

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
4842 03 J2 0230	84357	279 TILFORD M DEERFIELD BEACH 33442

Legal Description

Condominium Unit No. 279, of TILFORD "M" CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 7484, Page 564, as amended from time to time, of the Public Records of Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 1603	\$130,370	No	No	No

Owner of Record on Current Tax Roll

NORMA J FERGUSON

Billing Name & Address

279 TILFORD M
DEERFIELD BEACH FL 33442

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:01/16/2024 **Search covers** **20 years** **through:**12/27/2023

Brian Johnson
Title Examiner

General Examiner Comments:

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

NORMA J FERGUSON
 279 TILFORD M CENTURY VILLAGE
 DEERFIELD BEACH FL 33442

Document

Warranty Deed
 Bk:37559 Pg:852

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

Warranty Deed
 Bk:35135 Pg:1547

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**

EAST COAST MAINTENANCE AND
 MANAGEMENT, REGISTERED AGENT O/B/O
 TILFORD "M" CONDOMINIUM ASSOCIATION,
 INC.
 410 SOUTH MILITARY TRAIL
 DEERFIELD BEACH FL 33442

Document

Sunbiz-COA

Examiner Comments

Name & Address of Record	Document	Examiner Comments
CVE MASTER MANAGEMENT COMPANY, INC. 3501 WEST DRIVE DEERFIELD BCH FL 33442-2085	Sunbiz-Master1	
BENSON MUCCI & WEISS PL, REGISTERED AGENT O/B/O CVE MASTER MANAGEMENT COMPANY, INC 5561 NORTH UNIVERSITY DRIVE 102 CORAL SPRINGS FL 33067	Sunbiz-Master1	
MARK F LEVY, REGISTERED AGENT O/B/O CEN-DEER COMMUNITIES, INC. 1601 FORUM PLACE, SUITE 500 WEST PALM BEACH FL 33401	Sunbiz-Master2	
CENCLUB HOMEOWNERS ASSOCIATION, INC. NOW KNOWN AS CENCLUB RECREATION MANAGEMENT, INC. C/O CENTURY VILLAGE EAST CLUBHOUSE 2400 CENTURY BLVD DEERFIELD BEACH FL 33442	Corrective Warranty Deed Inst:117558713	
CENCLUB RECREATION MANAGEMENT, INC. C/O CENTURY VILLAGE EAST CLUBHOUSE ATTN: RITA PICKAR 2400 CENTURY BLVD. DEERFIELD BEACH FL 33442	Sunbiz- Recreation	
BENSON MUCCI & WEISS PL, REGISTERED AGENT O/B/O CENCLUB RECREATION MANAGEMENT, INC. C/O BRIAN ABELOW, ESQ. 5561 NORTH UNIVERSITY DRIVE - STE. 102 CORAL SPRINGS FL 33067	Sunbiz- Recreation	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser



Site Address	279 TILFORD M, DEERFIELD BEACH FL 33442	ID #	4842 03 J2 0230
Property Owner	FERGUSON, NORMA J	Millage	1112
Mailing Address	279 TILFORD M DEERFIELD BEACH FL 33442	Use	04
Abbr Legal Description	TILFORD M CONDO UNIT 279 PER CDO BK/PG: 7484/564		

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	\$13,040	\$117,330	\$130,370	\$81,030	
2022	\$9,590	\$86,350	\$95,940	\$73,670	\$1,944.00
2021	\$6,700	\$60,280	\$66,980	\$66,980	\$1,614.97

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$130,370	\$130,370	\$130,370	\$130,370
Portability	0	0	0	0
Assessed/SOH	\$81,030	\$130,370	\$81,030	\$81,030
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$81,030	\$130,370	\$81,030	\$81,030

Sales History			
Date	Type	Price	Book/Page or CIN
5/21/2004	WD	\$68,000	37559 / 852
5/6/2003	WD	\$36,000	35135 / 1547
9/6/2002	QCD	\$100	33800 / 729
6/12/2002	WD	\$100	33538 / 1203

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		820
Units/Beds/Baths		1/2/1.5
Eff./Act. Year Built: 1979/1978		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
R			2					
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51629

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 April 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:

NORMA J FERGUSON
279 TILFORD M
DEERFIELD BEACH, FL 33442-2132

CITY OF DEERFIELD BEACH
150 NE 2ND AVE
DEERFIELD BEACH, FL 33441-3506

BENSON MUCCI & WEISS PL,
REGISTERED AGENT O/B/O CENCLUB
RECREATION MANAGEMENT, INC.
C/O BRIAN ABELOW, ESQ.
5561 NORTH UNIVERSITY DRIVE -
STE. 102
CORAL SPRINGS, FL 33067

BENSON MUCCI & WEISS PL,
REGISTERED AGENT O/B/O CVE
MASTER MANAGEMENT COMPANY,
INC
5561 NORTH UNIVERSITY DRIVE 102
CORAL SPRINGS, FL 33067

CENCLUB HOMEOWNERS
ASSOCIATION, INC. NOW KNOWN AS
CENCLUB RECREATION
MANAGEMENT, INC.
C/O CENTURY VILLAGE EAST
CLUBHOUSE
2400 CENTURY BLVD
DEERFIELD BEACH, FL 33442

CENCLUB RECREATION
MANAGEMENT, INC.
C/O CENTURY VILLAGE EAST
CLUBHOUSE
ATTN: RITA PICKAR
2400 CENTURY BLVD.
DEERFIELD BEACH, FL 33442

CVE MASTER MANAGEMENT
COMPANY, INC.
3501 WEST DRIVE
DEERFIELD BCH, FL 33442-2085

EAST COAST MAINTENANCE AND
MANAGEMENT, REGISTERED AGENT
O/B/O TILFORD "M" CONDOMINIUM
ASSOCIATION, INC.
410 SOUTH MILITARY TRAIL
DEERFIELD BEACH, FL 33442

MARK F LEVY, REGISTERED AGENT
O/B/O CEN-DEER COMMUNITIES,
INC.
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

SUSAN T RHODES
ATTORNEY AT LAW
4801 S UNIVERSITY DR STE 2500
DAVIE, FL 33328-3845

NORMA J FERGUSON
279 TILFORD M CENTURY VILLAGE
DEERFIELD BEACH, FL 33442

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 April 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

23
Broward County, Florida

INSTR # 119375516
Recorded 02/06/24 at 10:55 AM
Broward County Commission
1 Page(s)
#23

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51629

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: 484203-J2-0230
Certificate Number: 1603
Date of Issuance: 05/25/2021
Certificate Holder: GSRAN-Z LLC CHRISTIANA TRUST AS CUSTODIAN
Description of Property: TILFORD M CONDO
UNIT 279
PER CDO BK/PG: 7484/564

Name in which assessed: FERGUSON,NORMA J
Legal Titleholders: FERGUSON,NORMA J
279 TILFORD M
DEERFIELD BEACH, FL 33442

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:

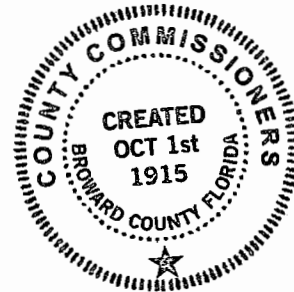
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 1st day of February, 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: 9988.55

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51629

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: 484203-J2-0230

Certificate Number: 1603

Date of Issuance: 05/25/2021

Certificate Holder: GSRAN-Z LLC CHRISTIANA TRUST AS CUSTODIAN

Description of Property: TILFORD M CONDO
UNIT 279
PER CDO BK/PG: 7484/564

Condominium Unit No. 279, of TILFORD "M" CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 7484, Page 564, as amended from time to time, of the Public Records of Broward County, Florida.

