



**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222
Phone: (412) 391-5555 Fax: (412) 391-7608
E-mail: TitleExpress@grantstreet.com**

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 01/24/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 01/23/2019

CERTIFICATE # 2011-9497

ACCOUNT # 494126CK0410

ALTERNATE KEY # 336871

TAX DEED APPLICATION # 34715

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Condominium Unit No. 2240 of Century Gardens, a Condominium according to the Declaration of Condominium thereof as recorded in Official Records Book 8290, Page 448 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.

**Legal description on current deed references incorrect Book number. Report shows correct Book information.

PROPERTY ADDRESS: 2240 NW 52 AVENUE #2240, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

SH 005 LLC

100 S BISCAYNE BLVD #300

MIAMI, FL 33131 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

SH 005, LLC

Instrument: 115265757

100 S BISCAYNE BLVD 300

MIAMI, FL 33131 (Per Deed)

SH005 LLC

999 NE 131ST ST

NORTH MIAMI, FL 33161 (Per Sunbiz)

SAVVY HOLDINGS LLC, REGISTERED AGENT

O/B/O SH005 LLC

100 SOUTH BISCAYNCE BLVD 300

MIAMI, FL 33131 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

TTLREO 2, LLC
4747 EXECUTIVE DRIVE, SUITE 510
SAN DIEGO, CA 92121 (Tax Deed Applicant)

HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3
C/O OCWEN LOAN SERVICING, LLC
1661 WORTHINGTON ROAD, SUITE 100
WEST PALM BEACH, FL 33409 (Per Assignment of Mortgage for Prior owner(s). No satisfaction or release found of record.) OR: 45740, Page: 1388

CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.
C/O TDSUNSHINE PROPERTY MANAGEMENT, LLC
1868 N. UNIVERSITY DRIVE, #205
PLANTATION, FL 33322 (Per Lien) Instrument: 114528920

CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.
MICHELLE MONTEKIO, ESQ.
TUCKER & TIGHE, P.A.
SUITE 710 - CUMBERLAND BLDG.
800 EAST BROWARD BOULEVARD
FORT LAUDERDALE, FL 33301 (Per Lis Pendens) Instrument: 114668956

CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.
(Per Amended Consent Final Judgment of Foreclosure. Corrects Consent Final Judgment of Foreclosure 115089255. No address found on document.) Instrument: 115296473

SUNSHINE STATE CERTIFICATES V, LLLP
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FL 33016 (2015 Tax Certificate Holder)

TAX ASSET INVESTMENTS LLC
10 FAIRWAY DRIVE SUITE 132V
DEERFIELD BEACH, FL 33441 (2017 and 2018 Tax Certificates Holder)

CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.
PO BOX 122015
FT LAUDERDALE, FL 33312 (Per Sunbiz. Declaration recorded in 8290-448.)

TDSUNSHINE PROPERTY MANAGEMENT, LLC, REGISTERED AGENT
O/B/O CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.
8181 W. BROWARD BLVD. SUITE 380
PLANTATION, FL 33324 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 26 CK 0410

CURRENT ASSESSED VALUE: \$51,600

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES:

1. 2015-7987
2. 2017-6680
3. 2018-6489

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

| | |
|---|-----------------------|
| Quit Claim Deed | OR: 23080, Page: 964 |
| Quit Claim Deed | OR: 43125, Page: 1890 |
| Corrective Quit Claim Deed (Corrects Deed 43125-1890.) | OR: 44462, Page: 1515 |
| Mortgage | OR: 44462, Page: 1516 |
| Quit Claim Deed | OR: 45740, Page: 1659 |
| Quit Claim Deed | OR: 47917, Page: 320 |
| Consent Final Judgment of Foreclosure | Instrument: 115089255 |

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It 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 in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Suzette Servas

Title Examiner



| | | | |
|-------------------------------|--|----------------|-----------------|
| Site Address | 2240 NW 52 AVENUE #2240, LAUDERHILL FL 33313 | ID # | 4941 26 CK 0410 |
| Property Owner | SH 005 LLC | Millage | 1912 |
| Mailing Address | 100 S BISCAYNE BLVD #300 MIAMI FL 33131 | Use | 04 |
| Abbr Legal Description | CENTURY GARDENS CONDO UNIT 2240 | | |

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 |
| 2018 | \$5,160 | \$46,440 | \$51,600 | \$41,050 | |
| 2017 | \$4,870 | \$43,810 | \$48,680 | \$37,320 | \$1,423.37 |
| 2016 | \$4,770 | \$42,930 | \$47,700 | \$33,930 | \$1,326.74 |

| 2018 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|----------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$51,600 | \$51,600 | \$51,600 | \$51,600 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$41,050 | \$51,600 | \$41,050 | \$41,050 |
| 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 | \$41,050 | \$51,600 | \$41,050 | \$41,050 |

| Sales History | | | | Land Calculations | | |
|---------------|-------|----------|------------------|--|--------|---------|
| Date | Type | Price | Book/Page or CIN | Price | Factor | Type |
| 8/10/2018 | SWD-T | \$100 | 115265757 | | | |
| 3/28/2011 | QCD-Q | \$27,700 | 47917 / 320 | | | |
| 5/15/2008 | QCD-T | \$100 | 45740 / 1659 | | | |
| 6/20/2007 | DRR-T | \$100 | 44462 / 1515 | | | |
| 11/14/2006 | QCD | \$100 | 43125 / 1890 | | | |
| | | | | Adj. Bldg. S.F. | | 1020 |
| | | | | Units/Beds/Baths | | 1/2/1.5 |
| | | | | Eff./Act. Year Built: 1980/1979 | | |

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #34715

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 2019, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

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

SUNSHINE STATE CERTIFICATES V,
LLLP
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FL 33016

TAX ASSET INVESTMENTS LLC
10 FAIRWAY DRIVE SUITE 132V
DEERFIELD BEACH, FL 33441

CENTURY GARDEN CONDOMINIUM
ASSOCIATION, INC.
MICHELLE MONTEKIO, ESQ. TUCKER
& TIGHE, P.A.
SUITE 710 - CUMBERLAND BLDG.
800 EAST BROWARD BOULEVARD
FORT LAUDERDALE, FL 33301

CENTURY GARDEN CONDOMINIUM
ASSOCIATION, INC.
C/O TDSUNSHINE PROPERTY
MANAGEMENT, LLC
1868 N. UNIVERSITY DRIVE, #205
PLANTATION, FL 33322

CENTURY GARDEN CONDOMINIUM
ASSOCIATION, INC.
PO BOX 122015
FT LAUDERDALE, FL 33312

CENTURY GARDEN CONDOMINIUM
ASSOCIATION, INC.
2220-2466 NW 52 AVE
LAUDERHILL, FL 33313

TDSUNSHINE PROPERTY
MANAGEMENT, LLC,
REGISTERED AGENT O/B/O CENTURY
GARDEN
CONDOMINIUM ASSOCIATION, INC.
8181 W. BROWARD BLVD. SUITE 380
PLANTATION, FL 33324

THE LAW OFFICES OF PAUL A.
KRASKER, P.A.
1615 FORUM PLACE, 5TH FLOOR
WEST PALM BEACH, FL 33401

OVIDE VAL, ATTORNEY
LAW OFFICE OF ATTONEY OVIDE VAL
ONE BISCAYNE TOWER
2 SOUTH BISCAYNE BLVD., SUITE 3200
MIAMI, FL 33131

HSBC BANK USA, N.A., AS TRUSTEE
FOR THE REGISTERED HOLDERS OF
RENAISSANCE EQUITY
LOAN ASSET-BACKED CERTIFICATES,
SERIES 2007-3
C/O OCWEN LOAN SERVICING, LLC
1661 WORTHINGTON ROAD, SUITE
100
WEST PALM BEACH, FL 33409

SH 005, LLC
100 S BISCAYNE BLVD 300
MIAMI, FL 33131

SH 005 LLC
2240 NW 42 AVENUE #2240
LAUDERHILL, FL 33313

SH005 LLC
999 NE 131ST ST
NORTH MIAMI, FL 33161

SAVVY HOLDINGS LLC, REGISTERED
AGENT
O/B/O SH005 LLC
100 SOUTH BISCAYNCE BLVD 300
MIAMI, FL 33131

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 2019 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Juliette M. Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 34715

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: 494126-CK-0410
Certificate Number: 9497
Date of Issuance: 06/01/2012
Certificate Holder: TTLREO 2, LLC
Description of Property: CENTURY GARDENS CONDO
UNIT 2240
Condominium Unit No. 2240 of Century Gardens, a Condominium according to the Declaration of Condominium thereof as recorded in Official Records Book 8290, Page 448 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.
Name in which assessed: SH 005 LLC
Legal Titleholders: SH 005 LLC
100 S BISCAYNE BLVD #300
MIAMI, FL 33131

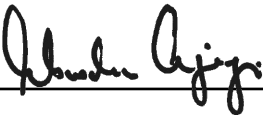
All of said property being in the County of Broward, State of Florida.

