

# TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

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

E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)

Phone: (412) 391-5555

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

Parcel ID	Alt. Key	Property Address
5041 04 DD 0030	440336	8195 NW 8 MANOR #3 PLANTATION 33324-1222

### Legal Description

UNIT 3 OF TOWNHOUSES AT JACARANDA CONDOMINIUM 21 F/K/A ISLANDIA CONDOMINIUM 21, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 8059, PAGE 128, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

## Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 10187	\$201,480	No	No	No

**Owner of Record on Current Tax Roll**  
DEVIN FUNCHESS

**Billing Name & Address**

8195 NW 8 MNR  
PLANTATION FL 33324-1222

# PROPERTY INFORMATION REPORT

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This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

**Report Date:** 05/07/2024      **Search covers**      **20 years**      **through:**01/18/2024

*Karen Klein*  
Title Examiner

---

**General Examiner Comments:**

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

DEVIN FUNCHESS  
8195 NW 8TH MANOR, 3  
PLANTATION FL 33324

**Document**

Warranty Deed  
Inst:116770209

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

Warranty Deed  
Bk:30747 Pg:142

Quit Claim Deed  
Bk:43387 Pg:1148

Quit Claim Deed  
Bk:44421 Pg:1422

Certificate of Title  
Inst:113294945

Warranty Deed  
Inst:113628323

Warranty Deed  
Inst:113994914

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

None found.

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

None found.

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

TOWNHOUSES AT JACARANDA CONDOMINIUM  
ASSOCIATION, INC.  
VALERIE J. PETERS, ESQ.  
PETERS & PETERS, PA  
10400 GRIFFIN ROAD, SUITE 108  
COOPER CITY FL 33328

**Document**

Lis Pendens  
Inst:117643275

**Examiner Comments**

Name & Address of Record	Document	Examiner Comments
TOWNHOUSES AT JACARANDA CONDOMINIUM ASSOCIATION, INC. 8201 NW 8TH STREET PLANTATION FL 33324	Lis Pendens Inst:118177843	
KEVIN G PETERS, ESQ., REGISTERED AGENT O/B/O TOWNHOUSES AT JACARANDA CONDOMINIUM ASSOCIATION, INC. 10400 GRIFFIN ROAD SUITE #108 COOPER CITY FL 33028	Lien Inst:118962725	
	Sunbiz COA	

**Related Documents (for Reference)**

None found.

**OTHER PARTIES**

Name & Address of Record	Document	Examiner Comments
None found.		

**Related Documents (for Reference)**

None found.

**OTHER DOCUMENTS****Document Type**

Property Appraiser



<b>Site Address</b>	8195 NW 8 MANOR #3, PLANTATION FL 33324-1222	<b>ID #</b>	5041 04 DD 0030
<b>Property Owner</b>	FUNCHESS, DEVIN	<b>Millage</b>	2212
<b>Mailing Address</b>	8195 NW 8 MNR PLANTATION FL 33324-1222	<b>Use</b>	04
<b>Abbr Legal Description</b>	TOWNHOUSES AT JACARANDA CONDO 21 FKA ISLANDIA UNIT 3 PER CDO BK/PG: 8059/128 AND AMCDO BK/PG: 32342/650		

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	\$20,150	\$181,330	\$201,480	\$201,480	
2022	\$18,860	\$169,780	\$188,640	\$188,640	\$3,886.18
2021	\$19,140	\$172,260	\$191,400	\$191,400	\$3,941.04

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$201,480	\$201,480	\$201,480	\$201,480
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$201,480	\$201,480	\$201,480	\$201,480
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$201,480	\$201,480	\$201,480	\$201,480

Sales History			
Date	Type	Price	Book/Page or CIN
9/28/2020	WD-Q	\$220,000	116770209
10/17/2016	SWD-D	\$93,000	113994914
12/3/2015	SWD-T	\$100	113628323
8/27/2015	CET-D	\$7,600	113294945
8/1/2007	QCD-T	\$100	44421 / 1422

Land Calculations		
Price	Factor	Type
<b>Adj. Bldg. S.F.</b>		1690
<b>Units/Beds/Baths</b>		1/3/2.5
<b>Eff./Act. Year Built: 1980/1979</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
			P			PL		
			P					
			.07			1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51801

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 May 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:

DEVIN FUNCHES  
11029 BLACKHAWK BLVD  
DAVIE, FL 33328-2109

FUNCHES, DEVIN  
8195 NW 8TH MNR  
PLANTATION, FL 33324-1222

FUNCHES, DEVIN  
8195 NW 8 MANOR #3  
PLANTATION, FL 33324-1222

INTERNAL REVENUE SERVICE  
COLLECTION ADVISORY GROUP  
7850 SW 6TH CT MS 5780  
PLANTATION, FL 33324  
BROWARD COUNTY CIRCUIT  
201 SE 6TH ST # 18150  
FORT LAUDERDALE, FL 33301-3303

LIDO ISLES HOMEOWNERS  
ASSOCIATION, INC.  
3691 SW 164TH AVENUE  
MIRAMAR, FL 33027

TOWNHOUSES AT JACARANDA  
CONDOMINIUM ASSOCIATION, INC.  
8201 NW 8TH STREET  
PLANTATION, FL 33324

TOWNHOUSES AT JACARANDA  
CONDOMINIUM ASSOCIATION, INC.  
VALERIE J. PETERS, ESQ.  
PETERS & PETERS, PA  
10400 GRIFFIN ROAD, SUITE 108  
COOPER CITY, FL 33328

CITY OF PLANTATION  
ATTN ANNA C OTINIANO  
FINANCE DIRECTOR  
400 NW 73RD AVE  
PLANTATION, FL 33317-1609

KEVIN G PETERS, ESQ., REGISTERED  
AGENT  
O/B/O TOWNHOUSES AT  
JACARANDA CONDOMINIUM  
ASSOCIATION, INC.  
10400 GRIFFIN ROAD  
SUITE #108  
COOPER CITY, FL 33028

\*BRODSKAYA, LILIYA  
8193 NW 8 MNR #4  
PLANTATION, FL 33324

\*AZOULAY, JACOB  
AZOULAY, YAIR  
8197 NW 8 MANOR #2  
PLANTATION, FL 33324-1222

MATTHEW MILITZOK  
MILITZOK & ASSOCIATES PA  
3230 STIRLING RD STE 1  
HOLLYWOOD, FL 33021

ATYPICAL TITLE LLC  
8255 N WICKHAM ROAD STE 100  
MELBOURNE, FL 32940

TOWNHOUSES AT JACARANDA  
8201 NW 8TH STREET  
PLANTATION, FL 33324

ROMNEY MARTINEZ  
8207 NORTHWEST 8TH PLACE, UNIT  
#3  
PLANTATION, FL 33324

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 May 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**