Name in which assessed: FERGUSON,NORMA J

Legal Titleholders: FERGUSON,NORMA J
279 TILFORD M
DEERFIELD BEACH, FL 33442

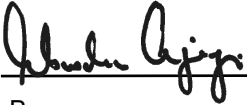
All of said property being in the County of Broward, State of Florida.

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

Dated this 6th day of February, 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: 10264.55

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)

 ADS MAY 15, 2024 TAX DEED AUCTION.pdf

Submitted by (Email Address) Cvilleda@broward.org

Signature

A handwritten signature in black ink, appearing to be "Cvilleda".

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24012312

Broward County, FL VS Norma J. Ferguson

RETURN OF SERVICE



Court Case # TD 51629

Hearing Date:05/15/2024

Received by CCN 16665

04/04/2024 11:40 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Norma J. Ferguson 279 Tilford M Deerfield Beach FL 33442**

Served:

Not Served:

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

Date: 04/04/2024 Time: 11:40 AM

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

INDIVIDUAL SERVICE

COMMENTS: Posted 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: *T. Curry-Cannon 16665*

D.S.

T. Curry-Cannon, #16665

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 # 484203-J2-0230 (TD #51629)

WARNING

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

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

RECEIVED SHERIFF
2024 APR -3 AM 7:42
BROWARD COUNTY, FLORIDA

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by April 30, 2024\$7,746.00
- Or
- * Amount due if paid by May 14, 2024\$7,840.88

*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

FERGUSON, NORMA J
279 TILFORD M
DEERFIELD BEACH, FL 33442

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

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

File Number: 04-8137B

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21 day of May, 2004 between Robert W. Jacques and Patricia Ann Jacques, husband and wife whose post office address is 252 Pine Drive Bayville NJ 08221, grantor, and Norma J. Ferguson, a single woman whose post office address is 279 Tilford M. Century Village, Deerfield Beach, FL 33442, 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 Unit No. 279, of **TILFORD "M" CONDOMINIUM**, according to the Declaration of Condominium thereof, as recorded in **Official Records Book 7484, Page 564**, as amended, of the **Public Records of Broward County, Florida**, together with exhibits and amendments and an undivided interest in the common elements thereto.

Parcel Identification Number: 18203-J2-02300

Subject to taxes for 2004 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

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

DoubleTimes

Signed, sealed and delivered in our presence:

Jeffrey T. Ritchie
Witness Name: _____

Lindsay Johannemann
Witness Name: _____

Jeffrey T. Ritchie
Witness Name: _____

Lindsay Johannemann
Witness Name: _____

Robert W. Jacques (Seal)
Robert W. Jacques

Patricia Ann Jacques (Seal)
Patricia Ann Jacques

State of New Jersey
County of Ocean

The foregoing instrument was acknowledged before me this 1st day of May, 2004 by Robert W. Jacques and Patricia Ann Jacques, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Lindsay Johannemann
Notary Public

Printed Name: LINDSAY JOHANNEMANN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 17, 2006

My Commission Expires: _____

CERTIFICATE OF APPROVAL
OF

TILFORD M CONDOMINIUM ASSOCIATION, INC.

THIS IS TO CERTIFY that NORMA FERGUSON

has been approved by TILFORD M CONDOMINIUM ASSOCIATION, INC. as the
y purchaser or transferee (check the appropriate space) of the following described real property
in Broward County, Florida.

Condominium Parcel No. 779 of TILFORD M CONDOMINIUM, according to the
Declaration thereof, recorded in Official Record Book 7484 at Page 564 through 670
inclusive, of the Public Records of Broward County, Florida.

Such approval has been given pursuant to the provisions of the aforesaid Declaration of Condominium and
constitutes a waiver of the Association's right of first refusal as specified in the Declaration and is conditioned
upon the Deed of Conveyance containing in unqualified language, the following:

1. "SUBJECT TO: The Long-Term Lease recorded in Official Records Book 7484 at page 601, Public Records
of Broward County, Florida, which Long-Term Lease Grantees(Transferees) herein assume (if applicable), and Amendments
thereto, if any."
2. "SUBJECT TO: The Management Agreement to which the Grantees (Transferees) agree to be bound.
3. "SUBJECT TO: The Master Management Agreement recorded in Official Records Book 7484 at Page 663, Public
Records of Broward County, Florida, to which the Grantees (Transferees) herein agree to be bound."
4. "SUBJECT TO: The Declaration of Condominium heretofore described and all the terms and conditions thereof to which the
Grantees (Transferees) agree to be bound and Amendments thereto, if any."
5. "SUBJECT TO: The Membership of Grantor in the Conclub Homeowners Association, Inc., the obligation of which the
Grantees (Transferees) hereby agree to assume and be bound hereby (if applicable)."

In the event that the deed or instrument of conveyance or transfer does not contain the foregoing "SUBJECT
TO" clauses, then this "CERTIFICATE OF APPROVAL" shall be deemed a part thereof, and the Grantee or
Transferee agrees to, and shall be, bound thereby.

A photo copy of the recorded Deed shall be furnished to the Condominium Association, and all other
parties entitled thereto, within thirty (30) days from the date of closing.

In the event a previously unapproved party is assuming possession of the premises, by virtue of the terms
of the Deed of Conveyance, or Trust Indenture, then this Certificate of Approval shall be deemed, pursuant to
said party's application therefor, including the Interrogatories and interview by the Associations's Board of
Directors, binding as if it had been recorded with an instrument of conveyance.

Signed, Sealed and Delivered
IN THE PRESENCE OF:

TILFORD M CONDOMINIUM
ASSOCIATION, INC.

JOY KANE
KATIE GOODMAN

BY Janet Agmund
PRESIDENT
ATTEST
SECRETARY

STATE OF FLORIDA)
COUNTY OF BROWARD)ss:

BEFORE ME, the undersigned authority, personally appeared Janet Agmund
and personally well known to me, and known to me to be the
persons described in and who executed the foregoing instrument as President and Secretary, respectively, of
TILFORD M Condominium Association, Inc., and they, and each of them, duly
acknowledged before me that they executed such instrument as such officers of said Association, and that the
said instrument is the free act and deed of said Association and was executed for the purposes therein expressed.

WITNESS my hand and official seal in the State and County aforesaid
this 27 day of May, 2004

Katie Goodman
NOTARY PUBLIC STATE OF FLORIDA
AT LARGE

JOY KANE
410 S POWERLINE RD
CENTURY MAINT/MGMT
DEERFIELD BCH, FL 33442

(SEAL)



4

Prepared by *w/c 156*
Shoat
Amy Bernatek, an employee of
First American Title Insurance Company
4758 North Federal Highway
Lighthouse Point, Florida 33064
(954) 782-2282

Return to: Grantee

File No.: 1079-180507-688

WARRANTY DEED

This indenture made on **May 06, 2003** A.D., by

Barry A. Segal, a married man

whose address is: **1015 N. 19 Avenue, Hollywood, FL 33301**
hereinafter called the "grantor", to

Robert W. Jacques and Patricia Ann Jacques, husband and wife

whose address is: **252 Pine Drive, Bayville, NY 08721**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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

Condominium Unit No. 279, of TILFORD "M" CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 7484, Page 564, as amended from time to time, of the Public Records of Broward County, Florida.

Parcel Identification Number: **18203-J2-02300**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

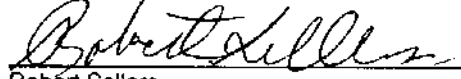
To Have and to Hold, the same in fee simple forever.

