



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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 11/27/2017

REPORT EFFECTIVE DATE: 20 YEARS UP TO 11/21/2017

CERTIFICATE # 2009-1677

ACCOUNT # 484202JG0020

ALTERNATE KEY # 170297

TAX DEED APPLICATION # 37157

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Unit No. 98, FARNHAM E CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 6942, at Page 222, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 98 FARNHAM E, DEERFIELD BEACH FL 33442

OWNER OF RECORD ON CURRENT TAX ROLL:

RALPH G SHRINER EST

98 FARNHAM E # 98

DEERFIELD BEACH, FL 33442-2966 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF RALPH G SHRINER, DECEASED

OR: 31396, Page: 861

98 FARNHAM E

DEERFIELD BEACH, FL 33442 (Per Deed)

(The Property Appraiser indicates that Ralph G. Shriner is deceased. However, no Death Certificate or Probate action was found of record in Broward County.)

MORTGAGE HOLDER OF RECORD:

SOUTHTRUST BANK

OR: 31396, Page: 864

LINTON OFFICE 206 5030 LINTON BLVD

DELRAY BEACH, FL 33484 (Per Mortgage)

WELLS FARGO BANK, NA

OR: 47446, Page: 71

FORECLOSURE DEPARTMENT

18700 NW WALKER ROAD #92

MAC #P6053-022

BEAVERTON, OR 97006 (Per Request for Notice for Mortgage in 31396-864.)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

SPORTAILOR, INC AND OCEAN BANK

C/O IVAN CASTANEDA, SVP

780 NW 42 AVENUE

MIAMI, FL 33126 (Tax Deed Applicant)

CVE MASTER MANAGEMENT COMPANY, INC. OR: 50328, Page: 393
3501 WEST DRIVE Instrument: 113802954
DEERFIELD BEACH, FL 33442 (Per Liens and Sunbiz)

ANDREW WINSTON, ESQ., REGISTERED AGENT
OBO CVE MASTER MANAGEMENT COMPANY, INC.
2924 DAVIE ROAD 201
FORT LAUDERDALE, FL 33314 (Per Sunbiz. Declaration recorded in 6942-222.)

CVRF DEERFIELD, LIMITED Instrument: 112888948
C/O ASSOCIATION LAW GROUP
PO BOX 311059
MIAMI, FL 33231 (Per Lien)

CVRF DEERFIELD, LIMITED
117 W. 72ND ST. SUITE 5W
NEW YORK, NY 10023 (Per Sunbiz. Declaration recorded in 9987-460.)

ASSOCIATION LAW GROUP, P.L., REGISTERED AGENT
OBO CVRF DEERFIELD, LIMITED
1200 BRICKELL AVE PH2000
MIAMI, FL 33131 (Per Sunbiz)

FPM FORCE, LLC Instrument: 113072292
440 SOUTH FEDERAL HIGHWAY 207
DEERFIELD BEACH, FL 33441
(Per Amended Final Order Appointing Receiver. Amended Final Order in 112757164.)

ROBERT PIRMANN, REGISTERED AGENT
OBO FPM FORCE LLC
440 S FEDERAL HIGHWAY 207
DEERFIELD BEACH, FL 33441 (Per Sunbiz)

FPR FORCE, LLC Instrument: 113475453
5920 SOUTH HWY A1A, SUITE 101
MELBOURNE BEACH, FL 32951 (Per Final Order Petitioner's Motion to Substitute Receiver)

HAROLD B KLITE TRUPPMAN, REGISTERED AGENT
OBO FLORIDA PROPERTY RECEIVER FORCE, LLC (FPR FORCE, LLC)
5920 SOUTH HIGHWAY A1A 101
MELBOURNE BEACH, FL 32951 (Per Sunbiz)

FLORIDA PROPERTY RECEIVER FORCE, LLC Instrument: 114309434
BOGEN LAW GROUP, P.A.
TRUST ACCOUNT
1 E BROWARD BLVD. STE 700
FT LAUDERDALE, FL 33301 (Per Order on Motion to Establish Equitable Lien)

EAST COAST MAINTENANCE & MANAGEMENT, REGISTERED AGENT
OBO FARNHAM "E" CONDOMINIUM ASSOCIATION, INC.
254 S MILITARY TRAIL
DEERFIELD BEACH, FL 33442 (Per Sunbiz. Declaration recorded in 6942-222.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4842 02 JG 0020

CURRENT ASSESSED VALUE: \$30,710

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES:

