

Order Date:	05/11/2015	Folio Number:	494128-CB-0210
Internal Tax Deed Number:	35139	Parent Tract No:	NONE
Records Through	05/07/2015		
Updated Through	06/14/2016		

CONDOMINIUM PARCEL NO. 209 OF SUNRISE LAKES CONDOMINIUM APTS., BUILDING NO. 25, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5210, PAGE 707, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Applicant: LAND VALUE HOLDINGS, INC.

O.R. Book 30150, Page 1071	HERNANDEZ,MANUEL I SR & HERNANDEZ,ESTER M
Warranty Deed	8020 SUNRISE LAKES DRIVE N 209 SUNRISE, FLORIDA 33322

O.R. Book 37312, Page 721	Washington Mutual Bank, FA
Mortgage	400 E. Main Street
	Stockton, CA 95290

O.R. Book 47571, Page 775
Lien

Sunrise Lakes Condominium Association Phase I, Inc.
8100 N. Sunrise Lakes Blvd.
Sunrise, FL 33322

HERNANDEZ,MANUEL I SR &
HERNANDEZ,ESTER M
3045 35TH AVE NE
NAPLES FL 34120-1778

NOTE: Tax Deed Year:2014 Tax Deed Application #35139 Face Amount: \$607.72 Applicant: LAND VALUE HOLDINGS, INC

<u>TYPE</u>	<u>TAX</u>	<u>CERTIFICATE</u>	<u>FACE AMOUNT</u>	<u>CERTIFICATE HOLDER</u>
I	2013	8512	\$680.12	DYC CERTIFICATES, LLC
I	2012	8600	\$628.43	LAND VALUE HOLDINGS, INC
I	2011	9885	\$576.18	LAND VALUE HOLDINGS, INC

BY: *Mitch Wilson*
By: *A. Black*
Authorized Signature

Board of County Commissioners, Broward County, Florida
Finance and Administrative Services Department
RECORDS, TAXES & TREASURY

NOTICE OF APPLICATION FOR TAX DEED NUMBER 35139

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: 494128-CB-0210
Certificate Number: 9885
Date of Issuance: 06/01/2012
Certificate Holder: LAND VALUE HOLDINGS, INC
Description of Property: SUNRISE LAKES 25 CONDO
UNIT 209 A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN
OFFICIAL RECORDS BOOK 5210, PAGE 707, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS
OF BROWARD COUNTY, FL.

Name in which assessed: HERNANDEZ,MANUEL I SR & HERNANDEZ,ESTER M
Legal Titleholders: HERNANDEZ,MANUEL I SR &
HERNANDEZ,ESTER M
3045 35TH AVE NE
NAPLES, FL 34120-1778

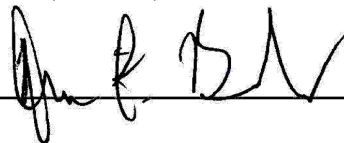
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of September , 2016. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 18th day of August , 2016 .

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: 

Dana F. Buker
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: 08/18/2016, 08/25/2016, 09/01/2016 & 09/08/2016
Minimum Bid: 5562.29

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 35139

**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 August 2016, 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 SUNRISE
ATTN CITY ATTY'S OFFICE
10770 W OAKLAND PARK BLVD
SUNRISE, FL 33351**

**HERNANDEZ, MANUEL I SR
3045 35TH AVE NE
NAPLES, FL 34120-1778**

**WASHINGTON MUTUAL BANK, FA
400 E MAIN ST
STOCKTON, CA 95290**

**HERNANDEZ, MANUEL I SR
8020 SUNRISE LAKES DRIVE N 209
SUNRISE, FL 33322**

**HERNANDEZ, ESTER M
3045 35TH AVE NE
NAPLES, FL 34120-1778**

**SUNRISE LAKES CONDOMINIUM
ASSOCIATION PHASE I, INC.
C/O JENNINGS & VALANCY, P.A.
311 SE 13TH STREET
FT. LAUDERDALE, FL 33316**

**HERNANDEZ, ESTER M
8020 SUNRISE LAKES DRIVE N 209
SUNRISE, FL 33322**

**SUNRISE LAKES CONDOMINIUM
ASSOCIATION PHASE I, INC.
8100 SUNRISE LAKES DRIVE NORTH
SUNRISE, FL 33322**

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

**BROWARD COUNTY CODE ENFORCEMENT
PERMITTING LICENSING & PROTECTION DIVISION
GCW-1 NORTH UNIVERSITY DR
PLANTATION, FL 33324**

**BROWARD COUNTY CODE & ZONING
ENFORCEMENT SECTION
PLANNING & REDEVELOPMENT DIV.
ENVIRONMENTAL PROTECTION & GROWTH
MGMT DEPT
GCW - 1 NORTH UNIVERSITY DR, MAILBOX 302
PLANTATION, FL 33324**

**BROWARD COUNTY HIGHWAY CONSTRUCTION &
ENGINEERING DIVISION, RIGHT OF WAY SECTION
ONE N. UNIVERSITY DR., STE 300-B
PLANTATION, FL 33324**

**BROWARD COUNTY WATER & WASTEWATER
2555 W. COPANS RD
POMPANO BEACH, FL 33069**

**BROWARD COUNTY PUBLIC WORKS DEPT
REAL PROPERTY SECTION
115 S ANDREWS AVE, ROOM 326
FORT LAUDERDALE FL 33301**

**BROWARD COUNTY SHERIFF'S DEPT.
ATTN: CIVIL DIVISION
FT. LAUDERDALE, FL 33315**

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 August 2016 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 **Rebecca Leder**

401-316 Revised 05/13

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 G. 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

35139

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 9885

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

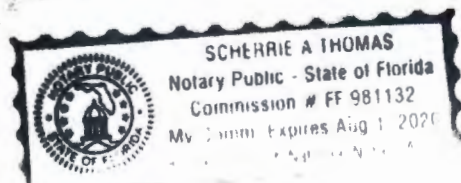
08/18/2016 08/25/2016 09/01/2016 09/08/2016

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
8 day of SEPTEMBER, A.D. 2016

(SEAL)

G. WILLIAMS personally known to me



Board of County Commissioners, Broward County, Florida Finance and Administrative Services Department RECORDS, TAXES & TREASURY NOTICE OF APPLICATION FOR TAX DEED NUMBER 35139

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: 494128-CB-0210
Certificate Number: 9885
Date of Issuance: 06/01/2012

Certificate Holder:

LAND VALUE HOLDINGS, INC
Description of Property:

SUNRISE LAKES 25 CONDO
UNIT 209

A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5210, PAGE 707, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD COUNTY, FL

Name in which assessed:
HERNANDEZ, MANUEL I SR &
HERNANDEZ, ESTER M

Legal Titleholders:
HERNANDEZ, MANUEL I SR &
HERNANDEZ, ESTER M
3045 35TH AVE NE
NAPLES, FL 34120-1778

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 21st day of September, 2016. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

*Pre-registration is required to bid.