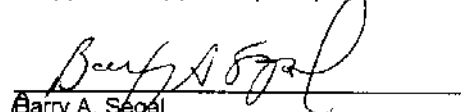
*Said Property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of the Grantor reside thereon. *

3

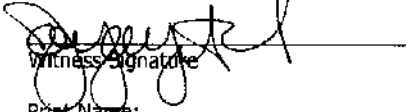
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2002.

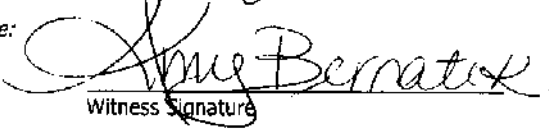
In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Robert Sellers


Barry A. Segal

Signed, sealed and delivered in our presence:

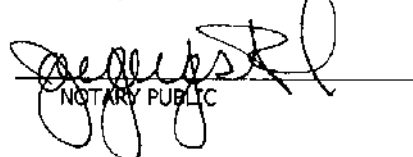

Witness Signature
Print Name: _____


Witness Signature
Print Name: AMY BERNATEK

State of **Florida**

County of **Broward**

The Foregoing Instrument Was Acknowledged before me on **May 06, 2003**, by **Barry A. Segal, a married man** who is/are personally known to me or who has/have produced a valid driver's license as identification.


NOTARY PUBLIC

Notary Print Name
My Commission Expires: _____

CERTIFICATE OF APPROVAL
OF

TILFORD M CONDOMINIUM ASSOCIATION, INC.

THIS IS TO CERTIFY that ROBERT W. JACQUES & PATRICIA A. JACQUES / ROBERT, PATRICIA & JEFF JACQUE AS OCCUPANT RESIDENTS

has been approved by TILFORD M CONDOMINIUM ASSOCIATION, INC. as the x purchaser or _____ transferee (check the appropriate space) of the following described real property in Broward County, Florida.

Condominium Parcel No. 279 of TILFORD M CONDOMINIUM, according to the Declaration thereof, recorded in Official Record Book 7484 at Page 564 through 670 inclusive, of the Public Records of Broward County, Florida.

Such approval has been given pursuant to the provisions of the aforesaid Declaration of Condominium and constitutes a waiver of the Association's right of first refusal as specified in the Declaration and is conditioned upon the Deed of Conveyance containing in unqualified language, the following:

1. "SUBJECT TO: The Long-Term Lease recorded in Official Records Book 7484 at page 601, Public Records of Broward County, Florida, which Long-Term Lease Grantees(Transferees) herein assume (if applicable), and Amendments thereto, if any."
2. "SUBJECT TO: The Management Agreement to which the Grantees (Transferees) agree to be bound."
3. "SUBJECT TO: The Master Management Agreement recorded in Official Records Book 7484 at Page 663, Public Records of Broward County, Florida, to which the Grantees (Transferees) herein agree to be bound."
4. "SUBJECT TO: The Declaration of Condominium heretofore described and all the terms and conditions thereof to which the Grantees (Transferees) agree to be bound and Amendments thereto, if any."
5. "SUBJECT TO: The Membership of Grantor in the Cenclub Homeowners Association, Inc., the obligation of which the Grantees (Transferees) hereby agree to assume and be bound hereby (if applicable)."

In the event that the deed or instrument of conveyance or transfer does not contain the foregoing "SUBJECT TO" clauses, then this "CERTIFICATE OF APPROVAL" shall be deemed a part thereof, and the Grantee or Transferee agrees to, and shall be, bound thereby.

A photo copy of the recorded Deed shall be furnished to the Condominium Association, and all other parties entitled thereto, within thirty (30) days from the date of closing.

In the event a previously unapproved party is assuming possession of the premises, by virtue of the terms of the Deed of Conveyance, or Trust Indenture, then this Certificate of Approval shall be deemed, pursuant to said party's application therefor, including the Interrogatories and interview by the Associations's Board of Directors, binding as if it had been recorded with an instrument of conveyance.

Signed, Sealed and Delivered
IN THE PRESENCE OF:

Katie Goodman
KATIE GOODMAN
Alissa Marquardt
ALISSA MARQUARDT

TILFORD M CONDOMINIUM
ASSOCIATION, INC.

BY Janet Agmund
PRESIDENT
ATTEST Alissa Marquardt
SECRETARY

STATE OF FLORIDA)
COUNTY OF BROWARD)ss:

BEFORE ME, the undersigned authority, personally appeared JANET AGMUND and _____ personally well known to me, and known to me to be the persons described in and who executed the foregoing instrument as President and Secretary, respectively, of TILFORD M Condominium Association, Inc., and they, and each of them, duly acknowledged before me that they executed such instrument as such officers of said Association, and that the said instrument is the free act and deed of said Association and was executed for the purposes therein expressed.

WITNESS my hand and official seal in the State and County aforesaid
this 30th day of APRIL, 2003.

KATIE GOODMAN
CENTURY MAINT. & MGMT.
410 S. POWERLINE RD.
DEERFIELD BEACH, FL 33442

William H. Dellinger
NOTARY PUBLIC STATE OF FLORIDA
AT LARGE

(SEAL)



William H. Dellinger
My Commission DD188794
Expires March 12, 2007



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Detail by Entity Name

Florida Not For Profit Corporation
TILFORD "M" CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	740431
FEI/EIN Number	59-1921346
Date Filed	10/14/1977
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/14/1991
Event Effective Date	NONE

Principal Address

410 SOUTH MILITARY TRAIL
DEERFIELD BEACH, FL 33442

Changed: 04/02/2018

Mailing Address

410 SOUTH MILITARY TRAIL
DEERFIELD BEACH, FL 33442

Changed: 04/02/2018

Registered Agent Name & Address

EAST COAST MAINTENANCE AND MANAGEMENT
410 SOUTH MILITARY TRAIL
DEERFIELD BEACH, FL 33442

Name Changed: 04/02/2018

Address Changed: 04/02/2018

Officer/Director Detail

Name & Address

Title VP, Treasurer, Director

SIDRAN, MARC
266 TILFORD M
DEERFIELD BEACH, FL 33442

Title Director

WALDEN, CHARLES
269 TILFORD M
DEERFIELD BEACH, FL 33442

Title Director

HANSEN , TIM
264 TILFORD M
DEERFIELD BEACH, FL 33442

Title Director, President

FOYER, ARTHUR
260 TILFORD M
DEERFIELD BEACH, FL 33442

Title Director, Secretary

FOYER, GAIL
260 TILFORD M
DEERFIELD BEACH, FL 33442

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2022	02/18/2022
2023	02/28/2023

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02/07/2012 -- ANNUAL REPORT	View image in PDF format
03/01/2011 -- ANNUAL REPORT	View image in PDF format
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04/13/2009 -- ANNUAL REPORT	View image in PDF format
05/22/2008 -- ANNUAL REPORT	View image in PDF format
05/10/2007 -- ANNUAL REPORT	View image in PDF format
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04/14/1999 -- ANNUAL REPORT	View image in PDF format
03/31/1998 -- ANNUAL REPORT	View image in PDF format
04/29/1997 -- ANNUAL REPORT	View image in PDF format
04/27/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

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Detail by Entity Name

Florida Not For Profit Corporation
CVE MASTER MANAGEMENT COMPANY, INC.