15

**INSTR # 119430585**  
Recorded 03/05/24 at 11:01 AM  
Broward County Commission  
1 Page(s)  
#15

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 51801

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: 504104-DD-0030

Certificate Number: 10187

Date of Issuance: 05/25/2021

Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK

Description of Property: TOWNHOUSES AT JACARANDA CONDO 21  
FKA ISLANDIA  
UNIT 3  
See Additional Legal on Tax Roll

Name in which assessed: FUNCHESS,DEVIN

Legal Titleholders: FUNCHESS,DEVIN  
8195 NW 8 MNR  
PLANTATION, FL 33324-1222

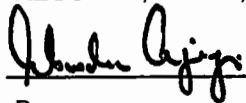
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 12th day of June, 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 March, 2024.

Monica Cepero  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION



By:  
Abiodun Ajayi  
Deputy



This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: browardcountylegalnotices.com  
Publish the Weeks of: 05/09/2024, 05/16/2024, 05/23/2024 & 05/30/2024  
Minimum Bid: 16495.55

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 51801

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: 504104-DD-0030

Certificate Number: 10187

Date of Issuance: 05/25/2021

Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK

Description of Property: TOWNHOUSES AT JACARANDA CONDO 21  
FKA ISLANDIA  
UNIT 3  
See Additional Legal on Tax Roll

Name in which assessed: FUNCHESS,DEVIN

Legal Titleholders: FUNCHESS,DEVIN  
8195 NW 8 MNR  
PLANTATION, FL 33324-1222

Unit 3 of Townhouses at Jacaranda Condominium 21 f/k/a Islandia Condominium 21, according to the Declaration of Condominium thereof recorded in Official Records Book 8059, page 128, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

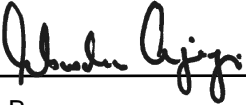
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 12th day of June, 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 18th day of March, 2024.

Monica Cepero  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION



By:  
Abiodun Ajayi  
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: browardcountylegalnotices.com  
Publish the Weeks of: 05/09/2024, 05/16/2024, 05/23/2024 & 05/30/2024  
Minimum Bid: 16428.74

# Notice of Application for Tax Deed Legal Notice

05/09/2024 11:50 AM (EDT)



**Please choose a category** Notice of Application for Tax Deed

**Title** BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION  
NOTICE OF APPLICATION FOR JUNE 12, 2024, TAX DEED AUCTION

**Publish Date** 05/09/2024

**Publish Time** 11:42 AM (EDT)

**Description** STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 37449, 51782, 51784, 51788, 51790, 51796, 51797, 51801, 51806, 51807, 51811, 51813, 51826, 51827, 51829, 51844, 51845, 51853, 51865, 51868, 51871, 51882, 51885, 51887, 51890, 51898, 51899, 51900, 51907, 51912, 51917, 51918.  
TAX DEED AUCTION SCHEDULED JUNE 12, 2024  
PUBLISH THE WEEKS OF 05/09/2024, 05/16/2024, 05/23/2024, 05/30/2024 at <https://browardcountylegalnotices.com>

**Attach Files (Optional)**

 ADS JUNE 12, 2024 TAX DEED AUCTION.pdf

**Submitted by (Email Address)** Cvilleda@broward.org

**Signature**

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

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24016423

Broward County, FL VS Devin Funchess

**RETURN OF SERVICE**



Court Case # TD 51801

Hearing Date:06/12/2024

Received by CCN 17233

05/03/2024 12:39 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Devin Funchess 8195 NW 8 Manor #3 Plantation FL 33324**

Served:

X

Not Served:

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

Date: 05/03/2024 Time: 1:10 PM

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

Other Returns: Other Returns

COMMENTS: Posted Tax Notice to front door.

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

Gregory Tony, Sheriff  
Broward County, Florida

By: *Veronica Rodriguez* 17233

D.S.

V. Rodriguez, #17233

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 # 504104-DD-0030 (TD #51801)

RECEIVED SHERIFF  
2024 MAY -2 AM 11:35  
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 May 31, 2024 .....\$11,866.68

Or

\* Amount due if paid by June 11, 2024 .....\$12,015.26

\*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 June 12, 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

FUNCHESS, DEVIN  
8195 NW 8 MNR #3  
PLANTATION, FL 33324-1222

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

Prepared by and return to:  
Matthew Militzok  
Militzok & Associates, P.A.  
3230 Stirling Road  
Suite 1  
Hollywood, FL 33021  
(954) 987-0080  
File No 2020-80

Parcel Identification No 50-41-04-DD-0030

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM SECTION 689.02, F.S.)

This indenture made the <sup>30<sup>th</sup></sup> day of September, 2020 between Jonny A. Libreros and Laura Cabrera, husband and wife, whose post office address is 8225 NW 12th Ct, Plantation, FL 33322, of the County of Broward, State of Florida, Grantors, to Devin Funchess, whose post office address is 8195 NW 8th Manor, 3, Plantation, FL 33324, 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:

The Condominium Parcel Known as Unit 3, In TOWNHOUSES AT JACARANDA NO. 21, (formerly Known As ISLANDIA CONDOMINIUM NO. 21), A Condominium, According To The Declaration Of Condominium Thereof, Recorded In Official Records Book 8059, Pages 128 Through 189 Of The Public Records of Broward County, Florida. Together With An Undivided Interest In The Common Elements Appurtenant Thereto.

**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:

[Signature]  
WITNESS  
PRINT NAME: Lucely Carda

Jonny A. Libreros  
Jonny A. Libreros

[Signature]  
WITNESS  
PRINT NAME: Katherine Gomez

[Signature]  
Laura Cabrera

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 28 day of September, 2020, by Jonny A. Libreros and Laura Cabrera.