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, 2019. 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 11th day of April, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By:  _____

Abiodun Ajayi
Deputy

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

Publish: DAILY BUSINESS REVIEW
Issues: 04/11/2019, 04/18/2019, 04/25/2019 & 05/02/2019
Minimum Bid: 11454.83

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays

Ft. Lauderdale, Broward County, Florida

STATE OF FLORIDA COUNTY OF BROWARD:

Before the undersigned authority personally appeared GUERLINE WILLIAMS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

34715

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 9497

in the XXXX Court,
was published in said newspaper in the issues of

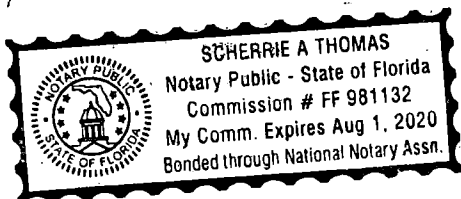
04/11/2019 04/18/2019 04/25/2019 05/02/2019

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
2 day of MAY, A.D. 2019

(SEAL)

GUERLINE WILLIAMS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 34715

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: 494126-CK-0410

Certificate Number: 9497

Date of Issuance: 06/01/2012

Certificate Holder:-

TTLREO 2, LLC

Description of Property:

CENTURY GARDENS CONDO
UNIT 2240

Condominium Unit No. 2240 of Century Gardens, a Condominium according to the Declaration of Condominium thereof as recorded in Official Records Book 8290, Page 448 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.

Name in which assessed:

SH 005 LLC

Legal Titleholders:

SH 005 LLC

100 S BISCAYNE BLVD #300

MIAMI, FL 33131

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, 2019. 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.deedaction.net

*Pre-registration is required to bid.

Dated this 11th day of April, 2019.

Bertha Henry

County Administrator

RECORDS, TAXES, AND

TREASURY DIVISION

(Seal)

By: Abiodun Ajayi

Deputy

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

Minimum Bid: 11125.97

401-314

4/11-18-25.5/2 19-01/0000389774B

Assignment: 7020 Please Route To Supervisor Service Sheet # 19-014195

BROWARD COUNTY, FL vs. SH 005 LLC **TD 34715**
PLAINTIFF **TAX SALE NOTICE** VS. **COUNTY/BROWARD** DEFENDANT **5/15/2019** CASE
TYPE OF WRIT **SH 005 LLC** COURT **2240 NW 52 AVENUE #2240** HEARING DATE
SERVE **LAUDERHILL, FL 33313**
SERVE ASAP - RETURN TO TAX NOTICE TRAY

14279
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301
JULIE AIKMAN, SUPV.
9884 Attorney

Received this process on 4/22/19 1100 41
Date 4/10/19 at 1445
Time

- Served
- Not Served - see comments

On SH 005 LLC, 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 a copy of the complaint, petition, or initial pleading, by the following method:

INDIVIDUAL SERVICE

SUBSTITUTE SERVICE:

- At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit: _____, in accordance with F.S. 48.031(1)(a)
- To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)
- To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

CORPORATE SERVICE:

- To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081
- To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)
- To _____, as resident agent of said corporation in accordance with F.S. 48.091

PARTNERSHIP SERVICE: To _____, partner, or to _____, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

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

1st attempt date/time: _____ 2nd attempt date/time: _____

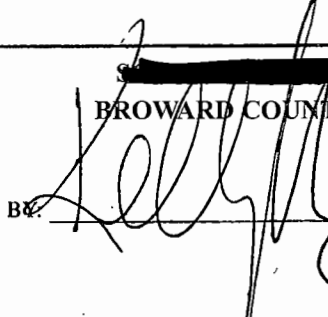
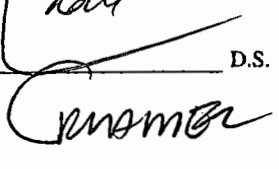
POSTED COMMERCIAL: By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

1st attempt date/time: _____ 2nd attempt date/time: _____

OTHER RETURNS: See comments

COMMENTS: Postals Tax Notices

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"

 SHERIFF
BROWARD COUNTY, FLORIDA
724
D.S.


BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494126-CK-0410 (TD #34715)

BROWARD COUNTY SHERIFF
2019 APR -2 AM 9:15
BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by April 30, 2019\$3,885.36
- Or
- * Amount due if paid by May 14, 2019\$3,914.73

*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, 2019 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

SH 005 LLC
2240 NW 52 AVENUE #2240
LAUDERHILL, FL 33313

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation
CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.

Filing Information

| | |
|-------------------------|---------------|
| Document Number | 747645 |
| FEI/EIN Number | 59-2045782 |
| Date Filed | 06/14/1979 |
| State | FL |
| Status | ACTIVE |
| Last Event | REINSTATEMENT |
| Event Date Filed | 06/04/1997 |

Principal Address

2220-2466 NW 52 Ave
Lauderhill, FL 33313

Changed: 02/29/2016

Mailing Address

PO BOX 122015
Ft Lauderdale, FL 33312

Changed: 02/29/2016

Registered Agent Name & Address

TDSunshine Property Management, LLC
8181 W. Broward Blvd.
SUITE 380
PLANTATION, FL 33324

Name Changed: 02/29/2016

Address Changed: 02/19/2018

Officer/Director Detail

Name & Address

Title PRESIDENT/DIRECTOR

NEWTON, LUCINDY
PO BOX 122015
Ft Lauderdale, FL 33312

Title TREASURER/ DIRECTOR

WILLIAMS, RICHARD
PO BOX 122015
Ft Lauderdale, FL 33312

Title Directors

Nathanson, Erick
PO BOX 122015
Ft Lauderdale, FL 33312

Title Secretary

Jones, Debbie
PO BOX 122015
Ft Lauderdale, FL 33312

Title Director

Armalin, Cynthia
PO BOX 122015
Ft Lauderdale, FL 33312

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2016 | 02/29/2016 |
| 2017 | 04/06/2017 |
| 2018 | 02/19/2018 |

Document Images

| | |
|---|--|
| 02/19/2018 -- ANNUAL REPORT | View image in PDF format |
| 04/06/2017 -- ANNUAL REPORT | View image in PDF format |
| 02/29/2016 -- ANNUAL REPORT | View image in PDF format |
| 03/23/2015 -- ANNUAL REPORT | View image in PDF format |
| 04/18/2014 -- ANNUAL REPORT | View image in PDF format |
| 04/04/2013 -- ANNUAL REPORT | View image in PDF format |
| 03/22/2012 -- ANNUAL REPORT | View image in PDF format |
| 04/21/2011 -- ANNUAL REPORT | View image in PDF format |
| 04/28/2010 -- ANNUAL REPORT | View image in PDF format |
| 04/17/2009 -- ANNUAL REPORT | View image in PDF format |
| 04/23/2008 -- ANNUAL REPORT | View image in PDF format |
| 04/09/2007 -- ANNUAL REPORT | View image in PDF format |
| 02/06/2006 -- ANNUAL REPORT | View image in PDF format |
| 02/09/2005 -- ANNUAL REPORT | View image in PDF format |
| 03/09/2004 -- ANNUAL REPORT | View image in PDF format |
| 02/24/2003 -- ANNUAL REPORT | View image in PDF format |
| 02/18/2002 -- ANNUAL REPORT | View image in PDF format |
| 02/01/2001 -- ANNUAL REPORT | View image in PDF format |

| | |
|---|--|
| 03/01/2000 -- ANNUAL REPORT | View image in PDF format |
| 03/04/1999 -- ANNUAL REPORT | View image in PDF format |
| 02/06/1998 -- ANNUAL REPORT | View image in PDF format |
| 06/04/1997 -- REINSTATEMENT | View image in PDF format |

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
SH005 LLC

Filing Information

| | |
|-----------------------------|--|
| Document Number | L17000237492 |
| FEI/EIN Number | NONE |
| Date Filed | 11/16/2017 |
| State | FL |
| Status | INACTIVE |
| Last Event | ADMIN DISSOLUTION FOR ANNUAL REPORT |
| Event Date Filed | 09/28/2018 |
| Event Effective Date | NONE |

Principal Address

999 NE 131ST ST
NORTH MIAMI, FL 33161

Mailing Address

999 NE 131ST ST
NORTH MIAMI, FL 33161

Registered Agent Name & Address

SAVVY HOLDINGS LLC
100 SOUTH BISCAYNCE BLVD
300
MIAMI, FL 33131

Authorized Person(s) Detail

Name & Address

Title P

SAVVY HOLDINGS
100 S BISCAYNE BLVD, SUITE 300
MIAMI, FL 33131

Annual Reports

No Annual Reports Filed

Document Images

[11/16/2017 -- Florida Limited Liability](#)

\$ 0.70
DOCU. STAMPS-DEED
RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

Form A298 Quitclaim Deed

QUITCLAIM DEED

PREPARE By Tommy Burgess Jr
4444 N.W. 42 ST
LAUD LKS FLA 33319

THIS QUITCLAIM DEED, Executed this 26th day of October, 1994
by first party, Tommy Burgess Jr. A single MAN
whose post office address is 2240 NW 52nd Avenue Lauderhill Fl. 33313
to second party, JEFFREY O'CONNOR
whose post office address is 1809 SW. 10th Street Fort Lauderdale FL 33311

WITNESSETH, That the said first party, for good consideration and for the sum of \$10.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Broward, State of Florida to wit:

Unit 2240 of Century Gardens Condominium, according to the Declaration thereof, as recorded in official Records Book 8290, at Page 448 of the Public Records of Broward County, Florida.

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

BK23080PG0964

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

Signed, sealed and delivered in presence of:

ROBERTA MASON
DELORIS G. STATEN
State of Florida

Tommy Burgess Jr
Tommy Burgess Jr.