Filing Information

Document Number	767440
FEI/EIN Number	59-2288465
Date Filed	03/14/1983
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/13/2020
Event Effective Date	NONE

Principal Address

3501 WEST DRIVE
DEERFIELD BCH, FL 33442-2085

Changed: 03/29/1994

Mailing Address

3501 WEST DRIVE
DEERFIELD BCH, FL 33442-2085

Changed: 03/29/1994

Registered Agent Name & Address

Benson Mucci & Weiss PL
5561 North University Drive
102
Coral Springs, FL 33067

Name Changed: 02/27/2019

Address Changed: 02/06/2020

Officer/Director Detail

Name & Address

Title Secretary

Goldman, Gene
353 Grantham C
DEERFIELD BCH, FL 33442-2085

Title Director

Roboz, Joe
2017 Islewood D
DEERFIELD BCH, FL 33442-2085

Title 1st Vice President

Routburg, Michael
111 Upminster E
DEERFIELD BCH, FL 33442-2085

Title Treasurer

WARHOFTIG , BARRY
1012 Lyndhurst H
DEERFIELD BCH, FL 33442-2085

Title President

Okun, Eli
2041 Berkshire C
Deerfield Beach, FL 33442-2085

Title 2nd Vice President

Gerson, Lester
3045 Ventnor O
Deerfield Beach, FL 33442

Title Director

Capobianco, Donna
2157 Cambridge G
Deerfield Beach, FL 33442

Title Director

Bourque, Paul
3032 Harwood D
Deerfield Beach, FL 33442

Title Director

Conner, Amy

3096 Newport S
 3501 West Drive
 Deerfield Beach, FL 33442

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2022	06/17/2022
2023	02/28/2023

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02/06/2020 -- ANNUAL REPORT	View image in PDF format
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02/07/1996 -- ANNUAL REPORT	View image in PDF format
03/06/1995 -- ANNUAL REPORT	View image in PDF format

[03/14/1983 -- Filings Prior to 1995](#)

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Florida Department of State, Division of Corporations



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Detail by Entity Name

Florida Profit Corporation

CEN-DEER COMMUNITIES INC

Filing Information

Document Number 419730
FEI/EIN Number 59-1500345
Date Filed 02/23/1973
State FL
Status ACTIVE

Principal Address

1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Changed: 04/14/2005

Mailing Address

1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Changed: 04/14/2005

Registered Agent Name & Address

LEVY, MARK F
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Name Changed: 04/14/2005

Address Changed: 04/14/2005

Officer/Director Detail

Name & Address

Title DP

LEVY, MARK F
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Title D

PESECKIS, LYNN L
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Title V, CFO

WELLS, MONICA
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Title VP, Secretary

Friedman, Laura
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Title Comptroller, Treasurer

Windle, Terri
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Title VP

Levy-Bizanes, Jourdan
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Annual Reports

Report Year	Filed Date
2022	04/11/2022
2023	04/18/2023
2023	10/24/2023

Document Images

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04/06/2021 -- ANNUAL REPORT	View image in PDF format
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04/16/2019 -- ANNUAL REPORT	View image in PDF format
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04/26/1996 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

Prepared by and return to:
Michael Boutzoukas, Esq.
Becker & Poliakoff, P.A.
1511 N. Westshore Blvd., Ste. 1000
Tampa, FL 33607

SPECIAL WARRANTY DEED
[CORRECTIVE – SCRIVENER’S ERRORS]

THIS CORRECTIVE DEED, effective as of December 31, 2019, by **CVRF DEERFIELD, LIMITED, a Florida limited partnership**, whose mailing address is 117 W. 72nd Street, Suite 5W, New York, NY 10023-3204 as “GRANTOR,” and **CENCLUB HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation**, now known as **CENCLUB RECREATION MANAGEMENT, INC., a Florida not-for-profit corporation** (by formal name change) whose mailing address is c/o Century Village East Clubhouse 2400 Century Blvd., Deerfield Beach, FL 33442, as “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.)

WITNESSETH:

The GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to GRANTOR by said GRANTEE, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE the following described real property, and rights and interest in real property located and situated in the County of Broward and State of Florida, to wit:

SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF (the “Property”).

This Deed is executed in connection with that certain option agreement, as described in that Option Contract for Sale and Purchase, attached as Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, as assigned and amended, of the public records of Broward County, Florida, (the “Agreement”), dated December 20, 1976 (“Option Agreement:”), as thereafter amended.

This conveyance is subject to the following:

1. Taxes and assessments for the year 2020 and years subsequent thereto.
2. All matters of record in the Public Records of Broward County, including, without

This Corrective Deed is being executed to correct scrivener’s errors (typographical) in the legal description on the prior Special Warranty Deed recorded in Instrument #116264494, Broward County, Florida.

limitation, declarations, plats, covenants, conditions, reservations, restrictions, dedications and easements of record.

3. Zoning and/or other restrictions and prohibitions imposed by governmental authority.

4. Public utility easements of record.

5. Terms and conditions of the long-term recreational facilities leases, including but not limited to that certain Long Term Lease recorded in Official Records Book 6521, Page 167, and amendments recorded in Official Records Book 6065, Page 850, Official Records Book 8491, Page 483 and Official Records Book 9642, Page 1, as assigned by Century Village to CRVF Deerfield, Limited, a Florida limited partnership in Official Records Book 9987, Page 460, all of the Public Records of Broward County, Florida, as amended ("Long Term Lease") and all leases affecting the Property entered into prior to the Long Term Lease ("Long Term Leases").

6. Options to purchase the Property set forth in the Long Term Leases.

7. Subject to master management agreement providing for provisions of community facilities in accordance with such individual contracts between residents of Century Village, Deerfield Beach, Florida and the Master Management Firm defined therein and Century Village East, Inc.

8. Any franchise, concession or other agreements affecting said Property.

9. Terms and conditions of the Option Agreement for Sale and Purchase between Century Village East, Inc. and Cenclub Homeowners Association, Inc. contained in Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, Amendments recorded in Official Records Book 6881, Page 589, Official Records Book 7420, Page 539 and in Official Records Book 9977, Page 1 re-recorded in Official Records Book 9987, Page 399, and assigned to CVRF Deerfield, Limited, a Florida limited partnership recorded in Official Records Book 9987, Page 494, as affected by Agreement as to Option Exercise Date recorded in Official Records Book 30732, Page 990, all of the Public Records of Broward County, Florida ("Option Agreement").

9. That certain purchase money mortgage encumbering the Property, and executed contemporaneously herewith by GRANTEE in favor of GRANTOR and recorded in the Public Records of Broward County, Florida (the "Purchase Money Mortgage").

10. That certain declaration of restrictive covenants restricting the use of the Property to recreational purposes only for a period of ninety-nine (99) years executed contemporaneously herewith and recorded in the Public Records of Broward County, Florida.

11. GRANTEE hereby acknowledged and reaffirms each of the continuing covenants (each a "Continuing Covenant" and collectively referred to as the "Continuing Covenants") set forth in Section 28 of the Option Agreement except that, other than the Purchase Money Mortgage, there are no mortgage or like security instruments affecting the Property as described in Section 28(b), and Section 28(d) shall have no application after closing.

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

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

The GRANTOR hereby specially warrants the title to the said real property, and will defend the same, against the lawful claims of all persons claiming by, through or under the said GRANTOR.

GRANTOR and GRANTEE covenant and agree that it is not the intention of the parties that a merger of title be effected by this conveyance, and the interest of Grantee as Landlord by assignment of the Long Term Leases under that certain Assignment and Assumption of Leases of even date herewith, which Long Term Leases shall remain in full force and effect and may be enforced upon by Grantee as provided for in each of said Leases so assigned as to all sublessees, users and occupants of the above-described property.

GRANTEE, by acceptance and recordation of this Special Warranty Deed, expressly and specifically approves, accepts, covenants and agrees to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the recorded Declaration of Condominium described above and all amendments and/or supplements thereto, which provisions and requirements are acknowledged by Grantee to be reasonable, fair, and all of which are incorporated herein by this reference.