Dated this 18th day of August, 2016.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Dana F. Buker
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: 5562.29

401-314

8/18-25 9/1-8 16-04/0000132350B

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA

DATE: August 1, 2016

PROPERTY ID #494128-CB-0210 (TD #35139)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 8020 SUNRISE LAKES DRIVE N 209 SUNRISE, FL 33322 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY THAT'S GOING UP 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 amount below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

*** Amount due if paid by August 31, 2016\$4,652.27**

Or

*** Amount due if paid by September 20, 2016\$4,707.71**

***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 SEPTEMBER 21, 2016 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

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

Assignment: 14608 Service Sheet # 18-038575
**** SERVE A S.A.P. - RETURN TO TAX NOTICE TRAY ****
BROWARD COUNTY, FL vs. HERNANDEZ, MANUEL I SR: ET. AL. **TD 35139**
TAX SALE NOTICE **COUNTY/BROWARD** **DEFENDANT** **9/21/2016** **CASE**
TYPE OF WRIT HEARING DATE
HERNANDEZ, MANUEL I SR **8020 SUNRISE LAKES DRIVE N #200**
HERNANDEZ, ESTER M **SUNRISE, FL 33322**
SERVE
Received this process on 8/9/2016 5/11/16
Date 2/17/16

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

☒ Served
☐ Not Served - see comments
8/11/16 at 1235
Date Time

HERNANDEZ, MANUEL I SR HERNANDEZ, ESTER M 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: Posted on front door.

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: James Maldonado D.S.

ORIGINAL

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID #494128-CB-0210 (TD #35139)

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 REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY THAT'S GOING UP 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 amount below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by August 31, 2016\$4,652.27

Or

* Amount due if paid by September 20, 2016\$4,707.71

*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 SEPTEMBER 21, 2016 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/recordtaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

**HERNANDEZ, MANUEL I SR AND/OR HERNANDEZ, ESTER M
8020 SUNRISE LAKES DRIVE N 209
SUNRISE, FL 33322**

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

Collier County Sheriff's Office
Return of Service

Attorney / Payor:

CELENA JOAQUIN RTT SPECIALIST III
TAX DEEDS SECTION
115 S ANDREWS AVE RM A100
FT LAUDERDALE FL 33301
 City State Zip

City

Plaintiff

NA

Defendant

Date Received: 2016/08/17 0815
 Entered by: VMM
 Receipt No.: 286613
 Check No.: 540269
 Service Fee Received: 80.00
 Refund: _____

Case No: TD351398-25-16Court: CIRCUIT/BROWARDAppearance date or response time: 2016/09/21Type of process: WARNING / NT APPL 4 TAX DEEDServe: ESTER M HERNANDEZAddress: 3045 35TH AVE NE, NAPLES, FL 34120-1778IF UNABLE TO SERVE PLEASE POSTCity NAPLES St. _____ Zip _____

Received this Writ/process on AUGUST 17TH 2016 and served same on the within named at
0820 on 8-19-16 in Collier County, Florida, by delivering a true copy of this Writ/process
 together with a copy of the complaint, petition, or other initial pleadings, if any, with the date and hour of service endorsed thereon by
 the, by the following method:

- ☐ **INDIVIDUAL SERVICE:** by delivering to the within named individual a true copy of this process.
- ☐ **SUBSTITUTE SERVICE:**
 by leaving a true copy with a member of the household fifteen (15) years of age or older and informing them of the contents
 thereof to-wit: _____
 (Name/relationship)
- ☐ **CORPORATION SERVICE:**
 by serving a true copy to _____ as _____ of said corporation in the absence of any
 superior officer as defined in F.S. 48.081 or to: _____ as Registered Agent, in
 accordance with F.S. 48.091, or to: _____ as an employee of the within named
 corporation at the principal place of business, or to: _____ as an employee of the registered
 agent because of failure to comply with s. 48.091. in accordance with F.S. 48.081(3)(a).
- ☐ **POSTING:**
 by attaching a true copy of this process to a conspicuous place on the property described in the complaint or summons as
 _____. The above tenant nor a
 resident 15 years of age or older could be found after making two (2) attempts not less than six (6) hours apart.
- ☐ **NON-SERVICE:** After diligent search and inquiry this process is being returned unexecuted on _____ for the
 reason stated below: _____ (date)
- ☒ **OTHER:** Comments:
Posted at 3045 35th Ave NE.

KEVIN RAMBOSK, SHERIFF/COLLIER COUNTY, FL.

by: Mashu 1874

Deputy Sheriff / ID number

74
FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID #494128-CB-0210 (TD #35139)

WARNING

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

COLLIER COUNTY SHERIFF'S OFFICE
ATTN: CIVIL DIVISION
3301 E TAMiami TRAIL BLDG J
NAPLES, FL 34112

ORIGINAL DOCUMENT

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 REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY THAT'S GOING UP 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 amount below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by August 31, 2016\$4,652.27

Or

* Amount due if paid by September 20, 2016\$4,707.71

*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 SEPTEMBER 21, 2016 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

ORIGINAL

KEVIN RAMBOSK, Sheriff
Collier County

By Marshell 1874 D.S.
Date 8-19-16 Time 0820 A.M.
P.M.

