

Performance Property Management Services, Inc.
13501 SW 128 St Suite 114C Miami, FL 33185
Telephone: 866-523-5003 Fax: 866-523-5004

Order Date: 3/21/2016	Folio Number: 4842 03 AA 0480
Internal Tax Deed Number:35353	Parent Tract No:
Records Through: 3/14/2016	

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

Condominium Parcel 3032 of Durham B Condominium, according to the Declaration thereof, as recorded in Official Records Book 6050, Page 292-391, in the Public Records of Broward County, Florida;

TO: Records, Taxes & Treasury Division, Delinquent Tax Department, Broward County

Applicant : FLORIDA COMMUNITY BANK NA CLTRLASSGNEE MAGNOLIA TC 5 LLC

Application has been made for Tax Deed on the above referenced property. Pursuant to chapter 197.502 and 197.522 of the Florida Statutes, below are the names and addresses of the persons you are required to notify prior to the sale of the property:

APPARENT TITLE HOLDER & ADDRESS AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

O.R. Book 40336 , Page 1113
PERSONAL REPRESENTATIVES' DEED

ABRAHAM H. RUTMAN
3032 DURHAM B
DEERFIELD BEACH FL 33442

MORTGAGEE AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
NONE

LIEN HOLDER AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
NONE

NAME AND ADDRESS OF RECORD ON CURRENT TAX ROLL
RUTMAN,ABRAHAM H EST
3032 DURHAM B
DEERFIELD BEACH FL 33442

NAME AND ADDRESS OF ESCROW AGENT: NONE

NAME AND ADDRESS OF TAX PAYING AGENT: NONE

APPLICATION FOR HOMESTEAD: NONE

GROSS ASSESSMENT; \$37,870.00

UNPAID OR OMITTED YEARS TAXES (Only Include the Years with Certificates)

<u>TYPE</u>	<u>TAX</u>	<u>CERTIFICATE</u>	<u>FACE AMOUNT</u>
TAX DEED	2012	35353	\$722.70
TAX DEED	2013	35353	\$823.42
TAX DEED	2014	35353	\$957.76

CERTIFICATE HOLDER
FLORIDA COMMUNITY BANK NA CLTRLASSGNEE MAGNOLIA TC 5 LLC

This Report is not a Legal Opinion of Title and should not be construed as dealing with the Quality of Title used as a Certified Abstract of Title, Title Insurance Commitment or Title Insurance Policy. Under Florida Statutes Chapter 197. Furthermore no Liability is assumed by PPMS, Inc for any liens and or judgments not filed in the Official Records of Broward County, Florida. PPMS, Inc. should only be liable for the amount of loss suffered by the Broward County Revenue Collection Division, as a result of legal matters filed against them, where such loss is determined to be from PPMS, Inc's errors and omissions in performing its contractual responsibilities to the Broward County Revenue Collection Division, or for any refilling of fees that are required to bring subject property to sale.

BY: **Antoinette 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 35353

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 484203-AA-0480
Certificate Number: 2134
Date of Issuance: 06/01/2013
Certificate Holder: FLORIDA COMMUNITY BANK NA CLTRLASSGNEE
Description of Property: DURHAM B CONDO
UNIT 3032

ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 6050, PAGE 292-391, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name in which assessed: RUTMAN, ABRAHAM H EST
Legal Titleholders: RUTMAN, ABRAHAM H EST
3032 DURHAM B
DEERFIELD BEACH, FL 33442

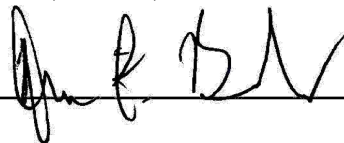
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 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: 5836.72

