2024\$11,198.62

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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: March 1st, 2024
PROPERTY ID # 494201-BB-0160 (TD # 51439)

WARNING

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

JOHN J KEOUGH
140 S CYPRESS RD #128
POMPANO BEACH, FL 33060

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 140 S CYPRESS RD #128 POMPANO BEACH, FL 33060 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 0446 5982 81

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

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

OFFICIAL USE

Certified Mail Fee
\$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage
\$ _____

Total Postage
\$ _____

Sent To

Street and A

City, State, Z...

TD 51439 APRIL 2024 WARNING
CITY OF POMPANO BEACH
100 WEST ATLANTIC BLVD
POMPANO BEACH, FL 33060

9589 0710 5270 0446 5982 98

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 Po

\$ _____

Sent To

Street or

City, State

TD 51439 APRIL 2024 WARNING
CITY OF POMPANO BEACH
100 W. ATLANTIC BLVD., SUITE 467
POMPANO BEACH, FL 33060

9589 0710 5270 0159 8520 52

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

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

OFFICIAL USE

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage \$ _____

Total Postage \$ _____

Sent To
140 S CYPRESS RD #128
POMPANO BEACH, FL 33060

City, State, _____

9589 0710 5270 0159 8520 69

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

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

OFFICIAL USE

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

Postmark
Here

\$	Total
\$	Sent
Street	
City	

TD 51439 APRIL 2024 WARNING
CYPRESS PARK CONDOMINIUM
ASSOCIATION, INC.
140 S CYPRESS RD
POMPANO BEACH, FL 33060

9589 0710 5270 0159 8520 90

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, St.

TD 51439 APRIL 2024 WARNING
CYPRESS PARK CONDO ASSOC C/O FYVE
PROPERTY MANAGEMENT
 5100 W COPANS RD STE 100
 MARGATE, FL 33063

9589 0710 5270 0159 8521 06

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 Pk	\$ _____
Sent To	TD 51439 APRIL 2024 WARNING
Street a.	REED, VALANCY, P.A., REG AGENT O/B/O CYPRESS
City, Sta	PARK CONDO ASSOCIATION, INC. VALANCY & REED P.A. 310 SE 13TH ST FORT LAUDERDALE, FL 33316

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 51439 APRIL 2024 WARNING
 REED, VALANCY, P.A., REG AGENT O/B/O CYPRESS
 PARK CONDO ASSOCIATION, INC.
 VALANCY & REED P.A.
 310 SE 13TH ST
 FORT LAUDERDALE, FL 33316



9590 9402 8488 3186 3927 90

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8521 06

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 Jvonne K. 3-8-24

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

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 51439 APRIL 2024 WARNING
CYPRESS PARK CONDO ASSOC C/O FYVE
PROPERTY MANAGEMENT
5100 W COPANS RD STE 100
MARGATE, FL 33063



9590 9402 8488 3186 3928 06

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

DAVID

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

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8520 90

Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 51439 APRIL 2024 WARNING
 CYPRESS PARK CONDOMINIUM
 ASSOCIATION, INC.
 140 S CYPRESS RD
 POMPANO BEACH, FL 33060**



9590 9402 8488 3186 3928 13

2. Article Number (Transfer from service label)

52 0159 8520 69

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 x *Anne Hollady* Agent
 Addressee

B. Received by (Printed Name) *Anne Hollady* **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

Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 51439 APRIL 2024 WARNING
CITY OF POMPANO BEACH
100 WEST ATLANTIC BLVD
POMPANO BEACH, FL 33060**



9590 9402 8488 3186 3928 44

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Michael J. Agent
 Addressee

B. Received by (Printed Name)

M. duke Herrmann

C. Date of Delivery

3-11-24

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

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5982 81
ail 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 51439 APRIL 2024 WARNING
 CITY OF POMPANO BEACH
 100 W. ATLANTIC BLVD., SUITE 467
 POMPANO BEACH, FL 33060



9590 9402 8488 3186 3928 37

2. Article Number (Transfer from service label)

9589 0710 5270 0446 5982 98

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Michael Jf Agent
 Addressee

B. Received by (Printed Name)

Michael Herron

C. Date of Delivery

2-11-24

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

Delivery Restricted Delivery

fail

Mail Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 51439 APRIL 2024 WARNING
JOHN J. KEOUGH
140 S CYPRESS RD #128
POMPANO BEACH, FL 33060**



9590 9402 8488 3186 3928 20

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8520 52

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Wanda Duran* Agent
 Addressee

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

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

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