1. 2017-1689

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Personal Representative's Deed	OR: 26016, Page: 126
Quit Claim Deed	OR: 26016, Page: 129
Death Certificate	OR: 29461, Page: 141
Certificate of Title	OR: 30446, Page: 1793
Final Order Appointing Receiver	Instrument: 112757164

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

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

Wendy Carter

Title Examiner



Site Address	98 FARNHAM E, DEERFIELD BEACH FL 33442	ID #	4842 02 JG 0020
Property Owner	SHRINER,RALPH G EST	Millage	1112
Mailing Address	98 FARNHAM E # 98 DEERFIELD BEACH FL 33442-2966	Use	04
Abbreviated Legal Description	FARNHAM E CONDO UNIT 98		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$3,070	\$27,640	\$30,710	\$30,710	
2017	\$3,070	\$27,640	\$30,710	\$30,710	\$817.17
2016	\$3,020	\$27,220	\$30,240	\$30,240	\$822.02

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$30,710	\$30,710	\$30,710	\$30,710
Portability	0	0	0	0
Assessed/SOH	\$30,710	\$30,710	\$30,710	\$30,710
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$30,710	\$30,710	\$30,710	\$30,710

Sales History			
Date	Type	Price	Book/Page or CIN
1/31/2001	SWD	\$17,000	31396 / 861
4/17/2000	CET	\$100	30446 / 1793
2/6/1997	PRD	\$24,000	26016 / 126
12/1/1987	WD	\$28,500	15086 / 325
5/1/1987	WD	\$100	

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		700
Units/Beds/Baths		1/1/1.5
Eff./Act. Year Built: 1978/1977		

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #37157

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 February 2018, 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:

ANDREW WINSTON, ESQ.,
REGISTERED AGENT OBO CVE
MASTER MANAGEMENT
COMPANY, INC.
2924 DAVIE ROAD 201
FORT LAUDERDALE, FL 33314

CVRF DEERFIELD, LIMITED C/O
ASSOCIATION LAW GROUP
PO BOX 311059
MIAMI, FL 33231

ASSOCIATION LAW GROUP,
P.L., REGISTERED AGENT OBO
CVRF DEERFIELD, LIMITED
1200 BRICKELL AVE PH2000
MIAMI, FL 33131

CVE MASTER MANAGEMENT
COMPANY, INC.
3501 WEST DRIVE
DEERFIELD BEACH, FL 33442

CVRF DEERFIELD, LIMITED
117 W. 72ND ST. SUITE 5W
NEW YORK, NY 10023

SPORTAILOR, INC AND OCEAN
BANK C/O IVAN CASTANEDA,
SVP
780 NW 42 AVENUE
MIAMI, FL 33126

FPM FORCE, LLC
440 SOUTH FEDERAL HIGHWAY
207
DEERFIELD BEACH, FL 33441

ESTATE OF RALPH G SHRINER
98 FARNHAM E
DEERFIELD BEACH, FL 33442

SOUTHTRUST BANK
LINTON OFFICE 206 5030
LINTON BLVD
DELRAY BEACH, FL 33484

WELLS FARGO BANK, NA
FORECLOSURE DEPARTMENT
18700 NW WALKER ROAD #92
MAC #P6053-022
BEAVERTON, OR 97006

FPR FORCE, LLC
5920 SOUTH HWY A1A, SUITE
101
MELBOURNE BEACH, FL
32951

FLORIDA PROPERTY RECEIVER
FORCE, LLC BOGEN LAW
GROUP, P.A. TRUST ACCOUNT
1 E BROWARD BLVD. STE 700
FT LAUDERDALE, FL 33301

EAST COAST MAINTENANCE &
MANAGEMENT, REGISTERED
AGENT OBO FARNHAM
CONDOMINIUM ASSOCIATION
INC.
254 S MILITARY TRAIL
DEERFIELD BEACH, FL 33442

ROBERT PIRMANN,
REGISTERED AGENT OBO FPM
FORCE LLC
440 S FEDERAL HIGHWAY 207
DEERFIELD BEACH, FL 33441

HAROLD B KLITE TRUPPMAN,
REGISTERED AGENT OBO
FLORIDA PROPERTY RECEIVER
FORCE, LLC (FPR FORCE, LLC)
5920 SOUTH HIGHWAY A1A 101
MELBOURNE BEACH, FL
32951

CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

SOUTHTRUST BANK
AKA WACHOVIA BANK NA
AKA WELLS FARGO BANK NA,
FORECLOSURE DEPT
18700 NW WALKER ROAD #92
BEAVERTON, OR 97006