[Signature]

Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known:  OR Produced Identification:

Type of Identification

Produced: \_\_\_\_\_

# Townhouses at Jacaranda

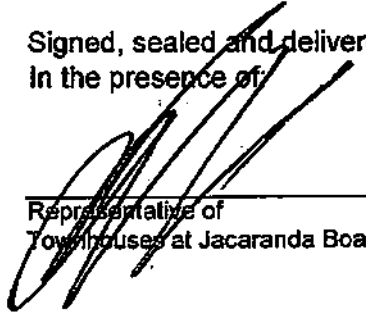
8201 NW 8th Street  
Plantation, Florida 33324  
Phone (954) 472-2283  
Fax (954) 472-3857

## **Certificate of Approval**

Pursuant to the provision of the Declaration of Condominium of TOWNHOUSES AT JACARANDA Condominium 21 Unit 3 Address: 8195 NW 8th Manor Plantation, Florida 33324. The undersigned do hereby certify their approval of **Sale** or Lease to Devin A. Funchess of the following described property, located, situated and being in BROWARD COUNTY, FLORIDA to wit:

IN WITNESS WHEREOF the undersigned representative of the ASSOCIATION, has set his/her hand and seal this 30 day of September, 2020

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Representative of  
Townhouses at Jacaranda Board of Directors

  
\_\_\_\_\_  
Representative of  
Townhouses at Jacaranda Board of Directors

  
\_\_\_\_\_  
Witness

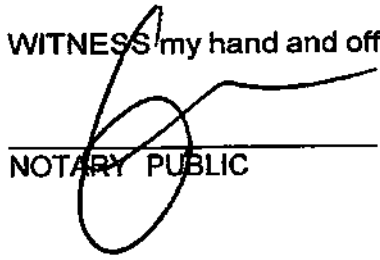
(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF BROWARD



Before me, the undersigned authority personally appeared Harold Scott, Board Representative of Townhouses at Jacaranda who, after being duly sworn by me, depose and say that he/she is the person described in and who executed the foregoing Certificate for and on behalf of said Corporation, and that he/she is fully authorized to do so.

WITNESS my hand and official seal this 30 day of September, 2020

  
\_\_\_\_\_  
NOTARY PUBLIC



INSTR # 100452558  
 OR BK 30747 PG 0142  
 RECORDED 08/09/2000 07:59 AM  
 COMMISSION  
 BROWARD COUNTY  
 DOC STAMP-D 664.30  
 DEPUTY CLERK 2075

*Record + Return To:*  
 This Document Prepared By and Return to:  
 Miriam Rothman  
 7515 West Oakland Park Blvd, suite 100  
 Fort Lauderdale, Florida, 33319

*File # 00-0754*  
 Parcel ID Number: 0104-00-0030  
 Grantee #1 TIN:  
 Grantee #2 TIN:

# Warranty Deed

This Indenture, Made this 31st day of July, 2000 A.D., Between  
**GOVERINA BOEREE, single**  
*c/o Celebrity Signatures International, Inc. 13790 NW 4th Street, Sunrise, FL 33325*  
 of the County of BROWARD, State of FLORIDA, grantor, and  
**CARLA SANOIR and ALASTAIR DUFF, wife and husband**

whose address is: **8195 NW 8th Manor #3, Plantation, FL 33324**

of the County of **Broward**, State of **Florida**, grantees.

**Witnesseth** that the GRANTOR, for and in consideration of the sum of  
 -----**TEN DOLLARS (\$10)**----- DOLLARS,  
 and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has  
 granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate,  
 lying and being in the County of **BROWARD** State of **Florida** to wit:  
**Unit # 3 of Islandia Condominium 21, a Condominium according to the  
 Declaration of Condominium thereof, as recorded in Official Records  
 Book 8059, Page 128 of the Public Records of Broward County, Florida.**

**Subject to Easements, Restrictions and Reservation of record, if any,  
 and taxes for the year 2000 and subsequent years.**

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

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

Signed, sealed and delivered in our presence:

*[Signature]*  
 Printed Name: DAVID LEDERMAN  
 Witness

*[Signature: Goverina Boeree]* (Seal)  
 GOVERINA BOEREE  
 P.O. Address

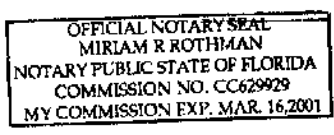
*[Signature: Miriam R Rothman]*  
 Printed Name: MIRIAM R ROTHMAN  
 Witness

STATE OF **Florida**  
 COUNTY OF **Broward**

The foregoing instrument was acknowledged before me this 31st day of July, 2000 by  
**Goverina Boeree**

who are personally known to me or who have produced their  
 identification.

*Drivers License*  
*[Signature]*  
 Printed Name: MIRIAM R ROTHMAN  
 Notary Public  
 My Commission Expires:



**Islandia**

8201 NW 8 Street – Plantation – Fl. 33324 Telephone (954) 472-2283

**Certificate of Approval**

Pursuant to the provision of the Declaration of Condominium of ISLANDIA Building 21 Unit 3, Address 8195 NW 8 Manor, Plantation, Florida 33324. The undersigned do hereby certify their approval of Sale/Rental to Carla Sanoir Of the following described property, located, situate and being in BROWARD COUNTY, FLORIDA to wit:

IN WITNESS WHEREOF the undersigned representative of the ASSOCIATION, has set his/her hand and seal this 27 day of July, 2000.

Signed, sealed and delivered  
In the presence of:

Carol B. Hazan  
Representative of Islandia Board of Directors

Peter O. Mercado  
Witness

[Signature]  
Witness

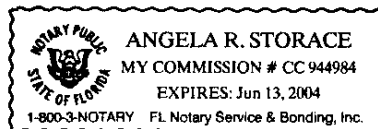
(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF BROWARD

Before me, the undersigned authority personally appeared Carol Hazan Board Representative of Islandia who after being duly sworn by me, depose and say that he/she is the person described in and who executed the foregoing Certificate for and on behalf of said Corporation, and that he/she is fully authorized to do so.

WITNESS my hand and official seal this 27 day of July, 2000.

Angela Storace  
NOTARY PUBLIC



\*\*\*\*\*Upon closing please forward a copy of Warranty Deed to the Islandia Office\*\*\*\*\*

2

Record & Return to:  
Land Star Title Inc.  
200 W. Cypress Creek Rd, Ste 210  
Fort Lauderdale, FL 33309  
06-3554R

Parcel Identification No: 10104-DD-00300

This Instrument Prepared By  
and Return to:  
Carla Sanoir Duff  
8195 NW 8 Manor, #3  
Plantation, FL 33324

### QUITCLAIM DEED

This Quitclaim Deed, made this 21st day of December, 2006, between Carla Sanoir n/k/a Carla Sanoir Duff and Alastair Duff, wife and husband, whose address is 8195 NW 8 Manor, 3, Plantation, FL 33324, Grantor, and Carla Sanoir Duff and Alastair Duff, wife and husband, whose address is 8195 NW 8 Manor, 3, Plantation, FL 33324, Grantee.