[SIGNATURES AND EXHIBIT "A" TO FOLLOW]

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Signed, sealed and delivered
in the presence of

Winnie Gardner

Witness signature

K. Glade

Witness print name

Witness signature

Witness print name

CVRF DEERFIELD, LIMITED,
a Florida limited partnership

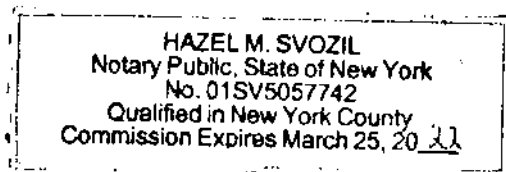
By: HOLROD REALTY HOLDING
CORPORATION, a New York
corporation, its General Partner

By: [Signature]
James A. Nicholson, President

STATE OF NEW YORK

COUNTY OF NEW YORK

On this 24 day of August, 2021, before me, the undersigned notary public, appeared by means of physical presence or online notarization, James A. Nicholson, as president of Holrod Realty Holding Corporation, a New York corporation, the general partner of CVRF Deerfield, Limited, a Florida limited partnership, and who is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument to be the individual whose name is subscribed to within.



Hazel M. Svozil
Notary Public

Printed Name: Hazel M. Svozil

[Seal]

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

"CLUBHOUSE AREA" - 484203-00-0153

A parcel of land in Sections 2 and 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being more specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15' 00" West, along the West line of said Section 2, a distance of 1980.75 feet to the Point of Beginning;

Thence, North 60 degrees 00' 00" East, a distance of 53.18 feet; thence, South 30 degrees 00' 00" East, a distance of 84.07 feet; thence, North 60 degrees 00' 00" East, a distance of 229.78 feet; thence, North 15 degrees 00' 00" West, a distance of 165.00 feet; thence, North 12 degrees 25' 42" East, a distance of 223.77 feet; thence, North 44 degrees 00' 00" East, a distance of 200.00 feet; thence, North 64 degrees 32' 51" East, a distance of 125.00 feet; thence, North 03 degrees 10' 00" West, a distance of 115.32 feet; thence, North 36 degrees 00' 00" East, a distance of 202.96 feet to a point on the Southerly right of way line of Century Boulevard; said right of way line being a curve concave to the North, having a delta angle of 29 degrees 52' 47", a radius of 1550.00 feet, a chord distance of 799.20 feet and whose center bears North 0 degrees 37' 46" West; thence, along the arc of said curve, a distance of 808.32 feet; thence, North 29 degrees 15' 01" East, a distance of 10.00 feet; thence, North 58 degrees 50' 23" West, a distance of 299.88 feet; thence, **North 60 degrees 45' 00" West, a distance of 200.11 feet**; thence, South 29 degrees 15' 00" West, a distance of 490.82 feet; thence, South 57 degrees 46' 20" East, a distance of 290.00 feet; thence, South 45 degrees 22' 44" East, a distance of 262.34 feet; thence, due South, a distance of 345.00 feet; thence, South 56 degrees 50' 33" East, a distance of 89.88 feet; thence, South 30 degrees 00' 00" East, a distance of 329.76 feet; thence North 60 degrees 00' 00" East, a distance of 128.30 feet to the Point of Beginning.

Parcel 2:

LEGAL DESCRIPTION FOR TENNIS COURTS - 484202-00-0037

A parcel of land in the West one-half of Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

Commence at the intersection of the East line of the West one-half of said Section 2, with the Southerly right of way line of State Road No. 810, (a 100 foot road right of way);

Thence, bear South 01 degrees 14' 29" East, along the East line of said West one-half of Section 2, a distance of 1415.00 feet.

Thence, South 89 degrees 01' 04" West, a distance of 309.33 feet to the Point of Beginning;

Thence, continue South 89 degrees 01' 04" West, a distance of 100.00 feet; thence, North 00 degrees 58' 56" West, a distance of 118.50 feet; thence, North 89 degrees 01' 04" East, a distance of 100.00 feet; thence, South 00 degrees 58' 56" East, a distance of 118.50 feet to the Point of Beginning.

Parcel 3:

LEGAL DESCRIPTION FOR LYNDBURST RECREATION AREA NORTH - 484203-00-0238

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 2636.99 feet;

Thence, due West, a distance of 1582.85 feet to the Point of Beginning.

Thence, South 11 degrees 40' 00" West, a distance of 115.50 feet; thence, North 78 degrees 20' 00" West, a distance of 35.00 feet; thence, South 11 degrees 40' 00" West, a distance of 35.00 feet; thence, North 78 degrees 20' 00" West, a distance of 128.46 feet to a point on the East right of way line of Century Boulevard South; thence, North 19 degrees 45' 00" West, along said right of way line, a distance of 147.39 feet;

Thence, North 70 degrees 15' 00" East, a distance of 140.17 feet; thence, South 56 degrees 30' 00" East, a distance of 130.00 feet to the Point of Beginning.

Parcel 4:

LEGAL DESCRIPTION FOR LYNDHURST RECREATION AREA SOUTH – 484203-00-0142

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 1217.05 feet to a point on a curve concave to the South, having a radius of 1690.00 feet, a central angle of 07 degrees 07' 01", **a chord bearing of North 83 degrees 48' 59" West** and a chord distance of 209.79 feet; said curve being the North right of way line of Century Boulevard South and said point being the Point of Beginning.

Thence, Westerly, along the arc of said curve, a distance of 209.92 feet to the end of said curve; thence, due North, a distance of 149.87 feet; thence, due East, a distance of 169.49 feet; thence, due South, a distance of 42.19 feet; thence, South 47 degrees 15' 00" East, a distance of 50.37 feet to a point on the East line of said Section 3, thence, South 01 degrees 15' 00" East, along said section line, a distance of 96.11 feet to a point on the North right of way line of Century Boulevard South and the Point of Beginning.

Parcel 5:

GRANTHAM RECREATION AREA – 484202-00-0243

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1659.59 feet; Thence, due East, a distance of 680.84 feet to the Point of Beginning; Thence, continue due East, a distance of 74.49 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 150 degrees 00 minutes 00 seconds and a chord bearing of South 15 degrees 00 minutes 00 seconds East; Thence, Southerly, along the arc of said curve, a distance of 146.61 feet to the Point of Tangency; Thence, South 60 degrees 00 minutes 00 seconds West, a distance of 55.50 feet to a point of curvature of a curve to the right, having a radius of 65.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and a chord bearing of North 75 degrees 00 minutes 00 seconds West; Thence, Westerly, along the arc of said curve, a distance of 102.10 feet to the Point of Tangency; Thence, North 30 degrees 00 minutes 00 seconds West; a distance of 28.24 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 120 degrees 00 minutes 00 seconds and a chord bearing of North 30 degrees 00 minutes 00 seconds East; Thence, Northerly, along the arc of said curve, a distance of 117.29 feet to the Point of Beginning.

Parcel 6:

ASHBY RECREATION AREA – 484202-00-0231

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1562.73 feet; Thence, due East, a distance of 1640.26 feet to the Point of Beginning; Thence, North 55 degrees 00 minutes 00 seconds East, a distance of 184.77 feet; Thence, South 66 degrees 38 minutes 41 seconds East, a distance of 41.86 feet to a point on a curve concave to the Northwest having a radius of 1010.00 feet; a central angle of 18 degrees 24 minutes 01 seconds, a chord bearing of South 32 degrees 33 minutes 20 seconds West and a chord distance of **322.96** feet; said curve being the West right of way line of Century Boulevard South; Thence, Southwesterly, along the arc of said curve, a distance of 324.36 feet to the end of said curve; Thence, North 05 degrees 00 minutes 00 seconds West, a distance of 183.53 feet to the Point of Beginning.