RALPH G SHRINER ESTATE
234 TILFORD L
DEERFIELD BEACH, FL 33442-
2166

BANK OF AMERICA NA
NATIONS BANK NA
BARNETT BANK NA
475 CROSSPOINTE PARKWAY
GETZVILLE, NY 14068

JAMES L SHRINER
96 FARNHAM E
DEERFIELD BEACH, FL 33442

JAMES L SHRINER
98 FARNHAM E #98
DEERFIELD BEACH, FL 33442

SHRINER, RALPH G EST
98 FARNHAM E # 98
DEERFIELD BEACH, FL 33442-
2966

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 &
REDEVELOPEMENT 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

PUBLIC WORKS DEPT REAL PROPERTY
GOVERNMENTAL CENTER, RM 326,
115 S. ANDREWS AVE
FT. 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 February 2018 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 **Julie Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 37157

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: 484202-JG-0020
Certificate Number: 1677
Date of Issuance: 06/01/2010
Certificate Holder: SPORTAILOR, INC AND OCEAN BANK
Description of Property: FARNHAM E CONDO
UNIT 98

A condominium, according to the declaration of condominium recorded on O R Book 6942, Page 222, and all exhibits and amendments thereof, Public Records of Broward County, FL”.

Name in which assessed: SHRINER,RALPH G EST
Legal Titleholders: SHRINER,RALPH G EST
98 FARNHAM E # 98
DEERFIELD BEACH, FL 33442-2966

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 March, 2018. 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 15th day of February, 2018.

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: 02/15/2018, 02/22/2018, 03/01/2018 & 03/08/2018
Minimum Bid: 12204.72

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

**STATE OF FLORIDA COUNTY
OF BROWARD:**

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

37157
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 1677

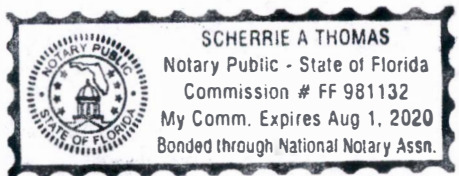
in the XXXX Court,
was published in said newspaper in the issues of

02/15/2018 02/22/2018 03/01/2018 03/08/2018

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.

[Handwritten Signature]
Sworn to and subscribed before me this
8 day of MARCH, A.D. 2018
[Handwritten Signature]

(SEAL)
GUERLINE WILLIAMS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION
FOR TAX DEED NUMBER 37157**

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: 484202-JG-0020
Certificate Number: 1677
Date of Issuance: 06/01/2010
Certificate Holder:
SPORTAILOR, INC AND OCEAN BANK
Description of Property:
FARNHAM E CONDO
UNIT 98
A condominium, according to the declaration of condominium recorded on O R Book 6942, Page 222, and all exhibits and amendments thereof, Public Records of Broward County, FL"
Name in which assessed:
SHRINER, RALPH G EST
Legal Titleholders:
SHRINER, RALPH G EST
98 FARNHAM E # 98
DEERFIELD BEACH,
FL 33442-2966

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 March, 2018. 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 15th day of February, 2018.
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: 12204.72
401-314
2/15-22 3/1-8 18-05/0000289187B

Assignment: 5427 **SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY** Service Sheet # 18-007227

BROWARD COUNTY, FL vs. SHRINER, RALPH G EST TD 37157

PLAINTIFF **TAX SALE NOTICE** VS. COUNTY/BROWARD DEFENDANT **3/21/2018** CASE

TYPE OF WRIT SHRINER, RALPH G EST COURT 98 FARNHAM E HEARING DATE 2-21-18
DEERFIELD BEACH, FL 33442

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

Received this process on 2/21/2018
Date 2-21-18

Served
 Not Served - see comments
Date at Time 032

9884 Attorney
SHRINER, RALPH G EST

On _____, 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: [Signature] D.S.
[Signature]

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484202-JG-0020 (TD #37157)

RECEIVED SHERIFF
2018 FEB 13 AM 3:04
BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by February 28, 2018\$11,059.8
- Or
- * Amount due if paid by March 20, 2018\$11,183.14

*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 March 21, 2018 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

SHRINER,RALPH G EST
98 FARNHAM E
DEERFIELD BEACH FL 33442

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

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 #

18-007230

BROWARD COUNTY, FL vs. SHRINER, RALPH G EST

TD 37157

TAX SALE NOTICE

vs.

COUNTY/BROWARD

DEFENDANT

3/21/2018

TYPE OF WRIT

SHRINER, RALPH G EST

COURT

HEARING DATE

SERVE

98 FARNHAM E #98
DEERFIELD BEACH, FL 33442

Received this process on

2/13/2018

Date

14279

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

Served

Not Served - see comments

Date

Time

9884

Attorney

SHRINER, RALPH G EST

On _____, 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: _____ D.S.