Witnesseth, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)----- DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee' heirs and assigns forever, the following described land, situate, lying and being in the County of BROWARD, State of Florida, to-wit:

Condominium Unit No. 3, of ISLANDIA CONDOMINIUM 21, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8059, Page 128, and any amendments thereto, if any, of the Public Records of Broward County, Florida, together with an undivided interest in the common areas, if any.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, the Grantor has hereunto set he/she hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Santa J. Crupi  
Witness #1 Signature  
SANTA J. CRUPI  
Witness #1 Printed Name

Carla Sanoir  
Carla Sanoir n/k/a Carla Sanoir Duff

Alastair Duff  
Alastair Duff


Witness #2 Signature

Witness #2 Printed Name

#### STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21st day of December, 2006, by Carla Sanoir n/k/a Carla Sanoir Duff and Alastair Duff, wife and husband who is personally known to me or who has produced Driver License as identification.

SEAL

NOTARY PUBLIC-STATE OF FLORIDA  
 Santa J. Crupi  
Commission # D 0554959  
My Comm. Expires: 07/04/2010

Santa J. Crupi  
Notary Signature  
SANTA J. CRUPI  
Printed Notary Signature

My Commission Expires:

7-4-2010

**QUITCLAIM DEED**

This Quitclaim Deed made this 1 day of August, 2007, by ALASTAIR DUFF, a single man, as Grantor, to CARLA A. SANOIR-DUFF, of 8195 N. W. 8th Manor, Plantation, FL 33324, as Grantee.

**NOW THEREFORE**, Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand, paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim to Grantee forever, all the right, title, interest, claim and demand which he has in and to that real property located in Broward County, Florida, and more particularly described as follows:

TOWNHOUSES AT JACARANDA 21 CONDO FKA ISLANDIA UNIT 3

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee forever.

**THE PROPERTY HEREIN ABOVE REFERENCED IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.**

This deed is granted pursuant to the Final Judgment of the parties and dissolution of marriage proceedings. No title search has been conducted.

**IN WITNESS WHEREOF**, Grantor has executed this Quitclaim Deed on the day and year first written above.

*Alastair Duff*

Grantor, ALASTAIR DUFF  
Address: 8195 N. W. 8th Manor, Plantation, FL 33324

WITNESSES:

*[Signature]*

Witness Signature

Print Name: Heaven D. Miller

Witness Signature

Print Name:

STATE OF FLORIDA

COUNTY OF Broward

)  
)  
)

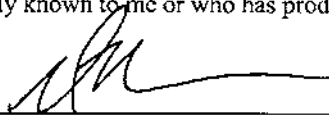
The foregoing instrument was acknowledged before me, this 1 day of August, 2007, by ALASTAIR DUFF, who is personally known to me or who has produced a Florida

STATE OF FLORIDA

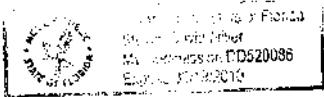
COUNTY OF Hawaii

)  
)

The foregoing instrument was acknowledged before me, this 1 day of August, 2007, by ALASTAIR DUFF, who is personally known to me or who has produced a Florida driver's license as identification.



NOTARY PUBLIC



\*\*\*\* FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 9/9/2015 2:31:53 PM.\*\*\*\*

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

WELLS FARGO BANK, N.A  
Plaintiff

CACE-14-013339

VS.

Division: 11

SANOIR, CARLA ; TOWNHOUSES AT JACARANDA CONDO ASSN INC  
; DUFF, ALASTAIR  
Defendant

**Certificate of Title**

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on August 27, 2015, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

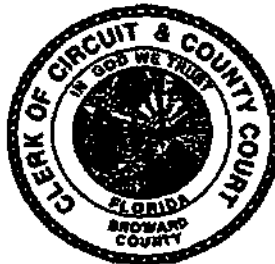
The following property in Broward County, Florida:

**CONDOMINIUM UNIT NO. 3, OF ISLANDIA CONDOMINIUM 2), A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8059, PAGE 128, AND ANY AMENDMENTS THERETO, IF ANY, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO AS SET FORTH IN SAID DECLARATION, AND ANY AMENDMENTS THERETO.**

**A/K/A 8195 NW 8TH MANOR UNIT #3 PLANTATION, FL 33324-1222**

Was sold to: WELLS FARGO BANK, NA  
3476 Stateview Boulevard Fort Mill, SC, 29715

Witness my hand and the seal of this court on September 09, 2015.



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

Total consideration: \$7,600.00  
Doc Stamps: \$53.20

SPECIAL WARRANTY DEED

THIS INDENTURE between WELLS FARGO BANK, NA, whose address is 3476 Stateview Boulevard, Fort Mill, SC 29715, party of the first part, and, Federal Home Loan Mortgage Corporation, 5000 Plano Parkway, Carrollton, TX 75010, party of the second part,

THAT the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, and its assigns forever, the following-described land, to-wit:

CONDOMINIUM UNIT NO. 3, OF ISLANDIA CONDOMINIUM 21, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8059, PAGE 128, AND ANY AMENDMENTS THERETO, IF ANY, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO AS SET FORTH IN SAID DECLARATION, AND ANY AMENDMENTS THERETO.

FOLIO NUMBER: 504104DD0030

SUBJECT TO: Real estate taxes for 2015 and subsequent years;  
Conditions, restrictions, limitations and easements of record;

TO HAVE AND TO HOLD the same unto the said party of the second part in fee simple.

AND the said party of the first part does hereby covenant with the said party of the second part that, except as above noted, that at the time of the delivery of this deed the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

Dated this 3<sup>rd</sup> day of Dec. ~~October~~, 2015.

Signed, Sealed and Delivered in Our Presence:

Joseph Rushing  
Witness Signature

Printed name: Joseph Rushing

Alex Huffstutler  
Witness Signature

Printed name: Alex Huffstutler

WELLS FARGO BANK, NA BY VIRTUE OF A LIMITED POWER OF ATTORNEY RECORDED ON 12/01/2015 IN THE OFFICIAL RECORDS BOOK 23713, Page 509, IN HILLSBOROUGH COUNTY, FLORIDA

By: Carla Sanoir  
ITS ATTORNEY IN FACT

Printed Name: Colleen E. Lehmann

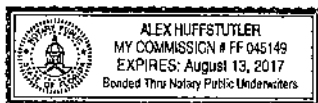
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of Dec., 2015, by Colleen E. Lehmann, and on behalf of WELLS FARGO BANK, NA, who is personally known to me.