Parcel 7:

DURHAM RECREATION AREA - 484203-00-0152

A parcel of land located in Section 3, Township 48 South, Range 42 East, Broward County, Florida, described as follows:

From the Southeast corner of Section 3, proceed North 01 degrees 15 minutes 00 seconds West, a distance of 2685.49 feet, along the East line of said Section 3, to the East one-quarter corner; thence North 01 degrees 12 minutes 39 seconds West, along the East line of said Section 3, a distance of **1467.53 feet**; thence due West, a distance of 30.52 feet to the Point of Beginning; thence, due South, a distance of 31.19 feet; thence South 79 degrees 22 minutes 45 seconds West, a distance of 174.42 feet to a point of curvature of a curve to the left, (curve Data: Delta Angle 30 degrees 00 minutes 00 seconds, Radius = 186.60 feet; Chord Bearing = South 64 degrees 22 minutes 45 seconds West; Chord Distance = 96.59 feet); thence, along the arc of the curve, a distance of 97.70 feet; thence South 49 degrees 22 minutes 45 seconds West, a distance of 50.00 feet; thence North 40 degrees 37 minutes 15 seconds West, a distance of 59.39 feet to a Point of Curvature of a curve to the left, (Curve Data: Delta Angle = 37 degrees 59 minutes 00 seconds; Radius = 132.52 feet; Chord Bearing = North 59 degrees 36 minutes 45 seconds West; Chord Distance = 86.25 feet); thence, along the arc of the curve, a distance of 87.85 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 39.99 feet; thence, South 78 degrees 14 minutes 20 seconds East, a distance of 36.00 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 17.50 feet; thence, due East, a distance of 362.59 feet to the Point of Beginning.

Parcel 8:

UPMINSTER RECREATION AREA – 484202-00-0035

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of Section 2, bears North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West quarter section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West line, a distance of 679.45 feet; thence, due East, a distance of 1751.67 feet to a point on a curve concave to the Northwest, having a radius of 920.00 feet, a central angle of 13 degrees 34 minutes 08 seconds, a chord bearing of North 32 degrees 48 minutes 24 seconds East and a chord distance of 188.59 feet; said curve being the East right of way line of Century Boulevard South and the Point of Beginning; thence, Northeasterly, along the arc of said curve, a distance of 188.92 feet to the end of said curve; thence, North 89 degrees 01 minutes 04 seconds East, a distance of 100.00 feet; thence, due South, a distance of 66.32 feet; thence, due West, a distance of 50.00 feet; thence, due South, a distance of 175.00 feet; thence, due West, a distance of 94.85 feet; thence North 35 degrees 15 minutes 00 seconds West, a distance of 99.30 feet to the Point of Beginning.

Parcel 9:

MARKHAM RECREATION AREA – 484203-00-0237

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section, a distance of 1335.97 feet; thence due West, a distance of 1396.95 feet to the Point of Beginning; thence South 15 degrees 40 minutes 00 seconds West, a distance of 179.13 feet; thence, South 22 degrees 40 minutes 00 seconds East, a distance of 154.01 feet; thence South 03 degrees 50 minutes 26 seconds West, a distance of 18.16 feet to a point on a curve concave to the North, having a radius of 470.00, a central angle of 54 degrees 46 minutes 28 seconds, a chord bearing of North 58 degrees 46 minutes 17 seconds West and a chord distance of 432.40 feet; said curve being the North right of way line of Century Boulevard South, Thence, Northwesterly, along the arc of said curve, a distance of 449.32 feet to the end of said curve; thence, South 86 degrees 50 minutes 00 seconds East, a distance of 238.97 feet; thence, North 15 degrees 40 minutes 00 seconds East, a distance of 150.00 feet; thence, South 74 degrees 20 minutes 00 seconds East, a distance of 84.00 feet to the Point of Beginning.

Parcel 10:

BERKSHIRE RECREATION AREA – 484202-00-0038

A parcel of land located in Section 2, Township 48 South, Range 42 East, Broward County, Florida, said parcel of land being more specifically described as follows:

From the Southwest corner of Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West one-quarter corner; Thence, North 89 degrees 40 minutes 07 seconds East, a distance of 1245.51 feet to the Point of Beginning; Thence, due East, a distance of 305.63 feet; thence, due South, a distance of 125.61 feet; thence, South 59 degrees 01 minutes 04 seconds West, a distance of 176.48 feet; thence, North 60 degrees 58 minutes 56 seconds West, a distance of 176.48 feet; thence, due North, a distance of 130.85 feet to the Point of Beginning.

Parcel 11:

RICHMOND RECREATION AREA – 484202-00-0242

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section , a distance of 1568.55 feet; thence, due East, a distance of 1879.59 feet to the Point of Beginning; thence, South 60 degrees 00 minutes 00 seconds East, a distance of 287.00 feet; thence, South 35 degrees 00 minutes 00 seconds West, a distance of 123.13 feet; thence South 05 degrees 00 minutes 00 seconds West, a distance of 215.20 feet; thence, South 65 degrees 00 minutes 00 seconds West, a distance of 51.11 feet to a point on the North right-of-way line of East Drive; thence, North 16 degrees 32 minutes 00 seconds West, along said right-of-way line, a distance of 176.70 feet to a point of curvature of a curve to the left, having a radius of 194.25 feet, a central angle of 35 degrees 55 minutes 09 seconds, a chord bearing of North 34 degrees 29 minutes 35 seconds West, and a chord distance of 119.79 feet; said curve being said right-of-way line; thence, Northwesterly, along the arc of said curve, a distance of 121.78 feet to the point of tangency; thence, North 52 degrees 27 minutes 09 seconds West, along said right-of-way line, a distance of 105.18 feet to the Easterly right-of-way line of Century Boulevard South; said right-of-way line being a curve concave to the West, having a radius of 1090.00 feet; a central angle of 09 degrees 05 minutes 03 seconds, a chord bearing of North 30 degrees 54 minutes 04 seconds East and a chord distance of 172.64 feet; thence, Northwesterly, along the arc of said curve, a distance of 172.82 feet to the Point of Beginning.

Parcel 12:

WESTBURY RECREATION AREA – 484202-00-0162

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section, a distance of 2685.49 feet to the West quarter Section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West section line, a distance of 1645.84 feet; thence, due East, a distance of 1341.54 feet to the Point of Beginning; thence, due North, a distance of 107.00 feet; thence, due East, a distance of 36.00 feet; thence, due North, a distance of 41.00 feet; thence, due East, a distance of 130.00 feet; thence, due South, a distance of 112.00 feet; thence, due West, a distance of 36.00 feet; thence, due South, a distance of 72.00 feet; thence, due West, a distance of 90.00 feet; thence, due North, a distance of 36.00 feet; thence, due West, a distance of 40.00 feet to the Point of Beginning.

Parcel 13:

VENTNOR RECREATION AREA – 484203-00-0290

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section 3, a distance of 2685.49 feet to the East one-quarter section corner; thence, North 01 degrees 12 minutes 39 seconds West, along said East section line, a distance of 1005.15 feet; thence, due West, a distance of 2684.69 feet to the Point of Beginning. Thence, South 88 degrees 19 minutes 56 seconds West, a distance of 297.63 feet; thence, North 23 degrees 47 minutes 53 seconds West, a distance of 43.37 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 120.00 feet; thence, South 88 degrees 46 minutes 38 seconds West, a distance of 40.00 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 317.00 feet; thence, North 88 degrees 46 minutes 38 seconds East, a distance of 93.34 feet; thence South 01 degrees 00 minutes 00 seconds East, a distance of 182.58 feet; thence South 31 degrees 00 minutes 00 seconds East, a distance of 158.24 feet; thence South 51 degrees 00 minutes 00 seconds East, a distance of 239.73 feet to the Point of Beginning.