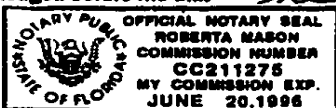
October 26, 1994

County of Broward

SS.

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR
I personally appeared Tommy BURGESS JR. on this 26th day of Oct, 1994.

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.



Roberta Mason
Notary Public
My Commission Expires:



[Handwritten initials]



Above Space Reserved for Recording
[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: 10-24-04

Reference Number of Any Related Documents: _____

Grantor:

Name Jeffrey O'Connor
Street Address 2240 NW 52 Ave.
City/State/Zip Lauderhill FLA 33313

Grantee:

Name Boyd O'Connor
Street Address 407 SW 22 Ter
City/State/Zip Ft Lauderdale Fls 33312

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): Century Garden Condominium Unit 2240

Assessor's Property Tax Parcel/Account Number(s): 19126-CK-04100

THIS QUITCLAIM DEED, executed this OCT-24 day of 24, 2004 by first party, Grantor, Jeffrey O'Connor, whose mailing address is 3351 NW 8th St, Fort Lauderdale FLA 33311, to second party, Grantee, Boyd O'Connor, whose mailing address is 407 SW 22 Ter Ft Lauderdale 33312.

WITNESSETH that the said first party, for good consideration and for the sum of Twenty Dollars (\$ 20) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Broward, State of Florida to wit: Century Gardens Condo unit 2240

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness Gloria Walker
Print Name of Witness GLORIA WALKER

Signature of Witness Walter Reeves
Print Name of Witness WALTER REEVES

Signature of Grantor Jeffrey O'Connor
Print Name of Grantor JEFFREY O'CONNOR

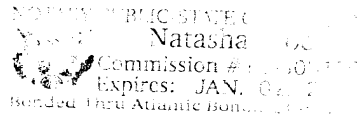
State of Florida
County of Broward

On Nov. 14, 2004, before me, Jeffrey Uconnor, appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Natasha [Signature]
Signature of Notary

Affiant Known Produced ID
Type of ID _____
(Seal)



Parcel Identification No: 19126-CK-04100

This Instrument Prepared By
and Return to:

RGR

Land Star Title, Inc.
200 W Cypress Creek Road Suite 210
Fort Lauderdale, FL 33309

CORRECTIVE QUITCLAIM DEED

This Quitclaim Deed, made this 20th day of June, 2007, between Jeffery O'Connor, a single man, whose address is 2240 NW 52nd Avenue Unit #2240, Lauderhill, FL 33313, Grantor, and Boyd O'Connor, an unmarried man, whose address is 2240 NW 52nd Avenue Unit #2240, Lauderhill, FL 33313, 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. 2240, of CENTURY GARDEN, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8290, Page 448, 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.

THIS DEED IS BEING RECORDED TO REFLECT THE MARITAL STATUS OF THE GRANTOR AND TO CORRECT LEGAL DESCRIPTION IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN O.R. BOOK 43125, PAGE 1890.

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:

[Signature]
Witness #1 Signature

KRISTIN JUEL HOHL
Witness #1 Printed Name

[Signature]
Witness #2 Signature

ALANA J BUCHARD
Witness #2 Printed Name

[Signature]
Jeffery O'Connor

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20 day of June, 2007, by Jeffery O'Connor who is personally known to me or who has produced DL as identification.

SEAL

[Signature]
Notary Signature

KRISTIN JUEL HOHL
Printed Notary Signature

My Commission Expires:

 Kristin Juel Hohl
Commission # DD338623
Expires: JULY 18, 2008
AARONNOTARY.com

2

07-1441 RN

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

After Recording Return To:
Delta Funding Corporation
1000 Woodbury Rd. PO Box 9009
Woodbury, NY 11797
Attention: Documentation Control Dept. 3rd floor.

[Space Above This Line For Recording Data]

MORTGAGE

LENDER: (Delta Funding Corporation)

LOAN #: [REDACTED]

NOMINEE: MERS, MIN Number#: [REDACTED]

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **June 20th, 2007**, together with all Riders to this document.

(B) "Borrower" is **Boyd O'Connor** ^{a single man}. Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the mortgagee under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is **Delta Funding Corporation**. Lender is a corporation or association organized and existing under the laws of New York. Lender's address is 8665 Baypine Road Suite 210, Jacksonville, FL 32256.

(E) "Note" means the promissory note signed by Borrower and dated **June 20th, 2007**. The Note states that Borrower owes Lender seventy-one thousand five hundred Dollars (**U.S. \$71,500.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than July 1st, 2037.

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Balloon Rider
- 1-4 Family Rider

- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider

- Second Home Rider
- Other(s) [specify]



23995

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note.



For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the

_____ County _____ of _____ Broward _____

See Property Description

which currently has the address of 2240 Northwest 52nd Avenue Unit #2240

Lauderhill, Florida 33313 (Property Address):

Section: Block: Lot:

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.



Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note. If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items.

Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this

If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender.

If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a nonrefundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a nonrefundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has – if any – with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.



All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.



15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.



21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.


23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

24. Attorneys' Fees. As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

25. Jury Trial Waiver. The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:



Boyd O'Connor Seal
-Borrower

Seal
-Borrower

Seal
-Borrower

Seal
-Borrower

_____ [Space Below This Line For Acknowledgement] _____

STATE OF FLORIDA

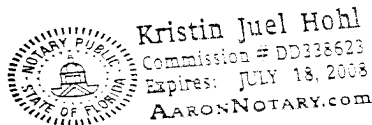
SS:
COUNTY OF: Broward

I Kristin Juel Hohl, a Notary Public in and for said county and state, do hereby certify that Boyd O'Connor personally appeared before me and is (are) known or proved to me to be the person(s) who, being informed of the contents of the foregoing instrument, have executed same, and acknowledged said instrument to be his/her/their free and voluntary act and deed and that he/she/they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 20 day of June, 2007
My Commission Expires:

[Signature] (SEAL)
Notary Public

This instrument was prepared by: Delta Funding Corporation



[Signature]

The attached Mortgage covers real property principally improved by a one to four family dwelling.

Premises commonly known as:

2240 Northwest 52nd Avenue, Unit #2240 Lauderhill, FL 33313

DISTRICT _____ SECTION _____ BLOCK _____ LOT _____

Boyd O'Connor
Boyd O'Connor



Exhibit "A"

Legal Description for File No.: 07-1441R

Condominium Unit No. 2240, of CENTURY GARDEN, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8290, Page 448, 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.

ADJUSTABLE RATE RIDER

(LIBOR Six-Month Index (As Published In *The Wall Street Journal*)—Rate Caps)

THIS ADJUSTABLE RATE RIDER is made this 20th day of June, 2007, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to Delta Funding Corporation ("Lender") of the same date and covering the property described in the Security Instrument and located at:

2240 Northwest 52nd Avenue, Unit #2240 Lauderhill, FL 33313

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE BORROWER MUST PAY.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial interest rate of 11.14%. The Note provides for changes in the interest rate and the monthly payments, as follows:

4. INTEREST RATE CAPS AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The interest rate I will pay may change on the 1st day of July, 2010, and on that day every sixth month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the average of interbank offered rates for six month U.S. dollar-denominated deposits in the London market ("LIBOR"), as published in *The Wall Street Journal*. The most recent Index figure available as of the first business day of the month immediately preceding the month in which the Change Date occurs is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new index that is based upon comparable information. The Note Holder will give me notice of this choice.

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding six point eight nine percentage points (6.89%) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section (D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.



(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than 14.14% or less than 11.14%. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than one percentage points (1.0%) from the rate of interest I have been paying for the preceding six months. My interest rate will never be greater than 18.14%.

(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given to me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

Uniform Covenant 18 of the Security Instrument is amended to read as follows:

Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender also may require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.

Boyd O'Connor (Seal)
Boyd O'Connor -Borrower

..... (Seal)
-Borrower

..... (Seal)
-Borrower

..... (Seal)
-Borrower

CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 20th day of June, 2007, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Delta Funding Corporation (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

2240 Northwest 52nd Avenue, Unit #2240 Lauderhill, FL 33313

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as:

Century Gardens
[Name of Condominium Project]

(the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

CONDOMINIUM COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. Condominium Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy on the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes and floods, from which Lender requires insurance, then: (i) Lender waives the provision in Section 3 for the Periodic Payment to Lender of the yearly premium installments for property insurance on the Property; and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower shall give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

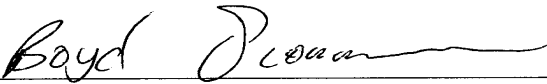
D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Section 11.



E. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Constituent Documents if the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider.



Boyd O'Connor (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

4
08-105294

Prepared by: Maria Alvarez
Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, Florida, 33409
Phone Number: 561-682-8835
Loan Number: [REDACTED]
Attorney Code: 00317

**ASSIGNMENT OF MORTGAGE
FLORIDA**

This **ASSIGNMENT OF MORTGAGE** is made and entered into as of the 2ND day of JULY, 2007, from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, whose address is 3300 SW 34 Avenue, Suite 101, Ocala, FL 34474, its successors and assigns, as nominee for DELTA FUNDING CORPORATION its successors and assigns, ("Assignor) to **HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3** whose address is c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, Florida, 33409, all its rights, title and interest in and to a certain mortgage duly recorded in the Office of the Public Records of **BROWARD**, County, State of **FLORIDA**, as follows;

Mortgagor: BOYD O'CONNOR
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR DELTA FUNDING CORPORATION
Document Date: JUNE 20, 2007
Recording Date: AUGUST 10, 2007
Book/Volume/Docket/Liber: 44462
Page/Folio: 1516
Property Address: 2240 NORTHWEST 52ND AVENUE UNIT #2240, LAUDERHILL, FL
Property described as follows:

LEGAL DESCRIPTION:

Condominium Unit No. 2240, of CENTURY GARDEN, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8290, Page 448, 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.