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 35353

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 DEERFIELD BEACH 150 NE 2 AVE DEERFIELD BEACH FL 33441	DURHAM "B" CONDOMINIUM ASSOCIATION, INC. 2400 CENTREPARK W DR #175 WEST PALM BEACH, FL 33409	RUTMAN,ABRAHAM H EST 3032 DURHAM B DEERFIELD BEACH FL 33442
DURHAM "B" CONDOMINIUM ASSOCIATION, INC. 2038 DURHAM B DEERFIELD BEACH, FL 33442	ABRAHAM H. RUTMAN 3032 DURHAM B DEERFIELD BEACH FL 33442	DURHAM "B" CONDOMINIUM ASSOCIATION, INC. C/O FORRAY, GABE 2038 DURHAM B DEERFIELD BEACH, FL 33442
RICHARD SELTERMAN 26 WINDING WOODS WAY MANALAPAN NH 07726	RICHARD SELTERMAN 30 STRONOWAYE CHAPPAQUA NY 10514	KENNETH SELTERMAN 26 WINDING WOODS WAY MANALAPAN NH 07726
RICHARD SELTERMAN 3032 DURHAM B DEERFIELD BEACH FL 33442	KENNETH SELTERMAN 30 STRONOWAYE CHAPPAQUA NY 10514	KENNETH SELTERMAN 3032 DURHAM B DEERFIELD BEACH FL 33442

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT PERMITTING LICENSING & PROTECTION DIVISION ATTN: DIANE JOHNSON GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPEMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT ATTN: GORDON MILLER GCW – 1 NORTH UNIVERSITY DR, MAILBOX 302 PLANTATION, FL 33324	BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION, RIGHT OF WAY SECTION ATTN: FRANK J GUILIANO ONE N. UNIVERSITY DR., STE 300-B PLANTATION, FL 33324
BROWARD COUNTY WATER & WASTEWATER ATTN: RACHEL FLEURY-CHARLES 2555 W. COPANS RD POMPANO BEACH, FL 33069	BROWARD COUNTY PUBLIC WORKS DEPT REAL PROPERTY SECTION ATTN: MARIE HAMMOND 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

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

35353

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 2134

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

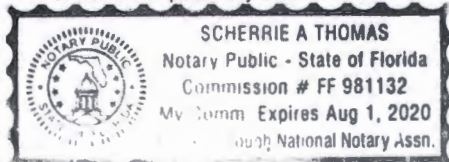
08/25/2016 09/01/2016 09/08/2016

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 35353**

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 484203-AA-0480
Certificate Number: 2134
Date of Issuance: 06/01/2013

Certificate Holder:
FLORIDA COMMUNITY BANK
NA CLTRLASSGNEE

Description of Property:
DURHAM B CONDO
UNIT 3032
ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 6050, PAGE 292-391, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name in which assessed:

RUTMAN, ABRAHAM H EST

Legal Titleholders:

RUTMAN, ABRAHAM H EST

3032 DURHAM B
DEERFIELD BEACH, FL 33442

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 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 September, 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: 5836.72

401-314

8/25 9/1-8 16-72/0000146199B

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

DATE: August 1, 2016

PROPERTY ID # 484203-AA-0480 (TD #35353)

WARNING

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

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3032 DURHAM B
DEERFIELD BEACH FL 33442 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\$ 4,649.13**

Or

*** Amount due if paid by SEPTEMBER 20, 2016\$ 4,705.70**

***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**

RUSH

RUSH

BROWARD COUNTY SHERIFF'S OFFICE
P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

RETURN OF SERVICE

Assignment: 5427 ****SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY**** Service Sheet # 16-039080

BROWARD COUNTY, FL vs. RUTMAN, ABRAHAM H EST

TD 35353

TAX SALE NOTICE

COUNTY/BROWARD

DEFENDANT 9/21/2016

CASE

TYPE OF WRIT

COURT

HEARING DATE

RUTMAN, ABRAHAM H EST

SERVE

**3032 DURHAM B
DEERFIELD BEACH, FL 33442**

Received this process on

8/22/2016

Date

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

Date

Time

RUTMAN, ABRAHAM H EST

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

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: AS 0547 D.S.