PLEASE SERVE THIS ADDRESS OR LOCATION

**HERNANDEZ, ESTER M
3045 35TH AVE NE
NAPLES, FL 34120-1778**

**NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION
THIS IS THE ADDRESS OF THE OWNER!**



**Collier County Sheriff's Office
Return of Service**

Attorney / Payor:

CELENA JOAQUIN RTT SPECIALIST IIITAX DEEDS SECTION115 S ANDREWS AVE RM A100FT LAUDERDALE FL 33301

City _____ State _____ Zip _____

NA

Plaintiff

NA

Defendant

Date Received: 2016/08/17 0815Entered by: VMMReceipt No.: 286613Check No.: 540269Service Fee Received: 80.00

Refund: _____

Case No: TD351398-25-16Court: CIRCUIT/BROWARDAppearance date or response time: 2016/09/21Type of process: WARNING / NT APPL 4 TAX DEEDServe: MANUEL I HERNANDEZ SRAddress: 3045 35TH AVE NE, NAPLES, FL 34120-1778IF UNABLE TO SERVE PLEASE POSTCity NAPLES St. _____ Zip _____ - _____

Received this Writ/process on AUGUST 17TH 2016 and served same on the within named at 0820 on 8-19-16 in Collier County, Florida, by delivering a true copy of this Writ/process together with a copy of the complaint, petition, or other initial pleadings, if any, with the date and hour of service endorsed thereon by the, by the following method:

- ☐ **INDIVIDUAL SERVICE:** by delivering to the within named individual a true copy of this process.
- ☐ **SUBSTITUTE SERVICE:**
by leaving a true copy with a member of the household fifteen (15) years of age or older and informing them of the contents thereof to-wit: _____
(Name/relationship)
- ☐ **CORPORATION SERVICE:**
by serving a true copy to _____ as _____ of said corporation in the absence of any superior officer as defined in F.S. 48.081 or to: _____ as Registered Agent, in accordance with F.S. 48.091, or to: _____ as an employee of the within named corporation at the principal place of business, or to: _____ as an employee of the registered agent because of failure to comply with s. 48.091. in accordance with F.S. 48.081(3)(a).
- ☐ **POSTING:**
by attaching a true copy of this process to a conspicuous place on the property described in the complaint or summons as _____ . The above tenant nor a resident 15 years of age or older could be found after making two (2) attempts not less than six (6) hours apart.
- ☐ **NON-SERVICE:** After diligent search and inquiry this process is being returned unexecuted on _____ for the reason stated below: _____ (date)

☒ **OTHER:** Comments: Posted at 3045 35th Ave NE

KEVIN RAMBOSK, SHERIFF/COLLIER COUNTY, FL.

by: Marshall 1874
Deputy Sheriff / ID number

74

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID #494128-CB-0210 (TD #35139)

WARNING

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COLLIER COUNTY SHERIFF'S OFFICE
ATTN: CIVIL DIVISION
3301 E TAMiami TRAIL BLDG J
NAPLES, FL 34112

ORIGINAL DOCUMENT

NOTE

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

ORIGINAL

KEVIN RAMBOSK, Sheriff
Collier County

By Marshall D.S.
Date 8-19-16 Time 0820 A.M.
P.M.

PLEASE SERVE THIS ADDRESS OR LOCATION

**HERNANDEZ, MANUEL I SR
3045 35TH AVE NE
NAPLES, FL 34120-1778**

**NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION
THIS IS THE ADDRESS OF THE OWNER!**

2016 AUG 17 AM 8:15
COLLIER COUNTY
SHERIFF'S OFFICE
CIVIL PROCESS BUREAU



This Warranty Deed

Made this 23rd day of December A.D. 19 99
by FRIEDA WALTZER, a single woman, MELODEE
JEWELL LOKOS, a single woman, AND ADAM
BRUCE LOKOS, a single man

hereinafter called the grantor, to
MANUEL I. HERNANDEZ, SR. AND ESTER M.
HERNANDEZ, husband and wife

whose post office address is:
8020 Sunrise Lakes Drive North, Unit 209
Sunrise, Florida 33322
Grantees' Tax Id # :

hereinafter called the grantee:

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

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

Condominium Parcel No. 209 of SUNRISE LAKES CONDOMINIUM APTS.,
BUILDING NO. 25, according to the Declaration of Condominium
thereof, as recorded in Official Records Book 5210, Page 707, of
the Public Records of Broward County, Florida.

SUBJECT TO conditions, easements, restrictions and limitations of
record, if any, including all valid zoning ordinances.

Parcel Identification Number: 9128-CB-021

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple;
that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants
the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is
free of all encumbrances except taxes accruing subsequent to December 31, 19 99

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

Signed, sealed and delivered in our presence:

Paula Walters Moye
Name: PAULA WALTERS MOYE

Barbara O'Mara
Name: BARBARA O'MARA

Name:

Name:

Frieda Waltzer
Name & Address: FRIEDA WALTZER LS

Melodee Jewell Lokos
Name & Address: MELODEE JEWELL LOKOS LS

Adam Bruce Lokos
Name & Address: ADAM BRUCE LOKOS LS

9820 NW 36 Street
Sunrise, FL 33351 LS

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 23rd day of December, 19 99,
by
FRIEDA WALTZER, a single woman, MELODEE JEWELL LOKOS, a single woman,
AND ADAM BRUCE LOKOS, a single man

who is personally known to me or who has produced their drivers licenses as identification.

Paula Walters Moye
Print Name:
Notary Public
My Commission Expires:

PREPARED BY: Jeffrey S. Rosenberg
RECORD & RETURN TO:
CONSOLIDATED TITLE CO.
55 Weston Road, Suite 406
Ft. Lauderdale, FL 33326
File No: W-3791

WD-1
5/93



Paula Walters Moye
Commission # CC 783970
Expires DEC. 2, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

INSTR # 100000674
OR BK 30150 PG 1071
RECORDED 01/03/2000 10:33 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 154.00
DEPUTY CLERK 1006

Pursuant to the provisions of the Declaration of Condominium of Sunrise Lakes Condominium Association Phase I, Inc. the undersigned does hereby certify its approval to the resale by

MELADEE LOKES to MANUEL & ESTHER HERNANDEZ

of the following described property, located, situated and being in Broward County, Florida to wit:

CONDOMINIUM UNIT NO. 209 OF SUNRISE LAKES CONDOMINIUM
ASSOCIATION, PHASE I - BUILDING NO. 25

according to the Declaration of Condominium recorded in OFFICIAL RECORDS BOOK
NO. 5210 ON PAGE NO. 707 of the Public Records Broward
County, Florida as amended.