ORIGINAL

[Handwritten signature]

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484202-JG-0020 (TD # 37157)

RECEIVED SHERIFF
2018 FEB 13 AM 9:04
BROWARD COUNTY, FLORIDA

WARNING

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

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by February 28, 2018\$11,059.8

Or

* Amount due if paid by March 20, 2018\$11,183.14

*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 March 21, 2018 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

SHRINER, RALPH G EST
98 FARNHAM E # 98
DEERFIELD BEACH, FL 33442-2966

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



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Detail by Entity Name

Florida Not For Profit Corporation
FARNHAM "E" CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	737635
FEI/EIN Number	59-1921736
Date Filed	12/23/1976
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/10/2004

Principal Address

254 S MILITARY TRAIL
DEERFIELD, FL 33442

Changed: 03/10/2011

Mailing Address

254 S MILITARY TRAIL
DEERFIELD, FL 33442

Changed: 03/10/2011

Registered Agent Name & Address

EAST COAST MAINTENANCE & MANAGEMENT
254 S MILITARY TRAIL
DEERFIELD BEACH, FL 33442

Name Changed: 01/18/2012

Address Changed: 01/18/2012

Officer/Director Detail

Name & Address

Title PTD

ROSENZWEIG, RICHARD
97 FARNHAM E
DEERFIELD BEACH, FL 33442

Title SJ

ROSENZWEIG, VERNA
 97 FARNHAM E
 DEERFIELD BEACH, FL 33442

Title VPD

DOBKINS, JOYCE
 118 FARNHAM E
 DEERFIELD BEACH, FL 33442

Title D

WITHMAN, LISA
 102 FARNHAM E
 DEERFIELD BEACH, FL 33442

Title D

TAYLOR, LORI
 120 FARNHAM E
 DEERFIELD BEACH, FL 33442

Title T

DELLINGER, WILLIAM
 254 S MILITARY TRAIL
 DEERFIELD BEACH, FL 33442

Annual Reports

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2015	01/09/2015
2016	01/19/2016
2017	01/10/2017

Document Images

01/10/2017 -- ANNUAL REPORT	View image in PDF format
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04/20/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
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01/20/2014 -- ANNUAL REPORT	View image in PDF format
01/15/2013 -- ANNUAL REPORT	View image in PDF format
01/18/2012 -- ANNUAL REPORT	View image in PDF format
12/12/2011 -- Reg. Agent Change	View image in PDF format
03/10/2011 -- ANNUAL REPORT	View image in PDF format
04/12/2010 -- ANNUAL REPORT	View image in PDF format
02/02/2009 -- ANNUAL REPORT	View image in PDF format
05/22/2008 -- ANNUAL REPORT	View image in PDF format
05/10/2007 -- ANNUAL REPORT	View image in PDF format
05/03/2006 -- ANNUAL REPORT	View image in PDF format

09/09/2000 -- ANNUAL REPORT	view image in PDF format
05/25/2005 -- ANNUAL REPORT	View image in PDF format
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05/01/2001 -- ANNUAL REPORT	View image in PDF format
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04/14/1999 -- ANNUAL REPORT	View image in PDF format
03/31/1998 -- ANNUAL REPORT	View image in PDF format
04/29/1997 -- ANNUAL REPORT	View image in PDF format
04/27/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format



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Detail by Entity Name

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

Filing Information

Document Number	767440
FEI/EIN Number	59-2288465
Date Filed	03/14/1983
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/27/1984
Event Effective Date	NONE