ORIGINAL

Janiscolaro

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID # 484203-AA-0480 (TD #35353)

WARNING

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

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

RECEIVED SHERIFF
2016 AUG 22 PM 2:48
BROWARD COUNTY, FLORIDA

NOTE

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

FLA. STATUTES 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\$ 4,649.13

Or

* Amount due if paid by SEPTEMBER 20, 2016\$ 4,705.70

*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

PLEASE SERVE THIS ADDRESS OR LOCATION

**RUTMAN, ABRAHAM H EST
3032 DURHAM B
DEERFIELD BEACH FL 33442**

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

6

WIC 1536 show
FIRST AMERICAN TITLE INSURANCE COMPANY

2048 E. SAMPLE ROAD
LIGHTHOUSE POINT, FL 33064

1079-876278

Tax I.D. No. 18203-AA-04800

This instrument prepared by:

Kevin P. Mason, Esq.

Blank Rome, LLP

1200 North Federal Highway, Suite 417

Boca Raton, Florida 33432

Telephone: 561/417-8100

Facsimile: 561/417-8101

When Recorded, Return To:

Amy Bernatek

First American Title Insurance Company

2048 East Sample Road

Lighthouse Point, Florida 33064

Telephone: 954/782-2282

Facsimile: 954/782-2215

PERSONAL REPRESENTATIVES' DEED

This Personal Representatives' Deed executed on August 8, 2005, by and between Kenneth Selterman, individually and as Co-Personal Representative of the Estate of Gusta Selterman a/k/a Gertrude Selterman, deceased, whose address is 30 Stronowaye, Chappaqua, New York 10514, and Richard Selterman, individually and as Co-Personal Representative of the Estate of Gusta Selterman a/k/a Gertrude Selterman, whose address is 26 Winding Woods Way, Manalpan, New Jersey 07726 (Kenneth Selterman and Richard Selterman are collectively referred to as the "Grantors"*), and Abraham H. Rutman, a single man (the "Grantee*"), the Grantee's address being Apt. #3032, Durham Condominium, Building B, Deerfield Beach, Broward County, Florida;

Whereas, Gusta Selterman a/k/a Gertrude Selterman ("Decedent") died a resident of Palm Beach County, Florida, on [REDACTED] and

Whereas, the Decedent died testate and her Estate is being probated in the Circuit Court of Broward County, Florida, Probate Division, File Number: 05-354, and Ancillary Letters of Administration (multiple personal representatives) were issued to the Grantors by said Court on July 12, 2005, as the same appears in the aforesaid Court file; and

Whereas, the Decedent's Last Will and Testament was admitted to probate in the Circuit Court of Broward County, Florida, Probate Division, File Number: 05-354, on July 12, 2005, as the same appears in the aforesaid Court file; and

Whereas, the Last Will and Testament granted the Personal Representatives of the Estate of the Decedent the express power to sell real property; and

Whereas, on July 21, 2005, the Circuit Court of Broward County, Florida, Probate Division, File Number: 05-354, entered an Order Granting Petition To Sell Estate Property and Place Proceeds Into Attorneys' Trust Account authorizing the Personal Representatives

122084.00925/50293105v1

④

of the Estate of the Decedent to execute and deliver this deed;

Now, therefore, in consideration of the foregoing and the payment to the Grantor of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth Selterman and Richard Selterman, as Personal Representatives of the Estate of the Decedent, do hereby sell and convey to the said Grantee, his successors and assigns, forever the real property in Broward County, Florida, more particularly described as follows:

Condominium Parcel 3032 of Durham B Condominium, according to the Declaration thereof, as recorded in Official Records Book 6050, Page 292-391, in the Public Records of Broward County, Florida;

Subject to: Conditions, restrictions, limitations, and easements of record; taxes for the year 2005 and subsequent years; applicable zoning laws, ordinances, and regulations;

To Have and To Hold the same unto the said Grantee, his successors and assigns, with every right, title, and interest to which the Grantors are now seized and possessed, and of which the said Gusta Selterman a/k/a Gertrude Selterman, died, seized and possessed.