Carla Sanoir

NOTARY PUBLIC  
STATE OF FLORIDA  
MY COMMISSION EXPIRES:  
COMMISSION NO.:

PREPARED BY AND RETURN TO:  
Bekki McLette  
Ronald R. Wolfe & Associates  
4919 Memorial Highway, Suite 135  
Tampa, Florida 33634  
CARLA SANOIR  
F14005145



Prepared by and return to:

Eric L. Bronfeld, Esq.  
RAS Title, LLC  
6409 Congress Avenue  
Suite 100  
Boca Raton, FL 33487

File Number: RAST6-3620

Consideration Amount: \$93,000.00

[Space Above This Line For Recording Data]

## Special Warranty Deed

This **Special Warranty Deed** made this 18 day of October, 2016 between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, a corporation organized and existing under the laws of the United States of America, whose post office address is **5000 Plano Parkway, Carrollton, TX 75010**, ("grantor"), and **Jonny A. Libreros and Laura Cabrera, husband and wife** whose post office address is **1427 NW 34th Way, Lauderhill, FL 33311**, ("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 Ninety-Three Thousand and 00/100 Dollars (\$93,000.00) 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**, to-wit:

**The Condominium Parcel Known As Unit 3, In TOWNHOUSES AT JACARANDA NO. 21, (Formerly Known As ISLANDIA CONDOMINIUM NO. 21), A Condominium, According To The Declaration Of Condominium Thereof, Recorded In Official Records Book 8059, Pages 128 Through 189 Of The Public Records Of Broward County, Florida. Together With An Undivided Interest In The Common Elements Appurtenant Thereto.**

**Parcel Identification Number: 504104-DD-0030**

**Also Known As: 8195 NW 8th Manor, Plantation, FL 33324**

**Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**Grantor is exempt of documentary stamps pursuant to 12 U.S.C. 1452 (e) for conveyance of subject property. Grantee pays documentary stamps for subject property.**

**This Instrument is being recorded pursuant to that Limited Power of Attorney recorded April 13, 2011, in Official Records Book 47846, Page 1539, of the Public Records of Broward County, Florida.**

**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.



**Townhouses at Jacaranda**

8201 NW 8<sup>th</sup> Street  
Plantation, Florida 33324  
Phone (954) 472-2283  
Fax (954) 472-3857

*Certificate of Approval*

Pursuant to the provision of the Declaration of Condominium of TOWNHOUSES AT JACARANDA Condominium 21 Unit 03 Address: 8195 NW 8<sup>th</sup> Manor Plantation, Florida 33324. The undersigned do hereby certify their approval of **Sale or Lease** to Johnny Libreras & Laura Cabrera of the following described property, located, situated and being in BROWARD COUNTY, FLORIDA to wit:

IN WITNESS WHEREOF the undersigned representative of the ASSOCIATION, has set his/her hand and seal this 28 day of September, 2016.

Signed, sealed and delivered  
In the presence of:

Cynthia Potts  
Representative of  
Townhouses at Jacaranda Board of Directors

[Signature]  
Representative of  
Townhouses at Jacaranda Board of Directors

[Signature]  
Witness

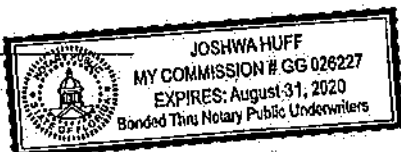


STATE OF FLORIDA  
COUNTY OF BROWARD

Before me, the undersigned authority personally appeared Cynthia Potts, Board Representative of Townhouses at Jacaranda who, after being duly sworn by me, depose and say that he/she is the person described in and who executed the foregoing Certificate for and on behalf of said Corporation, and that he/she is fully authorized to do so.

WITNESS my hand and official seal this 28 day of September, 2016.

[Signature]  
NOTARY PUBLIC



\*\*\*Upon closing, please forward a copy of Warranty Deed to the Townhouses at Jacaranda Office\*\*\*

Case Number: CACE-21-018518 Division: 04  
Filing # 136085036 E-Filed 10/07/2021 09:53:20 AM

IN THE CIRCUIT COURT OF THE 17<sup>TH</sup> JUDICIAL CIRCUIT  
IN AND FOR BROWARD COUNTY, FLORIDA

TOWNHOUSES AT JACARANDA  
CONDOMINIUM ASSOCIATION, INC.

Plaintiff,

vs.

DEVIN FUNCHESS, et al.,

Defendants.

GENERAL JURISDICTION DIVISION

CASE NO:

**NOTICE OF LIS PENDENS**

TO: DEVIN FUNCHESS / UNKNOWN SPOUSE OF DEVIN FUNCHESS  
AND ALL OTHERS TO WHOM IT MAY CONCERN

YOU ARE HEREBY NOTIFIED of the intention of the institution of this action by the Plaintiff against you seeking to foreclose a Claim of Lien on the following described property in BROWARD COUNTY, FLORIDA, to-wit:

**The Condominium Parcel Known as Unit 3, in TOWNHOUSES AT JACARANDA NO. 21, (formerly known As ISLANDIA CONDOMINIUM NO. 21), A Condominium, According To The Declaration Of Condominium Thereof, Recorded In Official Records Book 8059, Pages 128 Through 189 Of The Public Records of Broward County, Florida. Together With An Undivided Interest In The Common Elements Appurtenant Thereto.**

**AKA: 8195 NW 8<sup>TH</sup> MANOR, #3, PLANTATION, FL 33324.**

DATED the 7th day of OCTOBER 2021.

  
\_\_\_\_\_  
[X] VALERIE J. PETERS, ESQ.

Fla. Bar No. 75395

[ ] FARAN A. ABBASI, ESQ.