Principal Address

3501 WEST DRIVE
DEERFIELD BCH, FL 33442-2085

Changed: 03/29/1994

Mailing Address

3501 WEST DRIVE
DEERFIELD BCH, FL 33442-2085

Changed: 03/29/1994

Registered Agent Name & Address

Winston, Andrew, Esq.
2924 Davie Road
201
Fort Lauderdale, FL 33314

Name Changed: 04/25/2016

Address Changed: 04/25/2016

Officer/Director Detail

Name & Address

Title President

Goldman, Gene
3501 WEST DRIVE

DEERFIELD BCH, FL 33442-2085

Title Director

Joe, Roboz
3501 WEST DRIVE
DEERFIELD BCH, FL 33442-2085

Title 2nd Vice President

Rosenzweig, Fred
3501 WEST DRIVE
DEERFIELD BCH, FL 33442-2085

Title Director

LaLiberte', Pierre
3501 WEST DRIVE
DEERFIELD BCH, FL 33442-2085

Title Secretary

Ciocca, Dick
3501 WEST DRIVE
DEERFIELD BCH, FL 33442-2085

Title 1st Vice President

Routburg, Michael
3501 WEST DRIVE
DEERFIELD BCH, FL 33442-2085

Title Director

Nass, Mel
3501 WEST DRIVE
DEERFIELD BCH, FL 33442-2085

Title Director

Kopacsi, Marjorie
3501 WEST DRIVE
DEERFIELD BCH, FL 33442-2085

Title Director

Warhoftig, Barry
3501 WEST DRIVE
DEERFIELD BCH, FL 33442-2085

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2015	01/27/2015

2016 04/25/2016
2017 04/12/2017

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01/27/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
12/20/2013 -- Reg. Agent Change	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
01/10/2012 -- ANNUAL REPORT	View image in PDF format
01/04/2011 -- ANNUAL REPORT	View image in PDF format
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02/27/1999 -- ANNUAL REPORT	View image in PDF format
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03/06/1995 -- ANNUAL REPORT	View image in PDF format



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Detail by Entity Name

Florida Limited Partnership
CVRF DEERFIELD, LIMITED

Filing Information

Document Number	A11802
FEI/EIN Number	59-2149598
Date Filed	12/30/1981
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/30/1983
Event Effective Date	NONE

Principal Address

117 W. 72ND ST.
SUITE 5W
NEW YORK, NY 10023

Changed: 09/24/2007

Mailing Address

117 W. 72ND ST.
SUITE 5W
NEW YORK, NY 10023

Changed: 09/24/2007

Registered Agent Name & Address

ASSOCIATION LAW GROUP, P.L.
1200 BRICKELL AVE
PH2000
MIAMI, FL 33131

Name Changed: 05/19/2015

Address Changed: 05/19/2015

General Partner Detail

Name & Address

HOLROD REALTY HOLDING CO
117 WEST 72ND ST., STE. 5W

NEW YORK, NY 10023

Annual Reports

Report Year	Filed Date
2015	01/22/2015
2016	02/12/2016
2017	02/10/2017

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05/19/2015 -- Reg. Agent Change	View image in PDF format
01/22/2015 -- ANNUAL REPORT	View image in PDF format
03/12/2014 -- ANNUAL REPORT	View image in PDF format
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08/18/2006 -- ANNUAL REPORT	View image in PDF format
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01/20/2000 -- ANNUAL REPORT	View image in PDF format
10/26/1998 -- ANNUAL REPORT	View image in PDF format
09/23/1997 -- ANNUAL REPORT	View image in PDF format
10/28/1996 -- ANNUAL REPORT	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company
FPM FORCE LLC

Filing Information

Document Number	L12000025339
FEI/EIN Number	45-1578775
Date Filed	02/22/2012
Effective Date	02/21/2012
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/23/2016
Event Effective Date	NONE

Principal Address

440 SOUTH FEDERAL HIGHWAY, SUITE 207
DEERFIELD BEACH, FL 33441

Changed: 01/11/2015

Mailing Address

440 SOUTH FEDERAL HIGHWAY, SUITE 207
DEERFIELD BEACH, FL 33441

Changed: 01/11/2015

Registered Agent Name & Address

PIRMANN, ROBERT
440 S FEDERAL HIGHWAY
207
DEERFIELD BEACH, FL 33441

Address Changed: 01/11/2015

Authorized Person(s) Detail

Name & Address

Title MGRM

PIRMANN, ROBERT
440 SOUTH FEDERAL HIGHWAY, SUITE 207

DEERFIELD BEACH, FL 33441

Title Authorized Member

SOLOW, GINA
440 SOUTH FEDERAL HIGHWAY, SUITE 207
DEERFIELD BEACH, FL 33441

Title MGRM

Solow, Gina
440 SOUTH FEDERAL HIGHWAY, SUITE 207
DEERFIELD BEACH, FL 33441

Annual Reports

Report Year	Filed Date
2015	01/11/2015
2015	08/23/2015
2015	09/15/2015

Document Images

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09/15/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
09/03/2015 -- LC Amendment	View image in PDF format
08/23/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
01/11/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
06/12/2013 -- ANNUAL REPORT	View image in PDF format
02/22/2012 -- Florida Limited Liability	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company
FLORIDA PROPERTY RECEIVER FORCE, LLC

Filing Information

Document Number L15000144529
FEI/EIN Number 47-4966390
Date Filed 08/24/2015
State FL
Status ACTIVE