IN WITNESS WHEREOF, the undersigned Corporation has caused the Certificate to be signed by
its proper Officers and its Corporate Seal to be affixed this 7th date
of Dec 1999.

APPROVED BY SCREENING COMMITTEE

SUNRISE LAKES CONDO
ASSOCIATION, PHASE I, INC.

THIS IS NOT AN
OFFICIAL COPY

by Eleanor Rappaport
President
by Simon Spitzer
Chairman
Dated 12/1/99

STATE OF FLORIDA)
COUNTY OF BROWARD)

Before me, the undersigned authority appeared
and ELEANOR RAPPAPORT
and SIMON SPITZER

BERNARD BENNETT

respectively, of Sunrise Lakes Condominium Association, Phase I Inc. who, after being duly
sworn by me, depose and say that they are the persons described in and who executed the
foregoing certificate for and on behalf of said Corporation and they are fully authorized to do so.
7th day of NOVEMBER, 1999

WITNESS MY HAND AND OFFICIAL SEAL THIS

NOTE: Either part or all of this
document submitted for recording is
not clear and/or legible at time
of recording for imaging purposes

MARK GOODMAN
COMMISSIONER
NOTARY PUBLIC
EXPIRATION DATE 12/31/2003
STATE OF FLORIDA
NOTARY PUBLIC
[Signature]

Recording requested by and, when recorded
return to:

2150 CABOT BLVD. WEST

LANGHORNE, PA 19047

ATTN: GROUP 9, INC.

This Mortgage was prepared by:

MARIA PINZON

3300 NORTH UNIVERSITY DR

SUNRISE, FL 33351-6720

Loan number: 0646008045



Washington
Mutual

EQUITY LINE OF CREDIT
MORTGAGE

THIS MORTGAGE is from

MANUEL I. HERNANDEZ SR. & ESTER M. HERNANDEZ

whose address is:

8020 N SUNRISE LAKES DR BLDG 25 #209 SUNRISE, FL 33322

("Borrower"); in favor of:

Washington Mutual Bank, FA, a federal association, which is organized and existing under the laws of the United States of America, and whose address is 400 E. Main Street, Stockton, CA 95290 ("Lender") and its successors or assigns.

1. **Granting Clause.** Borrower hereby grants, bargains, sells, conveys and mortgages to Lender and its successors and assignees, the real property in BROWARD County, Florida, described below, and all rights and interest in it Borrower ever gets:

LYING AND BEING LOCATED IN THE CITY OF SUNRISE, COUNTY OF BROWARD, STATE OF FLORIDA; ALL THAT CERTAIN PARCEL OR TRACT OF LAND KNOWN AS:

CONDOMINIUM PARCEL NO. 209 OF SUNRISE LAKES CONDOMINIUM APTS., BUILDING NO. 25, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5210, PAGE 707, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Tax Parcel Number: 4941 28 CB 0210

together with all insurance and condemnation proceeds related to it; all income, rents and profits from it; all plumbing, lighting, air conditioning and heating apparatus and equipment; and all fencing, blinds, drapes, floor coverings, built-in appliances, and other fixtures, at any time installed on or in or used in connection with such real property, all of which at the option of Lender may be

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considered to be either personal property or to be part of the real estate.

All of the property described above will be called the "Property." If any of the Property is subject to the Uniform Commercial Code, this Mortgage is also a Security Agreement which grants Lender, as secured party, a security interest in all such property.

2. Obligation Secured.

(a) This Mortgage is given to secure performance of each promise of Borrower contained herein or in a Home Equity Line of Credit Agreement and Disclosure with Lender with a maximum credit limit of \$30,000.00 (the "Credit Agreement") including any extensions, renewals or modifications thereof, and repayment of all sums borrowed by Borrower under the Credit Agreement, with interest from the date of each advance until paid at the rates provided therein. The Credit Agreement provides for variable and fixed rates of interest. Under the Credit Agreement, the Borrower may borrow, repay and re-borrow from time to time, up to the maximum credit limit stated above, and all such advances shall be secured by the lien of this Mortgage. This Mortgage also secures payment of certain fees and charges payable by Borrower under the Credit Agreement, certain fees and costs of Lender as provided in Section 9 of this Mortgage and repayment of money advanced by Lender to protect the Property or Lender's interest in the Property, including advances made pursuant to Section 6 below. The Credit Agreement provides that unless sooner repaid, the Debt is due and payable in full on 05/02/2034 (the "Maturity Date"). All of this money is called the "Debt." In addition to the Debt secured by this Mortgage, this Mortgage shall also secure and constitute a lien on the Property for all future advances made by Lender to Borrower for any purpose within 20 years after the date of this Mortgage, just as if the advance made by were made on the date of this Mortgage. Any future advance may be made in accordance with the terms of the Credit Agreement or at the option of Lender. The total amount of the indebtedness that may be secured by this in accordance with the terms of the Credit Agreement or Mortgage may increase or decrease from time to time but the total unpaid balance secured at any one time by this Mortgage shall not exceed two times the maximum credit limit that is set forth in Paragraph 2(a) of this Mortgage, together with accrued interest and all of Lender's costs, expenses and disbursements made under this Mortgage.

3. Representations of Borrower. Borrower represents that:

(a) Borrower is the owner of the Property, which is unencumbered except by: easements reservations, and restrictions of record not inconsistent with the intended use of the Property and any existing first mortgage or mortgage given in good faith and for value, the existence of which has been disclosed in writing to Lender; and

(b) The Property is not used for any agricultural or farming purposes.