Fla. Bar No. 106261

PETERS & PETERS, ATTORNEYS AT LAW, PA

Attorneys for Plaintiff

10400 Griffin Road, Suite 108

Cooper City, Florida 33328

Telephone: 954/433-6788

Facsimile: 954/206-0260

[valerie@petersandpeterspa.com](mailto:valerie@petersandpeterspa.com)

[faran@petersandpeterspa.com](mailto:faran@petersandpeterspa.com)

[laura@petersandpeterspa.com](mailto:laura@petersandpeterspa.com)

Case Number: CACE-22-007824 Division: 09  
Filing # 150434389 E-Filed 05/27/2022 10:05:23 AM

IN THE CIRCUIT COURT OF THE 17<sup>TH</sup> JUDICIAL CIRCUIT  
IN AND FOR BROWARD COUNTY, FLORIDA

TOWNHOUSES AT JACARANDA  
CONDOMINIUM ASSOCIATION, INC.

Plaintiff,

vs.

DEVIN FUNCHESS, et al.,

Defendants.

GENERAL JURISDICTION DIVISION

CASE NO:

**NOTICE OF LIS PENDENS**

TO: DEVIN FUNCHESS / UNKNOWN SPOUSE OF DEVIN FUNCHESS  
AND ALL OTHERS TO WHOM IT MAY CONCERN

YOU ARE HEREBY NOTIFIED of the intention of the institution of this action by the Plaintiff against you seeking to foreclose a Claim of Lien on the following described property in BROWARD COUNTY, FLORIDA, to-wit:

**The Condominium Parcel Known as Unit 3, in TOWNHOUSES AT JACARANDA NO. 21, (formerly known As ISLANDIA CONDOMINIUM NO. 21), A Condominium, According To The Declaration Of Condominium Thereof, Recorded In Official Records Book 8059, Pages 128 Through 189 Of The Public Records of Broward County, Florida. Together With An Undivided Interest In The Common Elements Appurtenant Thereto.**

**AKA: 8195 NW 8<sup>TH</sup> MANOR, #3, PLANTATION, FL 33324.**

DATED the 27th day of May 2022.

  
\_\_\_\_\_  
[X] VALERIE J. PETERS, ESQ.

Fla. Bar No. 75395

[ ] FARAN A. ABBASI, ESQ.

Fla. Bar No. 106261

PETERS & PETERS, ATTORNEYS AT LAW, PA

Attorneys for Plaintiff

10400 Griffin Road, Suite 108

Cooper City, Florida 33328

Telephone: 954/433-6788

Facsimile: 954/206-0260

[valerie@petersandpeterspa.com](mailto:valerie@petersandpeterspa.com)

[faran@petersandpeterspa.com](mailto:faran@petersandpeterspa.com)

[laura@petersandpeterspa.com](mailto:laura@petersandpeterspa.com)

**CLAIM OF LIEN**

This is a Claim of Lien for unpaid assessments and interest on those assessments, and late charges, together with attorney's fees and reasonable costs of collection incurred by Townhouses at Jacaranda Condominium Association, Inc. of 8201 NW 8th Street, Plantation, FL 33324, incident to the collection of the assessments or enforcement of this lien, which is granted by the Declaration of Condominium of Islandia Condominium 21 of Townhouses at Jacaranda Condominium Association, Inc., upon the following legally described property in Broward County, Florida, to-wit:


**THE CONDOMINIUM PARCEL KNOWN AS UNIT 3, IN TOWNHOUSES AT JACARANDA NO. 21 (FORMERLY KNOWN AS ISLANDIA CONDOMINIUM NO. 21), A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 8059, PAGES 128 THROUGH 189 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.  
AKA: 8195 NW 8<sup>TH</sup> MANOR, #3, PLANTATION, FL 33324**

The name of the record titleholder to the above-described property is: **Devin Funchess**

This Claim of Lien is to secure the payment of assessments against the owner by Townhouses at Jacaranda Condominium Association, Inc., in the principal sum of **\$7,250.64** representing:

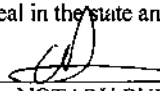
Maintenance due 1/1/23; 2/1/23; 3/1/23; 4/1/23; 5/1/23; 6/1/23; 7/1/23 @ \$586.57/monthly	\$4,105.99
Special assessment due 1/1/23; 2/1/23; 3/1/23; 4/1/23; 5/1/23; 6/1/23; 7/1/23 @ \$350.00/monthly	\$2,450.00
*Interest due through 7/6/23	\$309.45
E-Recording / Recording 7/6/23	\$34.00
Title Search Assembly	\$50.00
Certified mail / Postage 5/18/23 & 7/6/23	\$16.20
Attorney fee - Demand Letter 5/18/23	\$285.00
attorney fee - Claim of Lien 7/6/23	\$350.00
<b>TOTAL OUTSTANDING:</b>	<b>\$7,250.64</b>
<i>*Interest accrues at the rate of 18 percent per annum.</i>	

plus late charges and administrative fees, if any, through July 1, 2023, plus assessments, late charges, if any, accruing since such date, title search expense, attorney's fees and costs of collection incurred by Townhouses at Jacaranda Condominium Association, Inc.

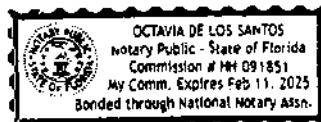
By:   
VALERIE J. PETERS, ESQ.  
PETERS & PETERS, ATTORNEYS AT LAW, P.A.  
10400 Griffin Road, Suite 108  
Cooper City, Florida 33328

STATE OF FLORIDA     )  
  ) ss:  
COUNTY OF BROWARD    )

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 6<sup>th</sup> day of July 2023, by VALERIE J. PETERS and who is  personally known to me or who  produced a \_\_\_\_\_ as identification and who did take an oath.  
WITNESS my hand and official seal in the state and county last aforesaid.

  
NOTARY PUBLIC  
My Commission Expires: 2/11/25

THIS INSTRUMENT PREPARED BY:  
VALERIE J. PETERS, ESQ.  
PETERS & PETERS, ATTORNEYS AT LAW, P.A.  
10400 Griffin Road, Suite 108  
Cooper City, Florida 33328  
Phone: (954) 433-6788





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

## Detail by Entity Name

Florida Not For Profit Corporation

TOWNHOUSES AT JACARANDA CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	731330
<b>FEI/EIN Number</b>	59-1602682
<b>Date Filed</b>	12/04/1974
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	09/04/2012
<b>Event Effective Date</b>	NONE