Together with any and all notes and obligations therein described or referred to, the debt respectively secured thereby and all sums of money due and to become due thereon, with interest thereon, and attorney's fees and all other charges.

This Assignment is made without recourse, representation or warranty.

IN WITNESS WHEREOF the Assignor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, the 26TH day of AUGUST, 2008

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR DELTA FUNDING CORPORATION

Signed, sealed and delivered in the presence of:

Nancy Eller
1675 Palm Beach Lakes Blvd.
W. Palm Beach, FL 33401

By: _____
Name: Scott Anderson
Title: Vice President

Elsie Ramirez
1675 Palm Beach Lakes Blvd.
W. Palm Beach, FL 33401

State of Florida)
)SS.
County of Palm Beach)

On AUGUST 26, 2008, before me, the undersigned, a Notary Public for said County and State, personally appeared Scott Anderson, of 1661 Worthington Road, Suite 100, West Palm Beach, Florida, 33409, personally known to me to be the person that executed the foregoing instrument and acknowledged that he is the Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR DELTA FUNDING CORPORATION, and that he did execute the foregoing instrument. He is personally known to me.

Witness my hand and official seal.

NOTARY PUBLIC-STATE OF FLORIDA
Leticia N. Arias
Commission # DD7379
Expires: NOV. 29, 2011
BONDED THRU ATLANTIC BONDING CO., INC

Leticia N. Arias

MIN: _____

MERS Ph.#: (888) 679 – 6377

Prepared by: **Maria Alvarez**

Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409
Phone Number: 561-682-8835

ALLONGE

BORROWERS: BOYD O'CONNOR

PRESENTOWNER AND HOLDER: DELTA FUNDING CORPORATION

NOTE EXECUTION DATE: JUNE 20, 2007

NOTE AMOUNT: \$71,500.00

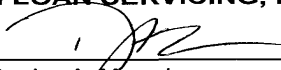
This allonge shall be annexed to the original Note (or to a copy of the Note with a Lost Note Affidavit if the original cannot be located), referenced above for purposes of transferring same from the present Owner and Holder of the Note, **DELTA FUNDING CORPORATION** ("Transferor") as of the date set forth below. As a result of said transfer, **DELTA FUNDING CORPORATION** has no further interest in the Note.

Date: JULY 02, 2007

Pay to the order of

**HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED
HOLDERS OF RENAISSANCE EQUITY LOAN ASSET-BACKED
CERTIFICATES, SERIES 2007-3**, without recourse, representation
or warranty
express or implied this 2ND day of JULY, 2007

**DELTA FUNDING CORPORATION
BY ITS ATTORNEY-IN-FACT
OCWEN LOAN SERVICING, LLC**

By: 
Name: Denise A. Marvel
Title: Manager of Document Control and Contract Management

The effective date of the allonge is JULY 02, 2007

OLS Loan Number: XXXXXXXXXX

Parcel Identification no. 19126-CK-04100

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is executed this 15th day of May 2008 by Boyd O'Connor, a ~~married~~ man, whose post office address is 2240 NW 52 Avenue Unit # 2240, first party to Jeffrey O'Connor a single man, and whose post office address is 3551 NW 8th St, Fort Lauderdale, FL 33311 second party:

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, THAT the said first party, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and Quit-claim unto the said second party forever, all the right, title, interest, claim and demand which said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of PALM BEACH, State of FL to wit:

Condominium Unit No. 2240 of Century Garden, a Condominium according to the Declaration of Condominium thereof as recorded in Official Records Book 8290, Page 448 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.

PARCEL ID# 19126-CK-04100

This is a Deed of Convenience.

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 the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, Sealed and delivered in the presence of:

Nancy Brenner
Witness MARY Brenner

Boyd O'Connor
Signature Boyd O'Connor
2240 NW 52nd Avenue Unite #2240
Lauderhill, FL 33315
Boyd O'Connor
Signature

Pamela McElroy
Witness Pamela McElroy

State of Florida
County of Broward

The foregoing instrument was executed before me this May 15, 2008, by Boyd O'Connor who is personally known to me or who has produced a () Florida Driver's License () Passport () _____ as identification.

Felicia D. Jackson
NOTARY PUBLIC (signature)
Print Name: Felicia D. Jackson
My Commission Expires:
Stamp/Seal:



This instrument Prepared by:
Record and Return to:
The Robinson Law Firm
3500 N. State Rd. 7, Suite 437
Ft. Lauderdale, FL 33319

Parcel Identification No.: 4941 26 CK 0410

QUIT-CLAIM DEED

This Quit-Claim Deed, made this 28th day of March A.D. 2011, between JEFFREY O'CONNOR, a single man, whose post office address is 3351 N.W. 8th Street, Fort Lauderdale, Florida 33313, hereinafter called the "GRANTOR" and SHELDON GODSON, a single man, hereinafter called the "GRANTEE."

(Whereinafter, used herein the terms "grantors" and "grantees" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantor, for and in consideration of the sum of TEN AND 00/100's (\$10.00) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, release and quit-claim unto the said party forever, all the right, title, interest, claim and demand which the said grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

LEGAL DESCRIPTION:

Condominium Unit No. 2240 of Century Garden, a Condominium according to the Declaration of Condominium thereof as recorded in Official Records Book 8290, Page 448 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.

- This Quit Claim Deed is prepared without the benefit of a title or lien search at the parties' request.
- This is not the homestead of the Grantor.

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 the grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

In Witness Whereof, the grantor have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Sonia Small
Witness #1 Signature

Sonia Small
Printed or Typed Name

[Signature]
Witness #2 Signature

Georgia Loh
Printed or Typed Name

Jeffrey O'Connor
JEFFREY O'CONNOR
3351 N.W. 8th Street
Fort Lauderdale, Florida 33313

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 28th day of March, 2011, by Jeffrey O'Connor, who is personally known to me or has produced FLDC as identification.

NOTARY SEAL

NOTARY PUBLIC-STATE OF FLORIDA
Georgia Nwamaka Print Name:
Commission # DD698231
Expires: JULY 24, 2011
BONDED THRU ATLANTIC BONDING CO., INC. My commission expires: _____

Prepared by and return to:
Tucker & Tighe, P.A.
800 E. Broward Blvd., Suite 710
Ft. Lauderdale, Florida 33301
(954) 467-7744

CLAIM OF LIEN

STATE OF FLORIDA :
COUNTY OF BROWARD :

BEFORE ME, the undersigned authority, personally appeared this day MICHELLE MONTEKIO, ESQ, TUCKER & TIGHE, P.A., who, upon being first duly sworn, say: they are the Attorneys for the lienor herein, CENTURY GARDENS CONDOMINIUM ASSOCIATION, INC., whose address is c/o TDSunshine Property Management, LLC 1868 N. University Drive, #205 Plantation, FL 33322, and as provided by the Declaration for CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC. and Fla. Stat. §718.116, the Association asserts and holds a lien on the following described real property:

CONDOMINIUM UNIT NO. 2240 OF CENTURY GARDEN, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 8290, PAGE 448, 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.

said property being owned by **SHELDON GODSON**, and further states that the lien is for the following amounts:

| | |
|---|-------------------|
| Past due post-petition maintenance, & penalties (5/16-7/17): | \$3,615.00 |
| Attorneys' fees: | \$1,185.00 |
| Title search & postage costs: | \$ 257.42 |
| Recording costs: | \$ 20.00 |
| Lien release fee: | <u>\$ 75.00</u> |
| TOTAL DUE: | \$5,152.42 |

plus, if applicable, continuing regular assessments and special assessments, special assessments coming due during the duration of this lien, late charges, administrative collection fees, interest, costs and attorneys' fees until paid in full. Maintenance (\$236) is due on the first of the month. A late fee and/or interest, as authorized by the Declaration, may be charged to delinquent accounts.

CENTURY GARDEN CONDOMINIUM
ASSOCIATION, INC.

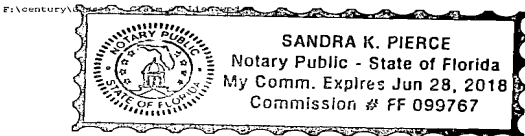
By: *Michelle Montekio*
MICHELLE MONTEKIO, ESQ.
TUCKER & TIGHE, P.A.

STATE OF FLORIDA :
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 24 day of **July, 2017** by MICHELLE MONTEKIO, ESQ., TUCKER & TIGHE, P.A., as Agent/Attorney for CENTURY GARDENS CONDOMINIUM ASSOCIATION, INC., a Florida corporation, not-for-profit, on behalf of the corporation, who is personally known to me and did take an oath.

My Commission Expires:

Sandra K. Pierce
NOTARY PUBLIC



Case Number: CACE-17-019066 Division: 04
Filing # 62980873 E-Filed 10/18/2017 10:50:12 AM

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

CASE NO.

CENTURY GARDEN CONDOMINIUM
ASSOCIATION, INC., a Florida
corporation not-for-profit,

Plaintiff,

vs.