Principal Address

5920 SOUTH HIGHWAY A1A
101
MELBOURNE BEACH, FL 32951

Mailing Address

5920 SOUTH HIGHWAY A1A
101
MELBOURNE BEACH, FL 32951

Registered Agent Name & Address

KLITE TRUPPMAN, HAROLD B
5920 SOUTH HIGHWAY A1A
101
MELBOURNE BEACH, FL 32951

Authorized Person(s) Detail

Name & Address

Title MGR

KLITE TRUPPMAN, HAROLD B
5920 SOUTH HIGHWAY A1A, STE. 101
MELBOURNE BEACH, FL 32951

Annual Reports

Report Year	Filed Date
2016	08/14/2016
2017	01/09/2017

Document Images

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[08/14/2016 -- ANNUAL REPORT](#)

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[08/24/2015 -- Florida Limited Liability](#)

[View image in PDF format](#)

REQUEST FOR NOTICE

Recording Requested By
Wells Fargo Bank NA
ACCT No.: [REDACTED]

WHEN RECORDED MAIL TO
Wells Fargo Bank NA
Attn: Home Equity LSC-FINAL DOCS.
PO Box 31557 MAC B6955-016
Billings, MT 59107

Request is hereby made that a copy of any Notice of Default or Notice of Sale under the deed of trust as follows: Deed of Trust recorded 03-21-2001 as Instrument no. **100912343** in book **31396** at page **0864** in **BROWARD - FL** County by **RALPH SHRINER**, as Trustors, and **SOUTHTRUST BANK AKA WACHOVIA BANK, NA AKA WELLS FARGO BANK, NA** as Trustees and **WELLS FARGO BANK, N. A.** as Beneficiary. The property is identified with an APN of **484202-JG-0020** with a legal description of **SEE EXHIBIT A.**

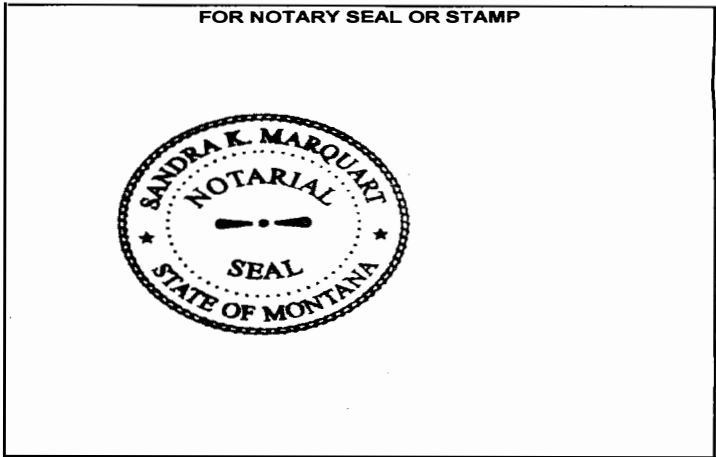
Please mail such notices to:
Wells Fargo Bank NA
Foreclosure Department
18700 NW Walker Road #92
Mac # P6053-022
Beaverton, OR 97006

NOTICE: A copy of any Notice of Default and of any Notice of Sale will be sent only to the address contained in this recorded request. If our address changes, a new request must be recorded

By: [Signature] **Terri Blevins- VP Loan Documentation, Wells Fargo Bank NA**
Authorized Signature

STATE OF MONTANA
COUNTY OF Yellowstone } S.S.

On 10/01/2010 before me, Sandra K Marquart, Notary Public, personally appeared Terri Blevins, VP Loan Documentation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal
Signature [Signature]
Sandra K Marquart, Notary Public - Montana
My Commission Expires 07-01-2013

(2)

EXHIBIT A

Unit No. 98, FARNHAM E CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 6942, at Page 222, of the Public Records of Broward County, Florida.

b This instrument was prepared by/return to:
Patrick J. Murphy, Esq.
Patrick J. Murphy & Associates, P.A.
650 East Hillsboro Boulevard, Ste. 101
Deerfield Beach, FL 33441
954-525-5509

CLAIM OF LIEN

KNOW ALL MEN by these presents that: CVE MASTER MANAGEMENT COMPANY, INC., with principal address at 3501 West Drive, Deerfield Beach, FL 33442-2085, claims this lien pursuant to Florida Statutes and its Master Management Agreement recorded as an Exhibit to the Declaration of Condominium of Farnham "E" Condominium Association, Inc. recorded in O.R.B. 6942, page 222, against the following property which street address is 98 Farnham E, Deerfield Beach, FL 33442, legally described as follows:

UNIT NO. 98, FARNHAM "E" CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 6942, AT PAGE 222, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

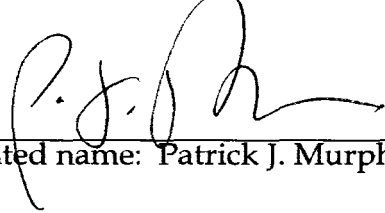
The record owner of the property is the **RALPH G. SHRINER ESTATE**. The mailing address of the record owner is **234 TILFORD L, DEERFIELD BEACH, FL 33442-2166**.