### Principal Address

8201 NW 8TH STREET  
PLANTATION, FL 33324

Changed: 08/01/2005

### Mailing Address

8201 NW 8TH STREET  
PLANTATION, FL 33324

Changed: 08/01/2005

### Registered Agent Name & Address

Peters, Kevin G, Esq.  
10400 Griffin Road  
Suite #108  
Cooper City, FL 33028

Name Changed: 10/17/2017

Address Changed: 03/30/2021

### Officer/Director Detail

#### **Name & Address**

Title Director

Kaplan, Jeffrey  
8201 NW 8TH STREET  
PLANTATION, FL 33324

Title VP

Diamond, Evan  
8201 NW 8TH STREET  
PLANTATION, FL 33324

Title Treasurer, Secretary

Perera, Ian  
8201 NW 8TH STREET  
PLANTATION, FL 33324

Title Director

Thomas, Tracy  
8201 NW 8th Street  
Plantation, FL 33324  
Plantation, FL 33324

Title President

Ritchie, Noya Hastings  
8201 NW 8TH STREET  
PLANTATION, FL 33324

Title Director

Ross, Leonor  
8201 NW 8TH STREET  
PLANTATION, FL 33324

Title Director

ESTEVEZ, SAMUEL  
8201 NW 8TH STREET  
PLANTATION, FL 33324

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	03/31/2022
2022	09/07/2022
2023	04/03/2023

**Document Images**

[04/03/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[09/07/2022 -- AMENDED ANNUAL REPORT](#)

[View image in PDF format](#)

<a href="#">03/31/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/30/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/10/2020 -- ANNUAL REPORT</a>	View image in PDF format
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## Events

### TOWNHOUSES AT JACARANDA CONDOMINIUM ASSOCIATION, INC.

**Document Number** 731330  
**Date Filed** 12/04/1974  
**Effective Date** None  
**Status** Active

Event Type	Filed Date	Effective Date	Description
NAME CHANGE AMENDMENT	11/05/2001		OLD NAME WAS : THE ISLANDIA CONDOMINIUM ASSOCIATION, INC.

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

DATE: May 1st, 2024  
PROPERTY ID # 504104-DD-0030 (TD # 51801)

# WARNING

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

DEVIN FUNCHESS  
11029 BLACKHAWK BLVD  
DAVIE, FL 33328-2109

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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 May 31, 2024 .....\$11,866.68
- Or
- \* Estimated Amount due if paid by June 11, 2024 .....\$12,015.26

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 12, 2024 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

DATE: May 1st, 2024  
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FUNCHESS, DEVIN  
8195 NW 8TH MNR  
PLANTATION, FL 33324-1222

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
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PROPERTY ID # 504104-DD-0030 (TD # 51801)

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PLANTATION, FL 33324-1222

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

DATE: May 1st, 2024  
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INTERNAL REVENUE SERVICE  
COLLECTION ADVISORY GROUP  
7850 SW 6TH CT MS 5780  
PLANTATION, FL 33324

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

DATE: May 1st, 2024  
PROPERTY ID # 504104-DD-0030 (TD # 51801)

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LIDO ISLES HOMEOWNERS ASSOCIATION, INC.  
3691 SW 164TH AVENUE  
MIRAMAR, FL 33027

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

**DATE: May 1st, 2024**  
**PROPERTY ID # 504104-DD-0030 (TD # 51801)**

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TOWNHOUSES AT JACARANDA CONDOMINIUM ASSOCIATION, INC.  
8201 NW 8TH STREET  
PLANTATION, FL 33324

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

**DATE: May 1st, 2024**  
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TOWNHOUSES AT JACARANDA CONDOMINIUM ASSOCIATION, INC.  
VALERIE J. PETERS, ESQ.  
PETERS & PETERS, PA  
10400 GRIFFIN ROAD, SUITE 108  
COOPER CITY, FL 33328

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

DATE: May 1st, 2024  
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BROWARD COUNTY CIRCUIT  
201 SE 6TH ST # 18150  
FORT LAUDERDALE, FL 33301-3303

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**PROPERTY ID # 504104-DD-0030 (TD # 51801)**

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CITY OF PLANTATION  
ATTN ANNA C OTINIANO  
FINANCE DIRECTOR  
400 NW 73RD AVE  
PLANTATION, FL 33317-1609

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KEVIN G PETERS, ESQ., REGISTERED AGENT  
O/B/O TOWNHOUSES AT JACARANDA CONDOMINIUM ASSOCIATION, INC.  
10400 GRIFFIN ROAD  
SUITE #108  
COOPER CITY, FL 33028

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: May 1st, 2024  
PROPERTY ID # 504104-DD-0030 (TD # 51801)

# WARNING

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

\*BRODSKAYA, LILIYA  
8193 NW 8 MNR #4  
PLANTATION, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 8195 NW 8 MNR #3 PLANTATION, FL 33324-1222 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 May 31, 2024 .....\$11,866.68
- Or
- \* Estimated Amount due if paid by June 11, 2024 .....\$12,015.26

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 12, 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](http://www.broward.org/recordstaxestreasury)

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

**DATE: May 1st, 2024**  
**PROPERTY ID # 504104-DD-0030 (TD # 51801)**

# WARNING

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\*AZOULAY, JACOB  
AZOULAY, YAIR  
8197 NW 8 MANOR #2  
PLANTATION, FL 33324-1222

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

DATE: May 1st, 2024  
PROPERTY ID # 504104-DD-0030 (TD # 51801)

# WARNING

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MATTHEW MILITZOK  
MILITZOK & ASSOCIATES PA  
3230 STIRLING RD STE 1  
HOLLYWOOD, FL 33021

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

DATE: May 1st, 2024  
PROPERTY ID # 504104-DD-0030 (TD # 51801)

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ATYPICAL TITLE LLC  
8255 N WICKHAM ROAD STE 100  
MELBOURNE, FL 32940

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

DATE: May 1st, 2024  
PROPERTY ID # 504104-DD-0030 (TD # 51801)

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TOWNHOUSES AT JACARANDA  
8201 NW 8TH STREET  
PLANTATION, FL 33324

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
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ROMNEY MARTINEZ  
8207 NORTHWEST 8TH PLACE, UNIT #3  
PLANTATION, FL 33324

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**TD 51801 JUNE 2024 WARNING**  
**DEVIN FUNCHES**  
**11029 BLACKHAWK BLVD**  
**DAVIE, FL 33328-2109**

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**FUNCHESS, DEVIN**  
**8195 NW 8TH MNR**  
**PLANTATION, FL 33324-1222**

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**FUNCHESS, DEVIN**  
**8195 NW 8 MANOR #3**  
**PLANTATION, FL 33324-1222**

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

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**TD 51801 JUNE 2024 WARNING**  
**LIDO ISLES HOMEOWNERS ASSOCIATION, INC.**  
**3691 SW 164TH AVENUE**  
**MIRAMAR, FL 33027**

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**TOWNHOUSES AT JACARANDA CONDOMINIUM**  
**ASSOCIATION, INC.**  
**8201 NW 8TH STREET**  
**PLANTATION, FL 33324**

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**TD 51801 JUNE 2024 WARNING**  
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**VALERIE J. PETERS, ESQ. PETERS & PETERS, PA**  
**10400 GRIFFIN ROAD, SUITE 108**  
**COOPER CITY, FL 33328**

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**TD 51801 JUNE 2024 WARNING**  
**BROWARD COUNTY CIRCUIT**  
**201 SE 6TH ST # 18150**  
**FORT LAUDERDALE, FL 33301-3303**

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ATTN ANNA C OTINIANO

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FINANCE DIRECTOR

City, State, ...