LIS PENDENS

SHELDON GODSON and UNKNOWN
PERSON(S) IN POSSESSION OF
THE SUBJECT PROPERTY,

Defendants.


TO: Defendants, SHELDON GODSON, UNKNOWN PERSON(S) IN POSSESSION OF
THE SUBJECT PROPERTY, AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE NOTIFIED of the institution of this action by
Plaintiff against you seeking to foreclose a Claim of Lien on the
following property in Broward County, Florida:

CONDOMINIUM UNIT NO. 2240, OF CENTURY GARDENS
CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION
THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8290, PAGE
448, AND ANY AMENDMENTS THERETO, IF ANY, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA.

DATED on October 17, 2017.

TUCKER & TIGHE, P.A.
Attorneys for Plaintiff
Suite 710 - Cumberland Bldg.
800 East Broward Boulevard
Fort Lauderdale, FL 33301
Telephone: (954) 467-7744
e-mail: collections@tuckertighe.com

By: 
MICHELLE MONTEKIO, ESQ.
FL BAR NO. 15518

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 5/17/2018 3:25:08 PM.****

16

FILED IN OPEN COURT
BROWARD CLERK OF CIRCUIT COURT
DATE: 5-17-18
BY: Margaret L. Shoultz

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

CASE NO.: CACE 17-019066 (04)

CENTURY GARDEN CONDOMINIUM
ASSOCIATION, INC., a Florida
corporation, not-for-profit,

Plaintiff,

vs.

SHELDON GODSON,

Defendant.

CONSENT FINAL JUDGMENT OF FORECLOSURE

THIS CAUSE came to be heard by the Court upon the Plaintiff's Motion for Final Summary Judgment of Foreclosure, and the Court having considered the pleadings filed herein, the supporting affidavits of the Plaintiff, CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC., a Florida corporation, not-for-profit ("Plaintiff CENTURY GARDEN"), and haveing been advised that the parties are in agreement, the Court finds that:

1. The Defendant, SHELDON GODSON ("Defendant GODSON"), has been served according to due and legal process in this action.
2. Defendant GODSON was served on October 28, 2017 and Defendant GODSON filed an Answer and Affirmative Defenses which were deemed filed on February 13, 2018. Said pleading raises no valid defenses to Defendant

Case No. 17-019066 (04)
Consent Final Judgment of Foreclosure

GODSON's nonpayment of assessments due Plaintiff CENTURY GARDEN.

3. Defendant GODSON raised seven affirmative defenses which are legally and/or factually rebutted by the Plaintiff's supporting affidavits; therefore, there is no genuine issue of material fact in dispute and summary judgment should issue as a matter of law.

4. The Court has jurisdiction over the Defendant in this cause and over this subject matter.

5. Plaintiff CENTURY GARDEN is entitled to periodic payments pursuant to its Declaration of Condominium ("Declaration") and Chapter 718 of the Florida Statutes. The Declaration is recorded in Official Records Book 8290, at Page 488, of the Public Records of Broward County, Florida.

6. The assessments constitute a valid lien on the property sought to be foreclosed and are superior to any right, title, interest or claim of the Defendant and all persons and entities claiming by, through or under him.

7. Plaintiff CENTURY GARDEN is entitled to court costs and attorneys' fees pursuant to its Declaration and 718.116 of the Florida Statutes.

8. Based upon the above findings, it is:

ORDERED AND ADJUDGED that Plaintiff CENTURY GARDEN's Motion for Final Summary Judgment of Foreclosure be **GRANTED**.

It is further adjudged that:

A. Plaintiff CENTURY GARDEN is due \$5,975.00 for past due assessments and late fees through May 2018, \$241.00 for June 2018

Case No. 17-019066 (04)
Consent Final Judgment of Foreclosure

assessment and late fee, \$241.00 for July 2018 assessment and late fee, and \$241.00 for August 2018 assessment and late fee, \$1,308.42 for court costs, and \$6,825.00 for attorneys' fees, making a total sum due of \$14,831.42, which will accumulate interest at the statutory rate of 5.72% per annum, for which let execution issue forthwith.

B. Plaintiff holds a lien for the total sum plus interest accruing at 5.72% a year from the date of this Judgment until paid, and any further sums accruing to Plaintiff in connection with this suit, superior to any claim or estate of Defendants on the following described real property located at 2240 NW 52nd Avenue, Lauderhill, FL 33313, and legally described as:

CONDOMINIUM UNIT NO. 2240, OF CENTURY GARDEN, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 8290, PAGE 448 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.

C. If the total sum with interest at the rate described in Paragraphs A and B and all other sums accruing to Plaintiff subsequent to this Judgment are not paid, the clerk of this Court shall sell the subject property at public sale on the 15th day of August, 2018, to the highest bidder for cash, except as described in Paragraph D herein, in accordance with section 45.031, Florida Statutes, at: www.broward.realforeclose.com, the Clerk's website for on-line auctions at 10:00 a.m.

D. Plaintiff CENTURY GARDEN shall advance all subsequent costs in this action and shall be reimbursed for them by the Clerk if the Plaintiff CENTURY GARDEN is not the Purchaser of the real property for

Case No. 17-019066 (04)
Consent Final Judgment of Foreclosure

sale. If Plaintiff CENTURY GARDEN is the Purchaser, the clerk shall credit Plaintiff CENTURY GARDEN's bid with the total sum with interest and all funds accruing to Plaintiff CENTURY GARDEN subsequent to this Judgment or such part of it as is necessary to fill the bid in full.

E. On filing the Certificate of Title, the Clerk shall distribute the proceeds of sale, so far as they are sufficient, by paying all amounts due pursuant to the Final Judgment of Foreclosure made payable to Tucker & Lokeinsky, P.A. Trust Account.

F. On filing the Certificate of Title, the Defendant and all persons claiming against him since the filing of the Notice of Lis Pendens in this action, shall be foreclosed of all estate or claim in the property and the purchaser at sale shall be let into possession of the property. Plaintiff reserves the right to seek a deficiency judgment against the defendant.

G. In the event Defendant and all others in possession fail to vacate the premises after Plaintiff has obtained a Certificate of Title at the foreclosure sale, the Plaintiff is entitled to a Writ of Possession issued by the Clerk to be executed by the Sheriff without any further Order from the Court.

H. Jurisdiction of this action is retained to enter further Orders and Judgments, that are proper including, without limitation, resetting sale dates, awards of additional assessments, attorneys' fees and costs, deficiency judgments, additional writs of possession and writs of assistance, and to re-foreclose omitted lienholders or other claimants to the property.

I. Cancellation of the foreclosure sale scheduled above shall be

Case No. 17-019066 (04)
Consent Final Judgment of Foreclosure

permitted by Plaintiff CENTURY GARDEN filing written notice of the cancellation with the Clerk & Comptroller.

J. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

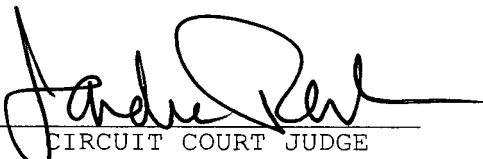
K. IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF COURT, HOWARD S. FORMAN, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

L. IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT BROWARD COUNTY LEGAL AID AT (954) 765-8957 TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO

Case No. 17-019066 (04)
Consent Final Judgment of Foreclosure

A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT BROWARD COUNTY LEGAL AID FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED in Open Court, at Broward County, Florida on this 17th day of May, 2018.



CIRCUIT COURT JUDGE

Copies furnished to:

Daniel M. Brennan, Esq.
Tucker & Lokesinky, P.A.
800 E. Broward Blvd., Suite 710
Fort Lauderdale, FL 33301
collections@tuckertighe.com

The Law Office of Paul A.
Krasker, P.A.,
1615 Forum Place, 5th Floor
West Palm Beach, FL 33401
Kengvalson@kraskerlaw.com

THIS INSTRUMENT PREPARED BY:
Ovide Val, Esquire
Law Office of Ovide Val
999 NE 125 Street
North Miami, Florida 33161

Special Warranty Deed

This Indenture made this 10 day of August, 2018 between Sheldon Godson, a single man, whose post office address is 2240 NW 52nd Ave, Lauderhill FL 33313, party of the first part, and SH 005, LLC, a Florida Limited Liability Company, of 100 S BISCAYNE BLVD 300 MIAMI, FL, Miami, FL 33131, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Folio: 49412ck0410

Address: 2240 NW 52nd Ave, Lauderhill FL 33313

Condominium unit no. 2240 of Century Garden, a condominium according to the Declaration of Condominium thereto as recorded in Official Records Book 98290, page 448 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.

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

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

In Witness Whereof, first party has signed and sealed these present the date set forth on August 10, 2018.

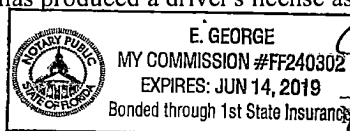
Signed, seal and delivered in our presence:

Shantya Pearson
Print Name: _____

By: Sheldon Godson
Sheldon Godson

Joseph Eugene
Print Name: Joseph Eugene

The foregoing instrument was acknowledged before me this 10 day of August, 2018 by Sheldon Godson. He is personally known to me or has produced a driver's license as identification.