The Grantors covenant with Grantee that Grantors have good right and lawful authority to sell and convey the Property and Grantors warrant the title to the Property for any acts of Grantors and will defend the title against the lawful claims of all person claiming by, through, or under Grantors.

* "Grantors" and "Grantees" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS AS TO KENNETH SELTERMAN:

Signature of Witness:

Print name of Witness:

Signature of Witness:

Print name of Witness:

Kenneth Selterman, Co-Personal Representative of the Estate of Gusta Selterman a/k/a Gertrude Selterman, and individually

WITNESS AS TO RICHARD SELTERMAN:

Signature of Witness:

Print name of Witness:

Richard Selterman, Co-Personal
Representative of the Estate of Gusta
Selterman a/k/a Gertrude Selterman,
and individually

Signature of Witness:

Print name of Witness:

COUNTY OF New York)
STATE OF New York)

The foregoing instrument was acknowledged before me on August 8, 2005, by
Kenneth Selterman, who is personally known to me or who produced
(N/A) as identification and who did not take an
oath.

GALI D. ADLER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01-AD6104840
Qualified in New York County
Commission Expires February 02, 2008

Signed: _____

Print: _____

Gali Adler
Notary Public, State of New York
My Commission Expires: February 2, 2008

COUNTY OF _____)
STATE OF _____)

The foregoing instrument was acknowledged before me on August __, 2005, by
Richard Selterman, who is personally known to me or who produced
_____ as identification and who did not take an
oath.

Signed: _____

Print: _____

Notary Public, State of _____
My Commission Expires: _____

CERTIFICATE OF APPROVAL

OF

DURHAM B

CONDOMINIUM ASSOCIATION, INC.

THIS IS TO CERTIFY that ABRAHAM H. RUTMAN

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

Condominium Parcel No. 3032 of DURHAM B CONDOMINIUM, according to the
 Declaration thereof, recorded in Official Record Book 6050 at Page 292 through 391
 inclusive, of the Public Records of Broward County, Florida.

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

1. "SUBJECT TO: The Long-Term Lease recorded in Official Records Book 6050 at page 328, Public Records
 of Broward County, Florida, which Long-Term Lease Grantees (Transferees) herein assume (if applicable), and Amendments
 thereto, if any."
2. "SUBJECT TO: The Management Agreement to which the Grantees (Transferees) agree to be bound."
3. "SUBJECT TO: The Master Management Agreement recorded in Official Records Book 6050 at Page 385, Public
 Records of Broward County, Florida, to which the Grantees (Transferees) herein agree to be bound."
4. "SUBJECT TO: The Declaration of Condominium heretofore described and all the terms and conditions thereof to which the
 Grantees (Transferees) agree to be bound and Amendments thereto, if any."
5. "SUBJECT TO: The Membership of Grantor in the Cencilub Homeowners Association, Inc., the obligation of which the
 Grantees (Transferees) hereby agree to assume and be bound hereby (if applicable)."

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

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

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

Signed, Sealed and Delivered
 IN THE PRESENCE OF:

Katie Goodman
 KATIE GOODMAN
Joy Kane
 JOY KANE

DURHAM B CONDOMINIUM
ASSOCIATION, INC.

BY Lucille Robins
 PRESIDENT

ATTEST _____
 SECRETARY

STATE OF FLORIDA)
 COUNTY OF BROWARD)ss:

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

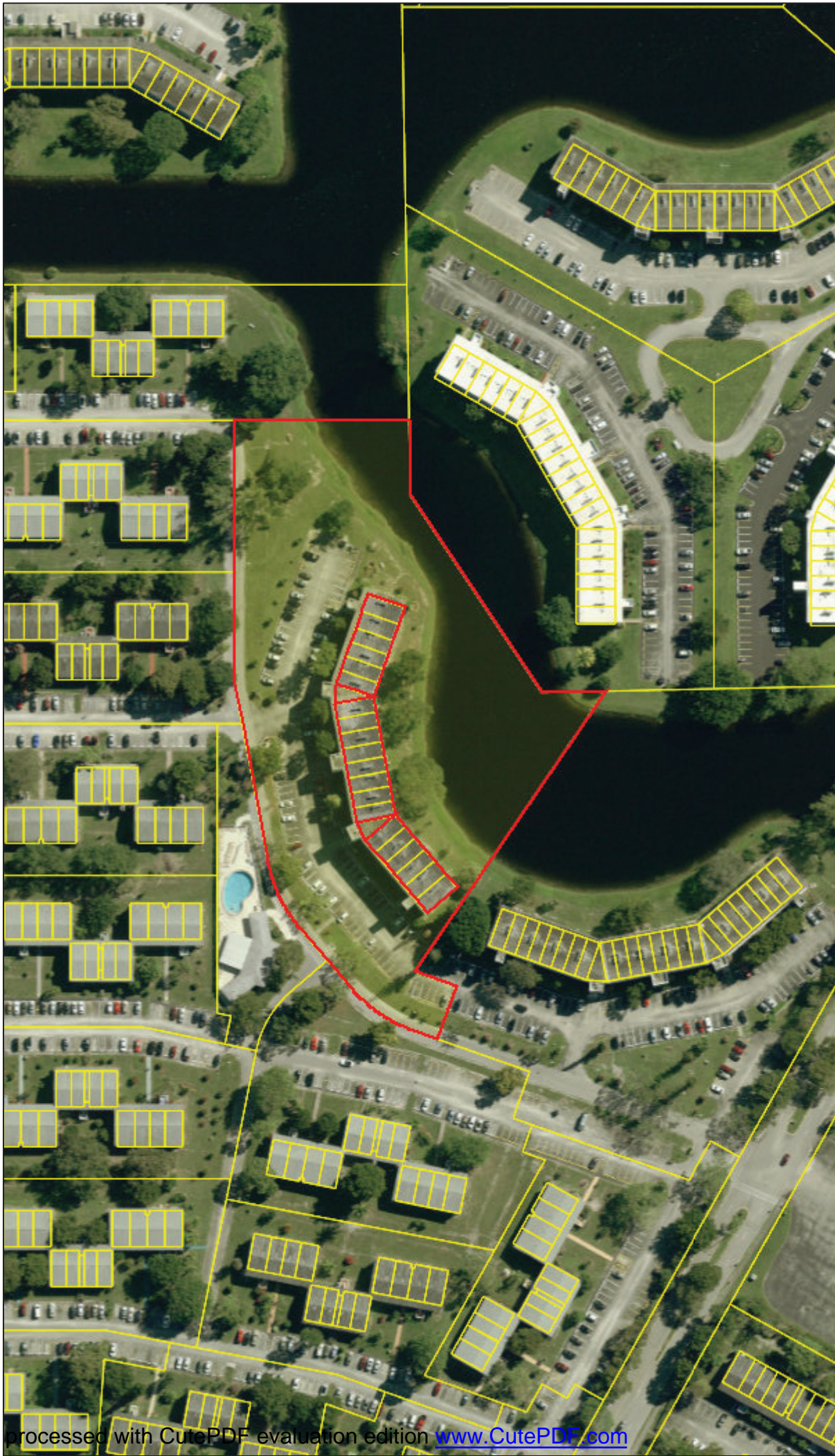
WITNESS my hand and official seal in the State and County aforesaid
 this 21 day of June, 2005.

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



Katie Goodman
 NOTARY PUBLIC STATE OF FLORIDA
 AT LARGE

(SEAL)