This contractual lien is a continuing lien that runs with the land as a lien upon any right, title, or interest of the owner and the property and upon the condominium parcel, together with all tangible personal property, including furnishings, fixtures, appliances, equipment and goods located upon or within the condominium parcel, is superior to all other liens, including institutional mortgagees, and is enforceable against all subsequent purchasers. The amount of this lien through the date of its recordation is **\$6,477.00** which amount does not include interest, attorneys' fees, or costs, which are owing and incurred by CVE Master Management Company, Inc.; please contact the preparer of this lien for updated amount owed.

Signed, sealed and delivered in the presence of:

CVE MASTER MANAGEMENT COMPANY, INC.

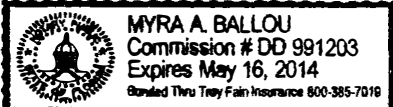

Printed name: Mary R. Bukstel

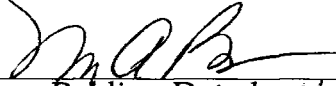
By: 
Printed name: Patrick J. Murphy


Printed name: Sandra Antoine

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me, a Florida Notary Public, by Patrick J. Murphy, Esq., as representative of CVE Master Management Company, Inc., who is personally known to me, and did not take an oath.




Notary Public - Dated 11/13/13
My Commission Expires:

PREPARED BY AND UPON
RECORDATION RETURN TO:

ASSOCIATION LAW GROUP
P.O. BOX 311059
MIAMI, FL 33231
Attn: **Howard S. Weinberg, Esq.**

CLAIM OF LIEN

CVRF Deerfield, Limited, a Florida limited partnership ("**CVRF**"), as Lessor, pursuant to the rights granted to CVRF in those certain Long Term Leases referenced in the Assignment of Leases recorded in Official Records Book 9987, at Page 460, of the Public Records of Broward County, Florida, hereby claims a lien upon the following described real property:

CONDOMINIUM PARCEL NO. 98, FARNHAM "E"
CONDOMINIUM, ACCORDING TO THE DECLARATION OF
CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL
RECORDS BOOK 6942, AT PAGE 222, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA.

Property Address: 98 Farnham E, Deerfield Beach, FL 33442

The record owner(s) of this property is/are: Ralph G. Shriner

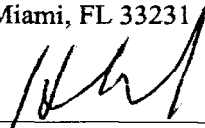
The amounts claimed under this lien from December 31, 2011 through March 01, 2015 are:

Rent assessments, and/or taxes, investments, charges, liens,
penalties and damages: \$ 5,965.50

This lien secures all unpaid rent assessments, and/or taxes, investments, charges, liens, penalties and damages that are due and that may accrue after the lien is recorded and through the entry of a final judgment, as well as, interest and all reasonable costs and attorney's fees incurred by CVRF incident to the collection process in connection with the recreational dues related to the Century Village Recreational Clubhouse and other facilities. In order to obtain a detailed itemization of the total amount due including, without limitation, interest accruing on such amounts, please contact our office at (305) 938-6921.

Dated March 12, 2015

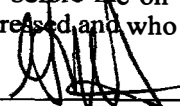
CVRF Deerfield, Limited
c/o Association Law Group
P.O. Box 311059
Miami, FL 33231


By: **Howard S. Weinberg, Esq.**
Authorized Agent for CVRF

STATE OF FLORIDA)
) SS.:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me on the date written by Howard S. Weinberg, Esq. as authorized agent for CVRF for the purpose therein expressed and who is personally known to me.

My Commission Expires:


Notary Public – State of Florida, at large



GLENDYS ANN HUERTAS
MY COMMISSION # EE 104836
EXPIRES: July 30, 2015
Bonded Thru Budget Notary Services

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 6/23/2015 11:26:06 AM.****

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT
IN AND FOR PALM BEACH COUNTY, FLORIDA

IN RE: CASE NO. CACE14023817
FARNHAM E CONDOMINIUM ASSOCIATION, INC.,
Petitioner.