400 NW 73RD AVE  
PLANTATION, FL 33317-1609

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City, State,	O/B/O TOWNHOUSES AT JACARANDA CONDO ASSOC, 10400 GRIFFIN RD STE 108 COOPER CITY, FL 33028

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**\*BRODSKAYA, LILIYA**  
**8193 NW 8 MNR #4**  
**PLANTATION, FL 33324**

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**AZOULAY, YAIR**  
**8197 NW 8 MANOR #2**  
**PLANTATION, FL 33324-1222**

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**TD 51801 JUNE 2024 WARNING**  
**MATTHEW MILITZOK**  
**MILITZOK & ASSOCIATES PA**  
**3230 STIRLING RD STE 1**  
**HOLLYWOOD, FL 33021**

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\$	
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 F

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

Sent To

Street

City, S.

**TD 51801 JUNE 2024 WARNING**

**ATYPICAL TITLE LLC**

**8255 N WICKHAM ROAD STE 100**

**MELBOURNE, FL 32940**

9589 0710 5270 0389 6882 611

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

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

**OFFICIAL USE**

Certified Mail Fee	\$	:
Extra Services & Fees (check box, add fee as appropriate)		
<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	\$	_____
Sender	\$	_____
Street	_____	_____
City	_____	_____

**TD 51801 JUNE 2024 WARNING  
TOWNHOUSES AT JACARANDA  
8201 NW 8TH STREET  
PLANTATION, FL 33324**

9589 0710 5270 0389 6882 78

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

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

**OFFICIAL USE**

Certified Mail Fee

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

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

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

Postmark  
Here

Postage

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

Total Postage

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

Sent To

Street a

City, Sta

**TD 51801 JUNE 2024 WARNING**

**ROMNEY MARTINEZ**

**8207 NORTHWEST 8TH PLACE, UNIT #3**

**PLANTATION, FL 33324**

**SENDER: COMPLETE THIS SECTION**

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 5/6/24

1. Article Addressed to:

**TD 51801 JUNE 2024 WARNING**  
 KEVIN G PETERS, ESQ., REG AGENT  
 O/B/O TOWNHOUSES AT JACARANDA CONDO ASSOC,  
 10400 GRIFFIN RD STE 108  
 COOPER CITY, FL 33028

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



9590 9402 8607 3244 1471 12

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	

9589 0710 5270 0389 6882 09  
 Mail Restricted Delivery (over \$500)

**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 51801 JUNE 2024 WARNING**  
 CITY OF PLANTATION  
 ATTN ANNA C OTINIANO  
 FINANCE DIRECTOR  
 400 NW 73RD AVE  
 PLANTATION, FL 33317-1609

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 x **CITY HALL**  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
**5-6-24**

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



9590 9402 8607 3244 1471 29

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 0389 6881 93**

Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

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

Article Addressed to:

**TD 51801 JUNE 2024 WARNING  
TOWNHOUSES AT JACARANDA  
8201 NW 8TH STREET  
PLANTATION, FL 33324**



9590 9402 8607 3244 1470 68

(Transfer from service label)

9589 0710 5270 0389 6882 61

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 Lakshya 5/16/24

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
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Signature Confirmation Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 51801 JUNE 2024 WARNING**  
**LIDO ISLES HOMEOWNERS ASSOCIATION, INC.**  
**3691 SW 164TH AVENUE**  
**MIRAMAR, FL 33027**



2. Article Number (Transfer from service label)

9589 0710 5270 0389 6881 55

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X** \_\_\_\_\_  Agent  
 Addressee

B. Received by (Printed Name)

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 |   |

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 51801 JUNE 2024 WARNING**  
**BROWARD COUNTY CIRCUIT**  
**201 SE 6TH ST # 18150**  
**FORT LAUDERDALE, FL 33301-3303**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
*X J. Battie*

B. Received by (Printed Name) C. Date of Delivery  
*Trellis Battie 5/6/2021*

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



9590 9402 8607 3244 1471 36

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 0389 6881 86

**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 51801 JUNE 2024 WARNING**  
**TOWNHOUSES AT JACARANDA CONDOMINIUM**  
**ASSOCIATION, INC.**  
**8201 NW 8TH STREET**  
**PLANTATION, FL 33324**



9590 9402 8607 3244 1471 50

2. Article Number (Transfer from carrier label)

9589 0710 5270 0389 6881 62

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature   Agent  
 Addressee

B. Received by (Printed Name) Laketa Lynch C. Date of Delivery 5/8/24

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 51801 JUNE 2024 WARNING**  
TOWNHOUSES AT JACARANDA CONDO ASSOC, INC.  
PETERS, ESQ. PETERS & PETERS, PA  
10 GRIFFIN ROAD, SUITE 108  
COOPER CITY, FL 33328



9590 9402 8607 3244 1471 43

2. Article Number (Transfer from service label)

9589 0710 5270 0389 6883 79

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
  Addressee

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

5/6/24

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 Restr. 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 51801 JUNE 2024 WARNING**  
**INTERNAL REVENUE SERVICE**  
**COLLECTION ADVISORY GROUP**  
**7850 SW 6TH CT MS 5780**  
**PLANTATION, FL 33324**



9590 9402 8607 3244 1471 74

2. Article Number (Transfer from service label)

9589 0710 5270 0389 6881 48

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
**X**

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
- |  |  |
|--|--|
| <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 Restricte<br>Delivery         |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Signature Confirmation™                       |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation<br>Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery |  |

Collect on Delivery Restricted Delivery (over \$500)