Parcel 14:

OAKRIDGE RECREATION AREA – 484203-00-0236

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 1132.19 feet; thence, due West, a distance of 1792.51 feet to a point of the Southwesterly right of way line of Century Boulevard and the Point of Beginning; thence South 50 degrees 00 minutes 00 seconds West, a distance of 180.00 feet; thence North 40 degrees 00 minutes 00 seconds West, a distance of 86.11 feet; thence, due West, a distance of 119.61 feet to a point on the East line of the "Nature Preserve"; thence, due North, along said East line, a distance of 100.00 feet; thence, due East, a distance of 277.68 feet to a point on a curve concave to the Northeast, having a radius of 550.00 feet; a central angle of 06 degrees 23 minutes 36 seconds, a chord bearing of South 34 degrees 58 minutes 48 seconds East and a chord distance of 61.34 feet; said curve being on the Southwesterly right of way line of Century Boulevard; thence, Southeasterly, along the arc of said curve, a distance of 61.37 feet to the end of said curve and the Point of Beginning.

Parcel 15:

NEWPORT RECREATION AREA - 484203-00-0340

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 288.42 feet; thence, due West, a distance of 2458.61 feet to the Point of Beginning; thence, South 82 degrees 48 minutes 15 seconds West, a distance of 203.11 feet; thence South 89 degrees 19 minutes 00 seconds West, a distance of 198.21 feet; thence, North 00 degrees 41 minutes 00 seconds West, a distance of 145.00 feet; thence, North 89 degrees 19 minutes 00 seconds East, a distance of 280.97 feet; thence, South 45 degrees 00 minutes 00 seconds East, a distance of 170.46 feet to the Point of Beginning.



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Detail by Entity Name

Florida Not For Profit Corporation
CENCLUB RECREATION MANAGEMENT, INC.

Filing Information

Document Number	735324
FEI/EIN Number	65-0123144
Date Filed	03/18/1976
State	FL
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Event Date Filed	01/31/2020
Event Effective Date	NONE

Principal Address

c/o Century Village East Clubhouse
2400 Century Blvd.
Deerfield Beach, FL 33442

Changed: 02/14/2019

Mailing Address

c/o Century Village East Clubhouse
Attn: Rita Pickar
2400 Century Blvd.
Deerfield Beach, FL 33442

Changed: 02/14/2019

Registered Agent Name & Address

BENSON MUCCI & WEISS PL
C/O BRIAN ABELOW, ESQ.
5561 NORTH UNIVERSITY DRIVE - STE. 102
CORAL SPRINGS, FL 33067

Name Changed: 12/11/2020

Address Changed: 12/11/2020

Officer/Director Detail

Name & Address

Title D

PICKAR, RITA
1063 OAKRIDGE F
DEERFIELD BEACH, FL 33442

Title D

BAIMEL, JAY R
4058 LYNDHURST N
DEERFIELD BEACH, FL 33442

Title D

RACKMAN, MICHAEL
1041 BERKSHIRE C
DEERFIELD BEACH, FL 33442

Title D

DOVE, SUSAN
19 TILFORD B
DEERFIELD BEACH, FL 33442

Title Director

Meiner, Phyllis
c/o Century Village East Clubhouse
2400 Century Blvd.
Deerfield Beach, FL 33442

Title Director

Spitzer, Stanley
203 Richmond A
Deerfield Beach, FL 33442

Title Director

Klein, Arnold
1013 Ellesmere A
Deerfield Beach, FL 33442

Annual Reports

Report Year	Filed Date
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2022	02/04/2022
2023	01/27/2023

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

DATE: April 1st, 2024
PROPERTY ID # 484203-J2-0230 (TD # 51629)

WARNING

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

NORMA J FERGUSON
279 TILFORD M
DEERFIELD BEACH, FL 33442-2132

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 279 TILFORD M, DEERFIELD BEACH, FL 33442 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\$7,746.00
Or
* Estimated Amount due if paid by May 14, 2024\$7,840.88

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 # 484203-J2-0230 (TD # 51629)

WARNING

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

CITY OF DEERFIELD BEACH
150 NE 2ND AVE
DEERFIELD BEACH, FL 33441-3506

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 279 TILFORD M, DEERFIELD BEACH, FL 33442 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\$7,746.00
- Or
- * Estimated Amount due if paid by May 14, 2024\$7,840.88

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 # 484203-J2-0230 (TD # 51629)

WARNING

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

BENSON MUCCI & WEISS PL, REGISTERED AGENT O/B/O CENCLUB RECREATION
MANAGEMENT, INC.
C/O BRIAN ABELOW, ESQ.
5561 NORTH UNIVERSITY DRIVE - STE. 102
CORAL SPRINGS, FL 33067

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 279 TILFORD M, DEERFIELD BEACH,
FL 33442 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\$7,746.00
Or
* Estimated Amount due if paid by May 14, 2024\$7,840.88

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 # 484203-J2-0230 (TD # 51629)

WARNING

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

BENSON MUCCI & WEISS PL, REGISTERED AGENT O/B/O CVE MASTER MANAGEMENT
COMPANY, INC
5561 NORTH UNIVERSITY DRIVE 102
CORAL SPRINGS, FL 33067

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 279 TILFORD M, DEERFIELD BEACH,
FL 33442 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\$7,746.00
Or
* Estimated Amount due if paid by May 14, 2024\$7,840.88

**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 # 484203-J2-0230 (TD # 51629)

WARNING

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

CENCLUB HOMEOWNERS ASSOCIATION, INC. NOW KNOWN AS CENCLUB
RECREATION MANAGEMENT, INC.
C/O CENTURY VILLAGE EAST CLUBHOUSE
2400 CENTURY BLVD
DEERFIELD BEACH, FL 33442

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 279 TILFORD M, DEERFIELD BEACH, FL 33442 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\$7,746.00
- Or
- * Estimated Amount due if paid by May 14, 2024\$7,840.88

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.

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

DATE: April 1st, 2024
PROPERTY ID # 484203-J2-0230 (TD # 51629)

WARNING

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

CENCLUB RECREATION MANAGEMENT, INC.
C/O CENTURY VILLAGE EAST CLUBHOUSE
ATTN: RITA PICKAR
2400 CENTURY BLVD.
DEERFIELD BEACH, FL 33442

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

DATE: April 1st, 2024
PROPERTY ID # 484203-J2-0230 (TD # 51629)

WARNING

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

CVE MASTER MANAGEMENT COMPANY, INC.
3501 WEST DRIVE
DEERFIELD BCH, FL 33442-2085

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

DATE: April 1st, 2024
PROPERTY ID # 484203-J2-0230 (TD # 51629)

WARNING

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

EAST COAST MAINTENANCE AND MANAGEMENT, REGISTERED AGENT O/B/O TILFORD
"M" CONDOMINIUM ASSOCIATION, INC.
410 SOUTH MILITARY TRAIL
DEERFIELD BEACH, FL 33442

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 279 TILFORD M, DEERFIELD BEACH,
FL 33442 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD,
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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: April 1st, 2024
PROPERTY ID # 484203-J2-0230 (TD # 51629)

WARNING

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

MARK F LEVY, REGISTERED AGENT
O/B/O CEN-DEER COMMUNITIES, INC.
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: April 1st, 2024
PROPERTY ID # 484203-J2-0230 (TD # 51629)