4. Promises of Borrower. Borrower promises:

(a) To keep the Property in good repair and not to remove, alter or demolish any of the improvements on the Property, without first obtaining Lender's written consent;

(b) To allow representatives of Lender to inspect the Property at any reasonable hour, and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Property;

(c) To pay on time all lawful taxes and assessments on the Property;

(d) To perform on time all terms, covenants and conditions of any prior mortgage or deed of trust covering the Property or any part of it and pay all amounts due and owing thereunder in a timely manner;

(e) To see to it that this Mortgage remains a valid lien on the Property superior to all liens except those described in Section 3(a); and

(f) To keep the improvements on the Property insured by a company satisfactory to Lender against fire and extended coverage perils, and against such other risks as Lender may reasonably require, in an amount equal to the full insurable value of the improvements, and to deliver evidence of such insurance coverage to Lender. Lender will be named as the loss payee on

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all such policies pursuant to a standard lender's loss payable clause. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in the same manner as payments under the Note or, at Lender's sole option, released to Borrower. In the event of foreclosure or sale of the Property all rights of the Borrower in insurance policies then in force shall pass to the purchaser.

5. Sale, Transfer or Further Encumbrance of Property. The loan is personal to Borrower, and the entire Debt shall be accelerated and become immediately due and payable in full upon any sale or other transfer of the Property or any interest therein by Borrower including, without limit, further encumbrance of the Property. A sale or other transfer of the Property or any interest therein by Borrower without the full payment of the Debt shall constitute an event of default hereunder.

6. Curing of Defaults. If Borrower fails to comply with any of the covenants in Section 4, including all the terms of any prior mortgage or mortgage, Lender may take any action required to comply with any such covenants without waiving any other right or remedy it may have for Borrower's failure to comply. Repayment to Lender of all the money spent by Lender on behalf of Borrower shall be secured by this Mortgage. The amount spent shall bear interest at the rates from time to time applicable under the Credit Agreement and be repayable by Borrower on demand. Although Lender may take action under this paragraph, Lender is not obligated to do so.

7. Remedies For Default.

(a) Prompt performance under this Mortgage is essential. If Borrower doesn't pay any installment of the Debt on time, or any other event occurs that entitles Lender to declare the unpaid balance of the Debt due and payable in full under the Credit Agreement, the Debt and any other money whose repayment is secured by this Mortgage shall immediately become due and payable in full, at the option of the Lender and the total amount owed by Borrower on the day repayment in full is demanded, including all unpaid interest, will thereafter bear interest at the rate specified in the Credit Agreement.

(b) Upon the occurrence of a default as set forth in Paragraph 7(a) above, Lender may institute an action to foreclose this Mortgage under Florida law. Lender may seek any other remedies available to it under applicable Florida law.

(c) The foreclosure of this Mortgage is not the exclusive remedy of Lender to collect the Debt. Lender may, upon the occurrence of a default, as set forth in Paragraph 7(a) above, institute any other remedies available to a creditor under Florida law. In connection with any portion of the Property which is personal property, Lender shall further be entitled to exercise the rights of a secured party under the Uniform Commercial Code as then in effect in the State of Florida.

(d) By accepting payment of any sum secured by this Mortgage after its due date, Lender does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

8. Condemnation; Eminent Domain. In the event any portion of the Property is taken or damaged in an eminent domain proceeding, the entire amount of the award, or such portion as may be necessary to fully satisfy the obligation secured by this Mortgage shall be paid to Lender to be applied to the obligation in the same manner as payments under the Credit Agreement.

9. Fees and Costs. Borrower shall pay Lender's reasonable cost of searching records, other reasonable expenses as allowed by law, and reasonable attorney's fees, in any lawsuit or other proceeding to foreclose this Mortgage, in any lawsuit or proceeding which Lender is obligated to prosecute or defend to protect the lien of this Mortgage and, in any other action taken by Lender to collect the Debt, including without limitation any disposition of the Property under the Uniform Commercial Code; and, any action taken in bankruptcy proceedings as well as any appellate proceedings.

10. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage. Borrower shall pay Lender a release fee, unless prohibited by law, and for all recordation costs of any satisfaction of this Mortgage.

11. Limitation of Future Advances. In the event Borrower executes a Notice of Limitation of Future Advances of this Mortgage in accordance with Florida law, Borrower shall send a copy of

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each Notice by prepaid certified mail within two (2) business days of execution thereof to the attention of Loan Service Director at:
WASHINGTON MUTUAL BANK, FA
CONSUMER LOAN SERVICING
PO BOX 91006
SEATTLE, WA 98111

The Notice of Limitation of Future Advances of this Mortgage will not be effective unless notice is provided to Lender as set forth above.

12. **Payoff and Similar Statements.** Unless prohibited by law, Lender may collect a fee in the amount determined by Lender, for furnishing a payoff demand statement or similar statement.

13. **Miscellaneous.** This Mortgage shall benefit and obligate the heirs, devisees, legatees, administrators, executors, successors, and assigns of the parties hereto. The words used in this Mortgage referring to one person shall be read to refer to more than one person if two or more have signed this Mortgage or become responsible for doing the things this Mortgage requires. This Mortgage shall be governed by and construed in accordance with federal law and to the extent federal law does not apply, the laws of the State of Florida. In the event of any action hereunder or related hereto, and subject to applicable law, Borrower hereby waives any right to a jury trial. If any provision of this Mortgage is determined to be invalid under law, that fact shall not invalidate any other provision of this Mortgage, but the Mortgage shall be construed as if not containing the particular provision or provisions held to be invalid, and all remaining rights and obligations of the parties shall be construed and enforced as though the invalid provision did not exist.

☐ If this box is checked, _____ joins in the execution and delivery of this Mortgage to induce Lender to make the loan and to create a valid, enforceable lien under Florida homestead law, _____ does not undertake any responsibility for payments of the note secured by this Mortgage or the performance of any warranties, terms, or conditions of the Mortgage.

0646008045

DATED at uninc, Florida this 7th day of April, 2004.

BORROWER(S):

Ester M Hernandez
 ESTER M HERNANDEZ

The undersigned executes this instrument only to subordinate any interest he/she may acquire including without reservation any homestead/dower rights and to acknowledge all the terms and covenants contained in this Security Instrument and any rider(s) thereto and agrees to be bound hereby.

Manuel I Hernandez (Sr)
 MANUEL I HERNANDEZ SR.