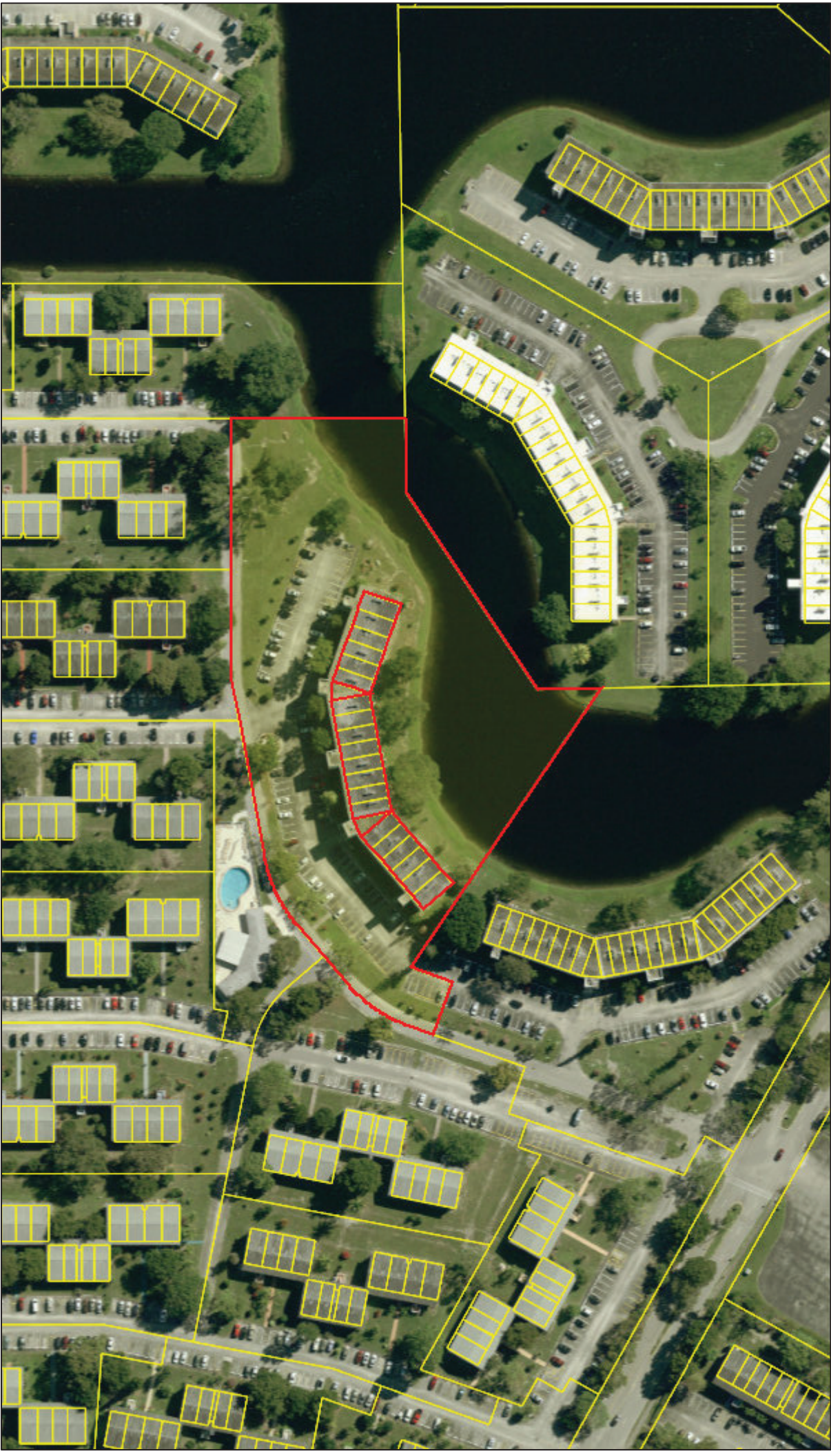


March 25, 2016

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-  Parcels



Property Id: 484203AA0480



March 25, 2016

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<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	\$	

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TD 35353 SEPTEMBER 2016 WARNING
KENNETH SELTERMAN
30 STRONOWAYE
CHAPPAQUA NY 10514

7015 3010 0001 7558 2362

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RICHARD SELTERMAN
30 STRONOWAYE
CHAPPAQUA NY 10514

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

5552 8552 1000 0106 5102

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TD 35353 SEPTEMBER 2016 WARNING
DURHAM "B" CONDOMINIUM
ASSOCIATION, INC.
C/O FORRAY, GABE
2038 DURHAM B
DEERFIELD BEACH, FL 33442