E. GEORGE
MY COMMISSION #FF240302
EXPIRES: JUN 14, 2019
Bonded through 1st State Insurance
Notary Public, State of Florida

(1)

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 8/27/2018 4:30:00 PM.****

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

CASE NO.: CACE 17-019066 (04)

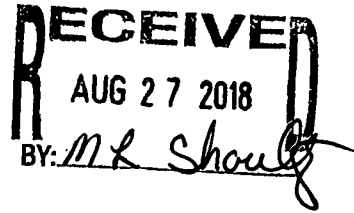
CENTURY GARDEN CONDOMINIUM
ASSOCIATION, INC., a Florida
corporation, not-for-profit,

Plaintiff,

vs.

SHELDON GODSON,

Defendant.



CONSENT AMENDED FINAL JUDGMENT OF FORECLOSURE

THIS CAUSE came to be heard by the Court upon the Plaintiff's Motion for Final Summary Judgment of Foreclosure, and the Court having considered the pleadings filed herein, the supporting affidavits of the Plaintiff, CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC., a Florida corporation, not-for-profit ("Plaintiff CENTURY GARDEN"), and having been advised that the parties are in agreement, the Court finds that:

1. This Amended Consent Final Judgment of Foreclosure amends and supercedes the Consent Final Judgment of Foreclosure entered on May 17, 2018.
2. The Defendant, SHELDON GODSON ("Defendant GODSON"), has been served according to due and legal process in this action.

Case No. 17-019066 (04)
Consent Amended Final Judgment of Foreclosure

3. Defendant GODSON was served on October 28, 2017 and Defendant GODSON filed an Answer and Affirmative Defenses which were deemed filed on February 13, 2018. Said pleading raises no valid defenses to Defendant GODSON's nonpayment of assessments due Plaintiff CENTURY GARDEN.

4. Defendant GODSON raised seven affirmative defenses which are legally and/or factually rebutted by the Plaintiff's supporting affidavits; therefore, there is no genuine issue of material fact in dispute and summary judgment should issue as a matter of law.

5. The Court has jurisdiction over the Defendant in this cause and over this subject matter.

6. Plaintiff CENTURY GARDEN is entitled to periodic payments pursuant to its Declaration of Condominium ("Declaration") and Chapter 718 of the Florida Statutes. The Declaration is recorded in Official Records Book 8290, at Page 488, of the Public Records of Broward County, Florida.

7. The assessments constitute a valid lien on the property sought to be foreclosed and are superior to any right, title, interest or claim of the Defendant and all persons and entities claiming by, through or under him.

8. Plaintiff CENTURY GARDEN is entitled to court costs and attorneys' fees pursuant to its Declaration and 718.116 of the Florida Statutes.

9. Based upon the above findings, it is:

ORDERED AND ADJUDGED that Plaintiff CENTURY GARDEN's Motion for Final Summary Judgment of Foreclosure be **GRANTED**.

It is further adjudged that:

Case No. 17-019066 (04)
Consent Amended Final Judgment of Foreclosure

A. Plaintiff CENTURY GARDEN is due \$5,975.00 for past due assessments and late fees through May 2018, \$241.00 for June 2018 assessment and late fee, \$241.00 for July 2018 assessment and late fee, and \$241.00 for August 2018 assessment and late fee, \$241.00 for September 2018 assessment and late fee, \$1,553.42 for court costs, and \$7,200.00 for attorneys' fees, interest of \$206.84, making a total sum due of \$15,899.26, which will accumulate interest at the statutory rate of 5.97% per annum, for which let execution issue forthwith.

B. Plaintiff holds a lien for the total sum plus interest accruing at 5.97% a year from the date of this Judgment until paid, and any further sums accruing to Plaintiff in connection with this suit, superior to any claim or estate of Defendants on the following described real property located at 2240 NW 52nd Avenue, Lauderhill, FL 33313, and legally described as:

CONDOMINIUM UNIT NO. 2240, OF CENTURY GARDEN, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 8290, PAGE 448 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.

C. If the total sum with interest at the rate described in Paragraphs A and B and all other sums accruing to Plaintiff subsequent to this Judgment are not paid, the clerk of this Court shall sell the subject property at public sale on the 18th day of September, 2018, to the highest bidder for cash, except as described in Paragraph D herein, in accordance with section 45.031, Florida Statutes, at: www.broward.realforeclose.com, the Clerk's website for on-line auctions at 10:00 a.m.

Case No. 17-019066 (04)
Consent Amended Final Judgment of Foreclosure

D. Plaintiff CENTURY GARDEN shall advance all subsequent costs in this action and shall be reimbursed for them by the Clerk if the Plaintiff CENTURY GARDEN is not the Purchaser of the real property for sale. If Plaintiff CENTURY GARDEN is the Purchaser, the clerk shall credit Plaintiff CENTURY GARDEN's bid with the total sum with interest and all funds accruing to Plaintiff CENTURY GARDEN subsequent to this Judgment or such part of it as is necessary to fill the bid in full.

E. On filing the Certificate of Title, the Clerk shall distribute the proceeds of sale, so far as they are sufficient, by paying all amounts due pursuant to the Final Judgment of Foreclosure made payable to Tucker & Lokeinsky, P.A. Trust Account.

F. On filing the Certificate of Title, the Defendant and all persons claiming against him since the filing of the Notice of Lis Pendens in this action, shall be foreclosed of all estate or claim in the property and the purchaser at sale shall be let into possession of the property. Plaintiff reserves the right to seek a deficiency judgment against the defendant.

G. In the event Defendant and all others in possession fail to vacate the premises after Plaintiff has obtained a Certificate of Title at the foreclosure sale, the Plaintiff is entitled to a Writ of Possession issued by the Clerk to be executed by the Sheriff without any further Order from the Court.

H. Jurisdiction of this action is retained to enter further Orders and Judgments, that are proper including, without limitation, resetting sale dates, awards of additional assessments, attorneys' fees and costs, deficiency judgments, additional writs of possession and writs

Case No. 17-019066 (04)
Consent Amended Final Judgment of Foreclosure

of assistance, and to re-foreclose omitted lienholders or other claimants to the property.

I. Cancellation of the foreclosure sale scheduled above shall be permitted by Plaintiff CENTURY GARDEN filing written notice of the cancellation with the Clerk & Comptroller.

J. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

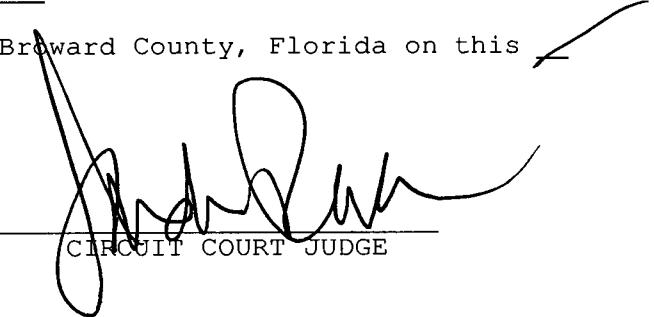
K. IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF COURT, HOWARD S. FORMAN, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

L. IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION.

Case No. 17-019066 (04)

Consent Amended Final Judgment of Foreclosure

IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT BROWARD COUNTY LEGAL AID AT (954) 765-8957 TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT BROWARD COUNTY LEGAL AID FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

21 DONE AND ORDERED in Chambers, at Broward County, Florida on this 

day of August, 2018.

CIRCUIT COURT JUDGE

Copies furnished to:

Daniel M. Brennan, Esq.
Tucker & Lokesinky, P.A.
800 E. Broward Blvd., Suite 710
Fort Lauderdale, FL 33301
collections@tlfloridalaw.com

The Law Office of Paul A. Krasker,
P.A.,
1615 Forum Place, 5th Floor
West Palm Beach, FL 33401
Kengvalson@kraskerlaw.com

Ovide Val, Attorney
Law Office of Attorney Ovide Val
One Biscayne Tower
2 South Biscayne Blvd., Suite 3200
Miami, FL 33131
ovidelaw@yahoo.com

DATE: April 1st, 2019
PROPERTY ID # 494126-CK-0410 (TD # 34715)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2240 NW 52 AVENUE #2240, LAUDERHILL, FL 33313 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, 2019\$3,885.36
- Or
- * Estimated Amount due if paid by May 14, 2019\$3,914.73

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 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

DATE: April 1st, 2019
PROPERTY ID # 494126-CK-0410 (TD # 34715)

WARNING

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

SAVVY HOLDINGS LLC, REGISTERED AGENT
O/B/O SH005 LLC
100 SOUTH BISCAYNCE BLVD 300
MIAMI, FL 33131

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2240 NW 52 AVENUE #2240, LAUDERHILL, FL 33313 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, 2019\$3,885.36
- Or
- * Estimated Amount due if paid by May 14, 2019\$3,914.73

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 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, 2019
PROPERTY ID # 494126-CK-0410 (TD # 34715)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2240 NW 52 AVENUE #2240, LAUDERHILL, FL 33313 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, 2019\$3,885.36
- Or
- * Estimated Amount due if paid by May 14, 2019\$3,914.73

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 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

DATE: April 1st, 2019
PROPERTY ID # 494126-CK-0410 (TD # 34715)

WARNING

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

SUNSHINE STATE CERTIFICATES V, LLLP
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FL 33016

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2240 NW 52 AVENUE #2240, LAUDERHILL, FL 33313 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, 2019\$3,885.36
- Or
- * Estimated Amount due if paid by May 14, 2019\$3,914.73