THIS IS NOT AN
 OFFICIAL COPY

Witness Signature:

Witness Printed Name: Paula Lynn Paxon

Witness Signature:

Witness Printed Name: Paula Bellman

Recording requested by Law,
when recorded return to:
2150 CABOT BLVD. WEST

LANGHORNE, PA 19047
ATTN: GROUP 9, INC.

This document was prepared by:
MARIA PINZON
WASHINGTON MUTUAL BANK, FA
3300 NORTH UNIVERSITY DR
SUNRISE, FL 33351-6720



THIS CONDOMINIUM RIDER is made this 7TH day of APRIL, 2004 and is incorporated into and shall be deemed to amend and supplement a Deed of Trust, Trust Indenture or Mortgage of even date ("Security Instrument") given by the undersigned ("Borrower") to secure performance of Borrower's obligations under Borrower's promissory note or line of credit agreement with:

WASHINGTON MUTUAL BANK, FA ("Lender"). The

Security Instrument covers certain real property located at:

8020 N SUNRISE LAKE DR BLDG 25 #209

FORT LAUDERDALE, FL 33322 and described more fully therein.

Said Property comprises a unit in, together with an undivided interest in the common elements of, a condominium project known as

(herein "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; (i) Declarations or any other document which creates the Condominium Projects; (ii) by-laws; (iii) code of regulations; and, (iv) other equivalent documents (jointly "Constituent Document"). Borrower shall pay when due all assessments imposed by the Owners' Association.

B. Hazard 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 against fire, hazards included within the term "extended coverage" and such other hazards as Lender may require, and in such amounts and for such periods as Lender may require, then:

- (i) Borrower's obligation under the Security Instrument to maintain hazard insurance

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coverage on the Property is deemed satisfied; and (ii) The provisions of the Security Instrument regarding assignment of insurance policies shall be superseded by any provisions of the Constituent Documents or of applicable law to the extent necessary to avoid a conflict between such provisions and the provisions of the Security Instrument. For any period of time during which such hazard insurance coverage is not maintained, the immediately preceding sentence shall be deemed to have no force or effect. Borrower shall give Lender prompt notice of any lapse in such hazard insurance coverage.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any such proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument 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 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 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 therein with the excess, if any, paid to Borrower.

E. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, partition or subdivide the Property or consent to:

(i) The abandonment or termination of the Condominium Project, except for abandonment or termination provided by law in the case of substantial destruction by fire or to other casualty or in the case of a taking by condemnation or eminent domain; (ii) Any material amendment to the Constituent Documents, including, but not limited to, any amendment which would adversely affect the interest of Lender or change the percentage interests of the unit owners in the Condominium Project; (iii) The effectuation of any decision by the Owners' Association to terminate professional management and assume self-management of the Condominium Project; and (iv) Any action which should have the effect of rendering the public liability insurance coverage maintained by the Owners' Association unacceptable to Lender.

F. Voting Rights; Notice of Meetings. Unless such rights have already been assigned to the holder or beneficiary of a prior mortgage or deed of trust, trust indenture or mortgage, the existence of which has been disclosed in writing to Lender pursuant to Security Instrument, Borrower to the extent permitted by law, hereby assigns to Lender all of Borrower's voting rights under the Constituent Documents, and irrevocably appoints Lender as its attorney and proxy to cast its votes at all times permitted or required pursuant thereto, to the extent permitted by law. If Lender's representative fails to attend a duly called meeting, then Borrower may cast its votes as though this power had not been granted to Lender. It is agreed that this power shall be coupled with an interest and may not be revoked by Borrower until the promissory note is fully satisfied and the Security Instrument released. Borrower agrees that it will cause copies of all notices of meetings and other notices required or permitted under the Constituent Documents to be sent directly to Lender.

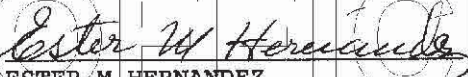
G. No Liability. Lender assumes no liability for the performance of any obligation under Constituent Documents, except that if Lender acquires possession of the Property through

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foreclosure or otherwise, Lender agrees to perform and abide by all provisions thereof applicable to the owner of the Property as long as Lender retains title thereto.

H. **Default; Remedies.** If Borrower breaches Borrower's covenants and agreement hereunder, including the covenant to pay when due all condominium assessments, the breach will constitute a default under the Security Instrument and Lender may invoke any remedy provided herein subject to applicable law. Without limiting the foregoing, if Borrower does not pay condominium dues and assessments when due, the Lender may pay them. Any amounts disbursed by Lender hereunder shall become additional debt of Borrower secured by the Security Instrument, shall immediately due and payable and shall bear interest from the date of disbursement at the rate specified in the note or line of credit agreement unless otherwise prohibited by applicable law.

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


ESTER M HERNANDEZ

The undersigned executes this instrument only to subordinate any interest he/she may acquire including without reservation any homestead/dower rights and to acknowledge all the terms and covenants contained in this Security Instrument and any rider(s) thereto and agrees to be bound hereby.


MANUEL I HERNANDEZ SR.

Maia Ingrid Pinzon (Maia Ingrid Pinzon)
Paula Kell (Paula Kellman)

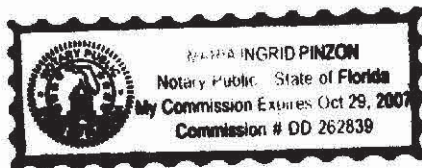
THIS IS NOT AN
OFFICIAL COPY

STATE OF FLORIDA)
COUNTY OF BROWARD) PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the named Borrower(s), sign, and Seal, and by his/her act and deed deliver the within written Rider, and that he/she with the other witness whose signature appears above, witnessed the execution thereof.

SWORN to before me this:

Date: April 7th, 2004.



Maia Ingrid Pinzon
Printed/Typed Name: MAIA INGRID PINZON
Notary public in and for the state of FLORIDA
Commission Number: DD262839

Recording requested by and, when
recorded return to:
WASHINGTON MUTUAL BANK, FA
2150 CABOT BLVD. WEST

LANGHORNE, PA 19047
ATTN: GROUP 9, INC.