PS Form 3800, April 2015 PSN 7530-02-000-9047

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| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
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TD 35353 SEPTEMBER 2016 WARNING
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3032 DURHAM B
DEERFIELD BEACH FL 33442

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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

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TD 35353 SEPTEMBER 2016 WARNING
KENNETH SELTERMAN
3032 DURHAM B
DEERFIELD BEACH FL 33442

7015 3010 0001 7552 8552 4222 2324

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City, State, ZIP+4[®]

TD 35353 SEPTEMBER 2016 WARNING
KENNETH SELTERMAN
26 WINDING WOODS WAY
MANALAPAN NH 07726

PS Form 3800, April 2015 PSN 7530-02-000-9047

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☐ Return Receipt (electronic) \$ _____
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☐ Adult Signature _____

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**TD 35353 SEPTEMBER 2016 WARNING
DURHAM "B" CONDOMINIUM
ASSOCIATION, INC.
2400 CENTREPARK W DR #175
WEST PALM BEACH, FL 33409**

Street and Apt. No., or P.O. Box No.

City, State, ZIP+4®

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| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

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TD 35353 SEPTEMBER 2016 WARNING
ABRAHAM H. RUTMAN
3032 DURHAM B
DEERFIELD BEACH FL 33442

7015 3010 0001 7552 8554 6224

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature	\$

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TD 35353 SEPTEMBER 2016 WARNING
RICHARD SELTERMAN
3032 DURHAM B
DEERFIELD BEACH FL 33442

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See Reverse for Instructions

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City, State, ZIP+4[®]

TD 35353 SEPTEMBER 2016 WARNING
RICHARD SELTERMAN
26 WINDING WOODS WAY
MANALAPAN NH 07726

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<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	\$
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City, State, ZIP+4 [®]

TD 35353 SEPTEMBER 2016 WARNING
DURHAM "B" CONDOMINIUM
ASSOCIATION, INC.
2038 DURHAM B
DEERFIELD BEACH, FL 33442

7015 3010 0001 7552 2262

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☐ Adult Sign _____

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TD 35353 SEPTEMBER 2016 WARNING
CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH FL 33441

PS Form 3800, April 2015 PSN 7530-02-000-9047

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 35353 SEPTEMBER 2016 WARNING
DURHAM "B" CONDOMINIUM
ASSOCIATION, INC.
2038 DURHAM B
DEERFIELD BEACH, FL 33442



9590 9402 1346 5285 4192 51

2. Article Number (Transfer from service label)

7015 3010 0001 7558 2270

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Li-Farray*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

TD 35353 SEPTEMBER 2016 WARNING
DURHAM "B" CONDOMINIUM
ASSOCIATION, INC.
C/O FORRAY, GABE
2038 DURHAM B
DEERFIELD BEACH, FL 33442



9590 9402 1346 5285 4178 44

2. Article Number (Transfer from service label)

7015 3010 0001 7558 2355

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Li. Forray*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

- ☐ 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

TD 35353 SEPTEMBER 2016 WARNING
DURHAM "B" CONDOMINIUM
ASSOCIATION, INC.
2400 CENTREPARK W DR #175
WEST PALM BEACH, FL 33409



9590 9402 1346 5285 4198 86

2. Article Number (Transfer from service label)

7015 3010 0001 7558 2317

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

Allen P. Smith

☐ Agent☐ Addressee

C. Date of Delivery

09/26/16

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted

Delivery

☐ Return Receipt for

Merchandise

☐ Signature Confirmation™☐ Signature Confirmation

Restricted Delivery

Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 35353 SEPTEMBER 2016 WARNING
CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH FL 33441



9590 9402 1346 5285 4192 68

2. Article Number (Transfer from service label)

7015 3010 0001 7558 2263

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Matt Jones*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

(over 3000)

Domestic Return Receipt