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 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, 2019
PROPERTY ID # 494126-CK-0410 (TD # 34715)

WARNING

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

TAX ASSET INVESTMENTS LLC
10 FAIRWAY DRIVE SUITE 132V
DEERFIELD BEACH, FL 33441

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2240 NW 52 AVENUE #2240, LAUDERHILL, FL 33313 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, 2019\$3,885.36
- Or
- * Estimated Amount due if paid by May 14, 2019\$3,914.73

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 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

DATE: April 1st, 2019
PROPERTY ID # 494126-CK-0410 (TD # 34715)

WARNING

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

CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.
MICHELLE MONTEKIO, ESQ. TUCKER & TIGHE, P.A.
SUITE 710 - CUMBERLAND BLDG.
800 EAST BROWARD BOULEVARD
FORT LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2240 NW 52 AVENUE #2240, LAUDERHILL, FL 33313 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, 2019\$3,885.36
- Or
- * Estimated Amount due if paid by May 14, 2019\$3,914.73

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 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

DATE: April 1st, 2019
PROPERTY ID # 494126-CK-0410 (TD # 34715)

WARNING

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

CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.
C/O TDSUNSHINE PROPERTY MANAGEMENT, LLC
1868 N. UNIVERSITY DRIVE, #205
PLANTATION, FL 33322

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2240 NW 52 AVENUE #2240, LAUDERHILL, FL 33313 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, 2019\$3,885.36
- Or
- * Estimated Amount due if paid by May 14, 2019\$3,914.73

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 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

DATE: April 1st, 2019
PROPERTY ID # 494126-CK-0410 (TD # 34715)

WARNING

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

CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.

PO BOX 122015
FT LAUDERDALE, FL 33312

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2240 NW 52 AVENUE #2240, LAUDERHILL, FL 33313 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, 2019\$3,885.36
- Or
- * Estimated Amount due if paid by May 14, 2019\$3,914.73

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 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

DATE: April 1st, 2019
PROPERTY ID # 494126-CK-0410 (TD # 34715)

WARNING

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

CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.

2220-2466 NW 52 AVE
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2240 NW 52 AVENUE #2240, LAUDERHILL, FL 33313 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, 2019\$3,885.36
- Or
- * Estimated Amount due if paid by May 14, 2019\$3,914.73

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 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

DATE: April 1st, 2019
PROPERTY ID # 494126-CK-0410 (TD # 34715)

WARNING

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

TDSUNSHINE PROPERTY MANAGEMENT, LLC,
REGISTERED AGENT O/B/O CENTURY GARDEN
CONDOMINIUM ASSOCIATION, INC.
8181 W. BROWARD BLVD. SUITE 380
PLANTATION, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2240 NW 52 AVENUE #2240, LAUDERHILL, FL 33313 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, 2019\$3,885.36
- Or
- * Estimated Amount due if paid by May 14, 2019\$3,914.73

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 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

DATE: April 1st, 2019
PROPERTY ID # 494126-CK-0410 (TD # 34715)

WARNING

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

THE LAW OFFICES OF PAUL A. KRASKER, P.A.
1615 FORUM PLACE, 5TH FLOOR
WEST PALM BEACH, FL 33401

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2240 NW 52 AVENUE #2240, LAUDERHILL, FL 33313 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, 2019\$3,885.36
- Or
- * Estimated Amount due if paid by May 14, 2019\$3,914.73

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 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

DATE: April 1st, 2019
PROPERTY ID # 494126-CK-0410 (TD # 34715)

WARNING

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

OVIDE VAL, ATTORNEY
LAW OFFICE OF ATTORNEY OVIDE VAL
ONE BISCAYNE TOWER
2 SOUTH BISCAYNE BLVD., SUITE 3200
MIAMI, FL 33131

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2240 NW 52 AVENUE #2240, LAUDERHILL, FL 33313 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, 2019\$3,885.36
- Or
- * Estimated Amount due if paid by May 14, 2019\$3,914.73

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 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

DATE: April 1st, 2019
PROPERTY ID # 494126-CK-0410 (TD # 34715)

WARNING

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

HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF
RENAISSANCE EQUITY
LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3
C/O OCWEN LOAN SERVICING, LLC
1661 WORTHINGTON ROAD, SUITE 100
WEST PALM BEACH, FL 33409

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2240 NW 52 AVENUE #2240, LAUDERHILL, FL 33313 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, 2019\$3,885.36
- Or
- * Estimated Amount due if paid by May 14, 2019\$3,914.73

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 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

DATE: April 1st, 2019
PROPERTY ID # 494126-CK-0410 (TD # 34715)

WARNING

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

SH 005, LLC
100 S BISCAYNE BLVD 300
MIAMI, FL 33131

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2240 NW 52 AVENUE #2240, LAUDERHILL, FL 33313 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, 2019\$3,885.36
- Or
- * Estimated Amount due if paid by May 14, 2019\$3,914.73

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 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

DATE: April 1st, 2019
PROPERTY ID # 494126-CK-0410 (TD # 34715)

WARNING

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

SH 005 LLC
2240 NW 42 AVENUE #2240
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2240 NW 52 AVENUE #2240, LAUDERHILL, FL 33313 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, 2019\$3,885.36
- Or
- * Estimated Amount due if paid by May 14, 2019\$3,914.73

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 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

DATE: April 1st, 2019
PROPERTY ID # 494126-CK-0410 (TD # 34715)

WARNING

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

SH005 LLC
999 NE 131ST ST
NORTH MIAMI, FL 33161

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2240 NW 52 AVENUE #2240, LAUDERHILL, FL 33313 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.

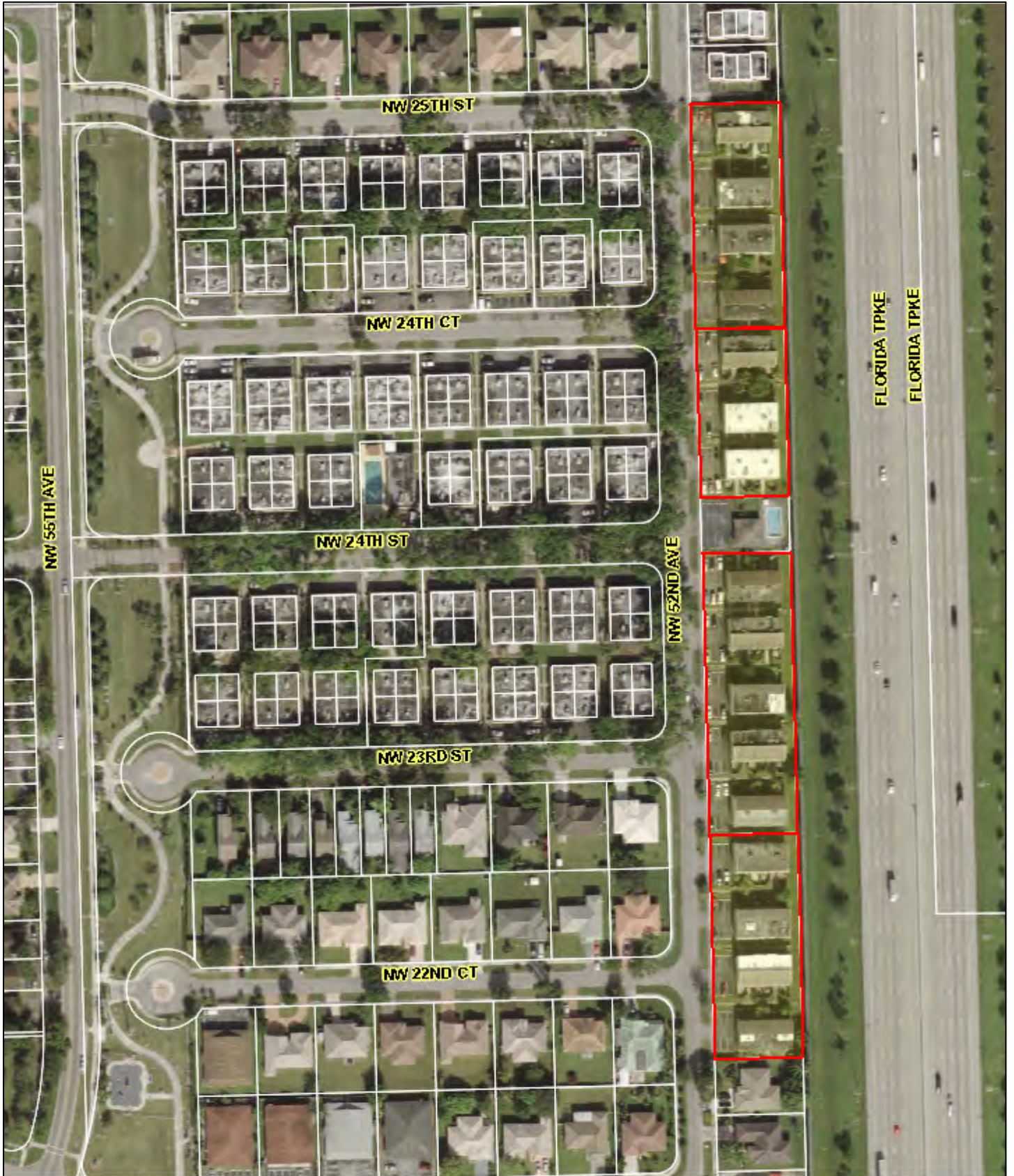
MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by April 30, 2019\$3,885.36
- Or
- * Estimated Amount due if paid by May 14, 2019\$3,914.73