THIS INSTRUMENT PREPARED BY:
RETURN TO:
JOHN B. ROGERS, ESQUIRE
5521 University Drive, St., Suite 104
Coral Springs, FL 33067

CLAIM OF LIEN

STATE OF FLORIDA)
COUNTY OF BROWARD)

NOTICE IS HEREBY GIVEN that the undersigned Condominium Association pursuant to the provisions of Section 718.116 (5)(a), Florida Statutes, and the Declaration of Condominium, Article XIV thereof, hereinafter more particularly identified, claims a lien for unpaid assessments and interest thereon, together with a reasonable attorney's fee incurred by the undersigned Condominium Association incident to the collection of such assessments or enforcement of such lien, upon real property situated in Broward County, Florida, more particularly described as follows:

Condominium Parcel No. 209 of **SUNRISE LAKES CONDOMINIUM**

APARTMENTS BUILDING NO. 25 according to the Declaration of Condominium thereof, originally recorded in Official Records Book 5210, Page 707, and re-recorded in Official Records Book 45615, commencing at Page 1242, of the Public Records of Broward County, Florida, on August 14, 2008. The name of the record owner of the Condominium Unit is: **MANUEL & ESTER HERNANDEZ**

This Claim of Lien is to secure all unpaid assessments, interest, costs and attorney's fees which are due, and which may accrue subsequent to the recording of this Claim of Lien, and prior to entry of a final judgement of foreclosure against the above identified record owner, by the undersigned Condominium Association, and in the amounts due and for the dates indicated as follows:

Pursuant to Florida Statute 718.112(2)(g), the Association elects to accelerate the remaining assessments for the budget year, and in the amount indicated hereafter.

<u>MAINTENANCE FEE:</u> - \$296.44 (Per Month/2010)	
- Balance owed as of April 30, 2009	\$370.95
- May 2009 through December 2009	\$2,371.52
- January 2010 through November 2010	\$3,260.84
<u>ACCELERATION:</u> - \$296.44 (X one (1) month)	
- December 2010	\$296.44
<u>LATE FEES:</u> - \$25.00 per month	
- May 2009 through November 2010	\$475.00
<u>ATTORNEY'S FEES & COSTS:</u>	
- Initial Letter	\$86.08
- Claim of Lien	\$143.50
- Prior Legal Fees	\$245.00
- Satisfaction of Lien	\$85.00
TOTAL CLAIM OF LIEN DUE	<u>\$7,334.33</u>

SUNRISE LAKES CONDOMINIUM
ASSOCIATION PHASE I, INC.
8100 N. Sunrise Lakes Blvd.
Sunrise, FL 33322

Elizabeth L Koper
Witness Signature

By: Dominick Buccì
DOMINICK BUCCI, Treasurer

ELIZABETH L KOPER
Print Name of Witness

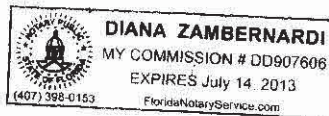
Gary Osborne
Witness Signature

GARY OSBORNE
Print Name of Witness

BEFORE ME, the undersigned authority, personally appeared, DOMINICK BUCCI, as Treasurer of SUNRISE LAKES CONDOMINIUM ASSOCIATION PHASE I, INC., who acknowledged before me that he executed the above Claim of Lien as the authorized officer of said Corporation, and that the same is the act and deed of said Corporation.

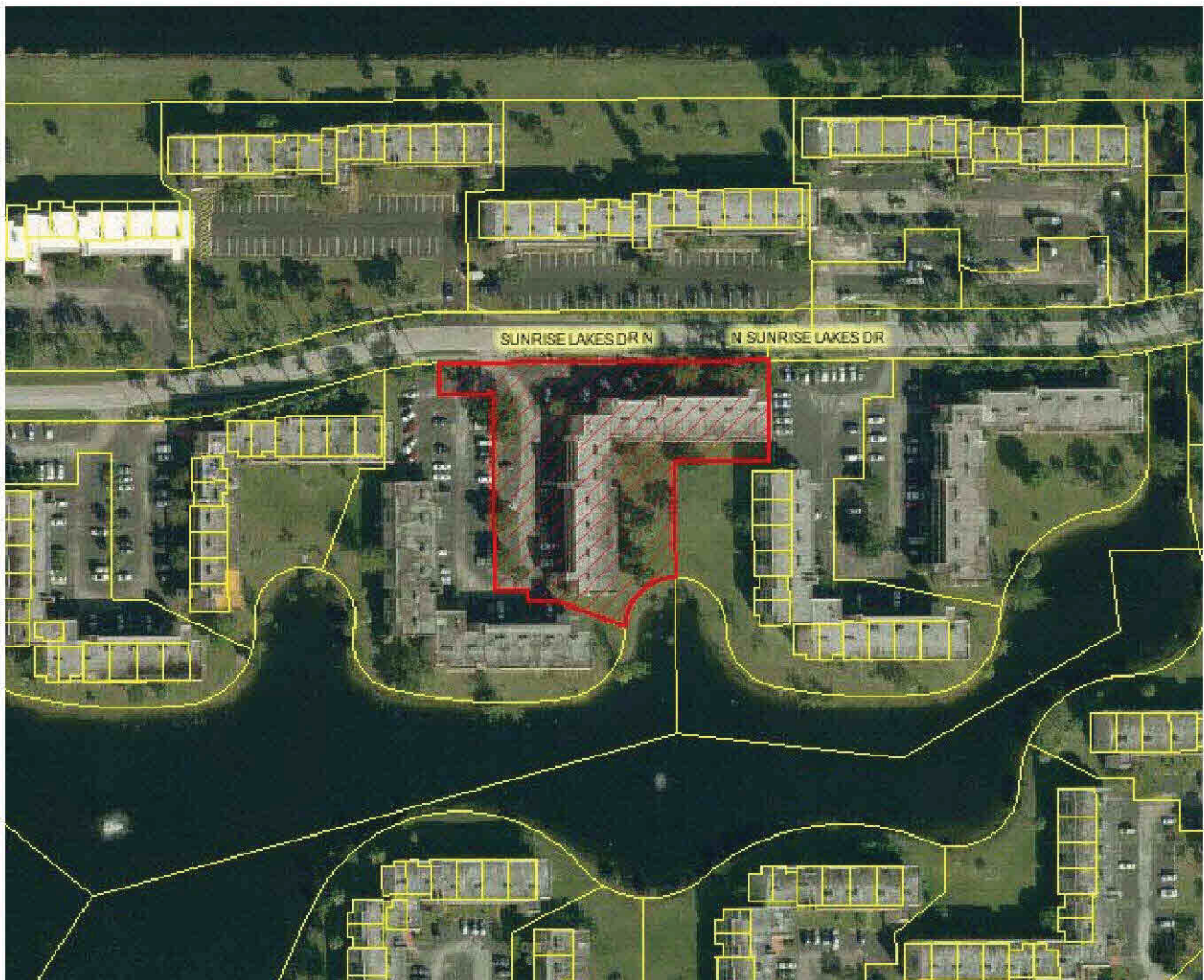
SWORN TO AND SUBSCRIBED before me this 18 day of November, 2010.