WARNING

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SUSAN T RHODES
ATTORNEY AT LAW
4801 S UNIVERSITY DR STE 2500
DAVIE, FL 33328-3845

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

DATE: April 1st, 2024
PROPERTY ID # 484203-J2-0230 (TD # 51629)

WARNING

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NORMA J FERGUSON
279 TILFORD M CENTURY VILLAGE
DEERFIELD BEACH, FL 33442

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

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- Adult Signature Required \$ _____

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Street address

City, State, ZIP+4®

TD 51629 MAY 2024 WARNING
NORMA J FERGUSON
279 TILFORD M
DEERFIELD BEACH, FL 33442-2132

9589 0710 5270 0974 2437 21

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TD 51629 MAY 2024 WARNING
CITY OF DEERFIELD BEACH
150 NE 2ND AVE
DEERFIELD BEACH, FL 33441-3506

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- Adult Signature Required \$ _____

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TD 51629 MAY 2024 WARNING
BENSON MUCCI & WEISS PL, REGISTERED AGENT O/B/O
CENCLUB RECREATION MANAGEMENT, INC.
C/O BRIAN ABELOW, ESQ.
5561 NORTH UNIVERSITY DRIVE - STE. 102
CORAL SPRINGS, FL 33067

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9589 0710 5270 0974 2437 5E

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TD 51629 MAY 2024 WARNING
BENSON MUCCI & WEISS PL, REGISTERED AGENT
O/B/O CVE MASTER MANAGEMENT COMPANY, INC
5561 NORTH UNIVERSITY DRIVE 102
CORAL SPRINGS, FL 33067

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Postage	TD 51629 MAY 2024 WARNING CENCLUB HOMEOWNERS ASSOCIATION, INC. NOW KNOWN AS CENCLUB RECREATION MANAGEMENT, INC. C/O CENTURY VILLAGE EAST CLUBHOUSE 2400 CENTURY BLVD DEERFIELD BEACH, FL 33442
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TD 51629 MAY 2024 WARNING
CENCLUB RECREATION MANAGEMENT, INC.
C/O CENTURY VILLAGE EAST CLUBHOUSE
ATTN: RITA PICKAR
2400 CENTURY BLVD.
DEERFIELD BEACH, FL 33442

9589 0710 5270 0974 2437 76

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- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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Total Postage

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TD 51629 MAY 2024 WARNING
CVE MASTER MANAGEMENT COMPANY, INC.
3501 WEST DRIVE
DEERFIELD BCH, FL 33442-2085

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- Adult Signature Restricted Delivery \$ _____

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Street

City, State, ZIP+4®

TD 51629 MAY 2024 WARNING
EAST COAST MAINTENANCE AND MANAGEMENT,
REGISTERED AGENT O/B/O TILFORD "M" CONDOMINIUM
ASSOCIATION, INC.
410 SOUTH MILITARY TRAIL
DEERFIELD BEACH, FL 33442

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
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Postage
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Total
\$
Sent 7
Street
City, State, ZIP+4®

TD 51629 MAY 2024 WARNING
MARK F LEVY, REGISTERED AGENT
O/B/O CEN-DEER COMMUNITIES, INC.
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

9589 0710 5270 0974 2438 06

9589 0710 5270 0974 2438 13

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
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Postage	\$
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TD 51629 MAY 2024 WARNING
SUSAN T RHODES
ATTORNEY AT LAW
4801 S UNIVERSITY DR STE 2500
DAVIE, FL 33328-3845

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9589 0710 5270 0974 2438 20

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

Postmark
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Post	TD 51629 MAY 2024 WARNING
\$	NORMA J FERGUSON
Total	279 TILFORD M CENTURY VILLAGE
\$	DEERFIELD BEACH, FL 33442
Seni	
Stre	
City, State, ZIP+4®	

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 51629 MAY 2024 WARNING
BENSON MUCCI & WEISS PL, REGISTERED AGENT
O/B/O CVE MASTER MANAGEMENT COMPANY, INC
5561 NORTH UNIVERSITY DRIVE 102
CORAL SPRINGS, FL 33067



9590 9402 8592 3244 9562 87

2. Article Number (Transfer from service label)

9589 0710 5270 0974 2437 52

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) **ROSE ADIXE** C. Date of Delivery **4/18/24**

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 51629 MAY 2024 WARNING
 CENCLUB RECREATION MANAGEMENT, INC.
 C/O CENTURY VILLAGE EAST CLUBHOUSE
 ATTN: RITA PICKAR
 2400 CENTURY BLVD.
 DEERFIELD BEACH, FL 33442



9590 9402 8592 3244 9562 63

COMPLETE THIS SECTION ON DELIVERY

A. Signature *x Alexes Baam* Agent
 Addressee

B. Received by (Printed Name)
Alexis B

C. Date of Delivery

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

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

9589 0710 5270 0974 2437 76

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 51629 MAY 2024 WARNING
EAST COAST MAINTENANCE AND MANAGEMENT,
REGISTERED AGENT O/B/O TILFORD "M" CONDOMINIUM
ASSOCIATION, INC.
410 SOUTH MILITARY TRAIL
DEERFIELD BEACH, FL 33442



9590 9402 8592 3244 9562 49

2. Article Number (Transfer from service label)

9589 0710 5270 0974 2437 90

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Agent
- Addressee

B. Received by (Print Name)

C. Date of Delivery

4/19

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

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 51629 MAY 2024 WARNING
MARK F LEVY, REGISTERED AGENT
O/B/O CEN-DEER COMMUNITIES, INC.
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401



9590 9402 8592 3244 9562 32

2. Article Number (Transfer from service label)

9589 0710 5270 0974 2438 06

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

X *Sharon Begne*

B. Received by (Printed Name)
Sharon Begne

C. Date of Delivery
4/19/24

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
 - Mail Restricted Delivery (500)
 - 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 51629 MAY 2024 WARNING
CENCLUB HOMEOWNERS ASSOCIATION, INC. NOW KNOWN
AS CENCLUB RECREATION MANAGEMENT, INC.
C/O CENTURY VILLAGE EAST CLUBHOUSE
2400 CENTURY BLVD
DEERFIELD BEACH, FL 33442



9590 9402 8592 3244 9562 70

2. Article Number (Transfer from)

9589 0710 5270 0974 2437 69

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Alexis Braun* Agent
 Addressee

B. Received by (*Printed Name*)

Alexis B

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
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- 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 51629 MAY 2024 WARNING
CVE MASTER MANAGEMENT COMPANY, INC.
 3501 WEST DRIVE
 DEERFIELD BCH, FL 33442-2085



9590 9402 8592 3244 9562 56

2. Article Number (Transfer from service label)

9589 0710 5270 0974 2437 83

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Margo Baldwin Agent Addressee

B. Received by (Printed Name)

Margo Baldwin

C. Date of Delivery

4/10/24

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
- Registered Mail
- Registered Mail Restricted Delivery (500)

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 51629 MAY 2024 WARNING
BENSON MUCCI & WEISS PL, REGISTERED AGENT O/B/O
CENCLUB RECREATION MANAGEMENT, INC.
C/O BRIAN ABELOW, ESQ.
5561 NORTH UNIVERSITY DRIVE - STE. 102
CORAL SPRINGS, FL 33067



9590 9402 8592 3244 9560 27

2. Article Number (Transfer from service label)

9589 0710 5270 0974 2437 45

COMPLETE THIS SECTION ON DELIVERY

A. Signature *L. Abelow* Agent
 Addressee

B. Received by (Printed Name) *L. Abelow* C. Date of Delivery *4/2/24*

Include 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 Mail Restricted Delivery