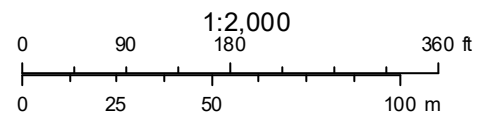
THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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



January 29, 2019



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

7018 2290 0001 3407 3638

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

OFFICIAL USE

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

Postmark
Here

Postmark

TD 34715 MAY 2019 WARNING
SAVVY HOLDINGS LLC, REGISTERED AGENT
O/B/O SH005 LLC
100 SOUTH BISCAYNCE BLVD 300
MIAMI, FL 33131

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

7018 2290 0001 3407 3621

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

OFFICIAL USE

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

Postmark
Here

Postage

TD 34715 MAY 2019 WARNING
SH005 LLC
999 NE 131ST ST
NORTH MIAMI, FL 33161

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

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

OFFICIAL USE

7018 2290 0001 3407 3634

| | |
|--|----------|
| 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

TD 34715 MAY 2019 WARNING
SH 005 LLC
2240 NW 42 AVENUE #2240
LAUDERHILL, FL 33313

7018 2290 0001 3407 3607

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

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

OFFICIAL USE

Certified Mail Fee
\$ _____

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

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

Postmark
Here

TD 34715 MAY 2019 WARNING
 SH 005, LLC
 100 S BISCAYNE BLVD 300
 MIAMI, FL 33131

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

7018 2290 0001 3407 3591

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

OFFICIAL USE

Certified Mail Fee
\$ _____

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

| | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postmark
Here

Postage

TD 34715 MAY 2019 WARNING
HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED
HOLDERS OF RENAISSANCE EQUITY
LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3
C/O OCWEN LOAN SERVICING, LLC
1661 WORTHINGTON ROAD, SUITE 100
WEST PALM BEACH, FL 33409

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

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

OFFICIAL USE

7018 2290 0001 3407 3584

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

Postmark

TD 34715 MAY 2019 WARNING
OVIDE VAL, ATTORNEY
LAW OFFICE OF ATTORNEY OVIDE VAL
ONE BISCAYNE TOWER
2 SOUTH BISCAYNE BLVD., SUITE 3200
MIAMI, FL 33131

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

7018 2290 0001 3407 3577

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

OFFICIAL USE

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

Postmark
Here

Postage

TD 34715 MAY 2019 WARNING
THE LAW OFFICES OF PAUL A. KRASKER, P.A.
1615 FORUM PLACE, 5TH FLOOR
WEST PALM BEACH, FL 33401

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

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

OFFICIAL USE

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

Postmark
Here

Postage

TD 34715 MAY 2019 WARNING
TDSUNSHINE PROPERTY MANAGEMENT, LLC,
REGISTERED AGENT O/B/O CENTURY GARDEN
CONDOMINIUM ASSOCIATION, INC.
8181 W. BROWARD BLVD. SUITE 380
PLANTATION, FL 33324

7018 2290 0001 3407 3560

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

7018 2290 0001 3407 3553

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

OFFICIAL USE

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

Postmark
Here

Postage

TD 34715 MAY 2019 WARNING
CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.
2220-2466 NW 52 AVE
LAUDERHILL, FL 33313

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

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

OFFICIAL USE

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

Postmark
Here

Postage

TD 34715 MAY 2019 WARNING
CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.
PO BOX 122015
FT LAUDERDALE, FL 33312

7018 2290 0001 3407 3546

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

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

OFFICIAL USE

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

Postmark
Here

Postage

TD 34715 MAY 2019 WARNING
CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.
C/O TDSUNSHINE PROPERTY MANAGEMENT, LLC
1868 N. UNIVERSITY DRIVE, #205
PLANTATION, FL 33322

7016 2290 0001 3407 3539

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

TD 34715 MAY 2019 WARNING
CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.
MICHELLE MONTEKIO, ESQ. TUCKER & TIGHE, P.A.
SUITE 710 - CUMBERLAND BLDG.
800 EAST BROWARD BOULEVARD
FORT LAUDERDALE, FL 33301

7018 2290 0001 3407 3522

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

TD 34715 MAY 2019 WARNING
TAX ASSET INVESTMENTS LLC
10 FAIRWAY DRIVE SUITE 132V
DEERFIELD BEACH, FL 33441

7018 2290 0001 3407 3515

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

TD 34715 MAY 2019 WARNING
SUNSHINE STATE CERTIFICATES V, LLLP
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FL 33016

7018 2290 0001 3407 3508

7018 2290 0001 3407 3492

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

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

OFFICIAL USE

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

Postmark
Here

Postage

TD 34715 MAY 2019 WARNING
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

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 34715 MAY 2019 WARNING
 CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.
 PO BOX 122015
 FT LAUDERDALE, FL 33312



9590 9402 3236 7196 3217 82

2. Article Number (Transit)

7018 2290 0001 3407 3546

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Wesley Acvedo*

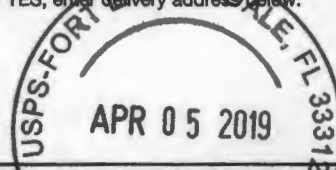
- Agent
- Addressee

B. Received by (Printed Name)

Wesley Acvedo

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
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 34715 MAY 2019 WARNING
 SH 005, LLC
 100 S BISCAYNE BLVD 300
 MIAMI, FL 33131



9590 9402 4654 8323 8674 79

7018 2290 0001 3407 3607

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

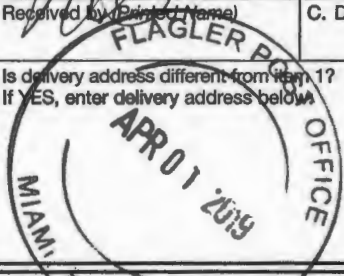
X

- 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

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- 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 34715 MAY 2019 WARNING
 CENTURY GARDEN CONDOMINIUM ASSOCIATION, INC.
 MICHELLE MONTEKIO, ESQ. TUCKER & TIGHE, P.A.
 SUITE 710 - CUMBERLAND BLDG.
 800 EAST BROWARD BOULEVARD
 FORT LAUDERDALE, FL 33301



9590 9402 3236 7196 3217 20

7018 2290 0001 3407 3522

PS Form 3811, July 2015 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

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Delivery Restricted Delivery
 Signature Confirmation Restricted Delivery
 Registered Mail Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 34715 MAY 2019 WARNING
 SAVVY HOLDINGS LLC, REGISTERED AGENT
 O/B/O SH005 LLC
 100 SOUTH BISCAYNCE BLVD 300
 MIAMI, FL 33131



9590 9402 4654 8323 8674 86

7018 2290 0001 3407 3638

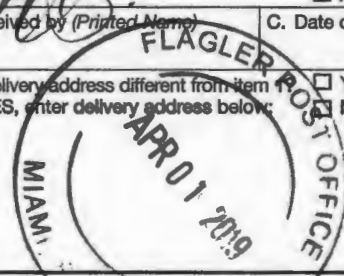
PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

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



3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

A. Signature
 Adult Signature
 Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 Mark Thomas 4/1/19

1. Article Addressed to:

 TD 34715 MAY 2019 WARNING
 TAX ASSET INVESTMENTS LLC
 10 FAIRWAY DRIVE SUITE 132V
 DEERFIELD BEACH, FL 33441

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



9590 9402 3236 7196 3216 90

2. Article #
 7018 2290 0001 3407 3515

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - 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 34715 MAY 2019 WARNING
 THE LAW OFFICES OF PAUL A. KRASKER, P.A.
 1615 FORUM PLACE, 5TH FLOOR
 WEST PALM BEACH, FL 33401



9590 9402 3236 7196 3219 35

7018 2290 0001 3407 3577

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

[Handwritten Initials]

C. Date of Delivery

4/2/19

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
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- 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 34715 MAY 2019 WARNING
 SUNSHINE STATE CERTIFICATES V, LLLP
 7900 MIAMI LAKES DRIVE WEST
 MIAMI LAKES, FL 33016



9590 9402 3236 7196 3425 58

2. Article Marking

7018 2290 0001 3407 3508

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *JD Dikes*

- Agent
- Addressee

B. Received by (Printed Name)

JD Dikes

C. Date of Delivery

4/1/19

- 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
- Certified Mail Restricted Delivery with Return Receipt for Merchandise
- Certified Mail Restricted Delivery with Signature Confirmation™
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- 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 34715 MAY 2019 WARNING
 HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED
 HOLDERS OF RENAISSANCE EQUITY
 LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3
 C/O OCWEN LOAN SERVICING, LLC
 1661 WORTHINGTON ROAD, SUITE 100
 WEST PALM BEACH, FL 33409



9590 9402 3236 7196 3208 60

7018 2290 0001 3407 3591

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- 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 34715 MAY 2019 WARNING
 CITY OF LAUDERHILL
 ATTN: ANA SANCHEZ
 5581 W OAKLAND PARK BLVD
 LAUDERHILL, FL 33313



9590 9402 3236 7196 3213 86

7018 2290 0001 3407 3492

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Broadbell-Mamde Agent
 Addressee

B. Received by (Printed Name)

Dian Broadbell-Mamde

C. Date of Delivery

4/1/19

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"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> all Restricted Delivery | |

Domestic Return Receipt