My Commission Expires:



Diana Zambarnardi
Notary Public

DIANA ZAMBERNARDI
Print Name of Notary Public



9742 2250 1000 0901 0102

U.S. Postal Service
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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	

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Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

**TD 35139 SEPTEMBER 2016 WARNING
CITY OF SUNRISE
ATTN CITY ATTY'S OFFICE
10770 W OAKLAND PARK BLVD
SUNRISE, FL 33351**

PS Form 3800, August 2005

See Reverse for Instructions

7010 1060 0001 0527 7401

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

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total Postage :

Sent To

Street, Apt. No.,
or PO Box No.
City, State, ZIP+

**TD 35139 SEPTEMBER 2016 WARNING
HERNANDEZ, MANUEL I SR
3045 35TH AVE NE
NAPLES, FL 34120-1778**

PS Form 3800, August 2005

See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage \$

Certified Fee

Return Receipt Fee
(Endorsement Required)

Restricted Delivery Fee
(Endorsement Required)

Postmark
Here

Total Postage

Sent To

Street, Apt. No.,
or PO Box No.
City, State, ZIP+

**TD 35139 SEPTEMBER 2016 WARNING
WASHINGTON MUTUAL BANK, FA
400 E MAIN ST
STOCKTON, CA 95290**

PS Form 3800, August 2006

See Reverse for Instructions

7010 1060 0001 0527 7395

7010 1060 0001 0527 7388

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total Postage

TD 35139 SEPTEMBER 2016 WARNING
HERNANDEZ, MANUEL I SR
8020 SUNRISE LAKES DRIVE N 209
SUNRISE, FL 33322

Sent To

Street, Apt. No.
or PO Box No.

City, State, ZIP

PS Form 3800, August 2006

See Reverse for Instructions

7377 0527 1000 2250 2327

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total Postage

Sent To

Street, Apt. No.,
or PO Box No.
City, State, ZIP+

**TD 35139 SEPTEMBER 2016 WARNING
HERNANDEZ, ESTER M
3045 35TH AVE NE
NAPLES, FL 34120-1778**

PS Form 3800, August 2006

See Reverse for Instructions

7010 1060 0001 0527 7364

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total Postage: **TD 35139 SEPTEMBER 2016 WARNING**
SUNRISE LAKES CONDOMINIUM
ASSOCIATION PHASE I, INC.
C/O JENNINGS & VALANCY, P.A.
311 SE 13TH STREET
FT. LAUDERDALE, FL 33316

Sent To

Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

7010 1060 0001 0527 7357

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total Postage \$

Sent To

Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

**TD 35139 SEPTEMBER 2016 WARNING
HERNANDEZ, ESTER M
8020 SUNRISE LAKES DRIVE N 209
SUNRISE, FL 33322**

PS Form 3800, August 2006

See Reverse for Instructions

7010 1060 0001 0527 7340

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total Postage

Sent To

Street, Apt. No.,
or PO Box No.

City, State, ZIP

**TD 35139 SEPTEMBER 2016 WARNING
SUNRISE LAKES CONDOMINIUM
ASSOCIATION PHASE I, INC.
8100 SUNRISE LAKES DRIVE NORTH
SUNRISE, FL 33322**

PS Form 3800, August 2006

See Reverse for Instructions

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 35139 SEPTEMBER 2016 WARNING
SUNRISE LAKES CONDOMINIUM
ASSOCIATION PHASE I, INC.
C/O JENNINGS & VALANCY, P.A.
311 SE 13TH STREET
FT. LAUDERDALE, FL 33316



9590 9402 1758 6074 1426 65

7010 1060 0001 0527 7364

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

K. Powell

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

K. Powell

C. Date of Delivery

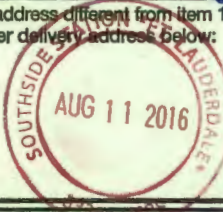
8-11-16

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

- ☐ Yes
☐ 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"/> 1 Mail | |
| <input type="checkbox"/> 1 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 35139 SEPTEMBER 2016 WARNING
WASHINGTON MUTUAL BANK, FA
400 E MAIN ST
STOCKTON, CA 95290



9590 9402 1758 6074 1426 34

7010 1060 0001 0527 7395

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Shayla Henry

C. Date of Delivery

8/12/16

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"/> Mail | |
| <input type="checkbox"/> Registered Mail Restricted Delivery (over \$500) | |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 35139 SEPTEMBER 2016 WARNING
SUNRISE LAKES CONDOMINIUM
ASSOCIATION PHASE I, INC.
8100 SUNRISE LAKES DRIVE NORTH
SUNRISE, FL 33322



9590 9402 1758 6074 1426 89

2. Article Number (Transfer from service label)

7010 1060 0001 0527 7340

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

AUG 11 2016

SPS 22245

3. Service Type

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

Mail

Mail Restricted Delivery

(PSN 7530-02-000-9053)

- ☐ 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.

TD 35139 SEPTEMBER 2016 WARNING
CITY OF SUNRISE
ATTN CITY ATTY'S OFFICE
10770 W OAKLAND PARK BLVD
SUNRISE, FL 33351



9590 9402 1758 6074 1426 10

7010 1060 0001 0527 7418

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> 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"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

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

Domestic Return Receipt