AMENDED FINAL ORDER APPOINTING RECEIVER

THIS CAUSE having come on to be heard before the Court on Petitioner's PETITION FOR APPOINTMENT OF RECEIVER and Petitioner's Motion to Correct Final Order, and the Court having examined said Petition and having heard argument of counsel and having otherwise being fully advised in the premises, it is therefore,

ORDERED AND ADJUDGED that:

1. The Petitioner's ("Association") PETITION FOR APPOINTMENT OF RECEIVER is hereby granted. The ASSOCIATION/RECEIVER has represented that proper notice was sent to the last known address of each owner who is impacted by this order. **THE CLERK IS DIRECTED TO FILE THIS FINAL ORDER IN THE COUNTY RECORDS.**
2. FPM Force, LLC whose address is 440 South Federal Highway 207, Deerfield Beach, FL 33441 is hereby appointed as RECEIVER for the properties listed in Exhibit A attached to the Petitioner's Petition. The legal descriptions affected by this Order is attached hereto as Exhibit A.
3. The RECEIVER is appointed for those units that are occupied by tenants for the limited purpose of managing the re-direction of rent from those tenants to the Association pursuant to Fla. Stat. §718.116. RECEIVER shall provide notice to the occupant(s) of the subject unit(s) of the appointment of this Receivership by the court, and upon receipt of notice, the occupant(s) must provide RECEIVER a copy of their driver's license and bona fide lease, if any, and the occupant(s) shall

immediately begin making any rent payments directly to RECEIVER.

4. For those units that are occupied by tenants, the RECEIVER is not authorized to take possession of those units, to maintain them or to conduct any maintenance, repairs or rehabilitation, to rent the units or to provide occupancy for the lots with new tenants.
5. For those units that are not occupied, RECEIVER shall take immediate possession of all property set forth in Exhibit A attached hereto to maintain the lots/units and prevent the lots/units from incurring waste, including but not limited to making necessary maintenance, repairs and rehabilitation, to rent the lots/units and to provide occupancy for the lots/units with tenants in accordance with the Association's governing documents and rules and regulations. CVE MASTER MANAGEMENT COMPANY, INC. and the Association is instructed to make certain that RECEIVER and any occupants/tenants occupying the lots/units in agreement with RECEIVER has unrestricted access to the lots/units, which includes but is not limited to providing any gate control access device required to easily enter the property.
6. The RECEIVER shall, from the rent monies collected from the rental of the units, first pay the costs and fees of RECEIVER, then disburse all remaining monies to the Association in accordance with Fla. Stat. §718.116 to reduce the accumulated maintenance assessment delinquency for those units.
7. Prior to the property being released from the appointment of receivership, in addition to satisfying the Association's delinquent maintenance assessment balance, RECEIVER shall recover fees from the owner/lien holder, or future owner/lien holder, for uncollected expenses, fees, and costs incurred as a result of RECEIVER's efforts in this receivership.
8. Any aggrieved owners who are impacted by this Order may file for relief in the division of this Court if good cause is shown for the relief requested and upon notice to RECEIVER. The Court may order the owner to post bond in the event that the lot owner wishes to seek relief from this receivership.
9. The owner, its agents or employees, the tenant or occupant and all other persons are restrained from interfering with the RECEIVER from collection of any rents and monies delivered to RECEIVER

or due to RECEIVER pursuant to this Final Order Appointing Receiver.

10. RECEIVER shall file a good and sufficient bond in the sum of \$1000.00 to secure the faithful performance of its duties.
11. RECEIVER is authorized to employ agents, servants or employees for the purposes of this Receivership. RECEIVER is authorized to retain attorneys for the purpose of addressing legal matters associated with the lots submitted to the receivership, including but not limited to adding or terminating lots subject to this receivership and other legal matters that may arise during the course of the Receivership.
12. The RECEIVER is hereby specifically authorized to undertake collections actions on behalf of the Association with regard to lots submitted to the receivership.
13. To the extent necessary, RECEIVER is authorized to contract with the respective utility company and/or municipality for utilities, including but not limited to, water, sewage, electricity and gas, to maintain and provide occupancy in each appointed property. RECEIVER is not responsible for any prior delinquent balance the property owner may have incurred with a respective utility company and/or municipality. Therefore, notwithstanding any prior delinquent balance owed by the property owner to a utility company and/or municipality, RECEIVER shall be allowed to contract for such services in furtherance of this Final Order Appointing Receiver.
14. RECEIVER is responsible for the water once the RECEIVER has contacted the Water Department to request service, if necessary. RECEIVER is no longer responsible for the water service once RECEIVER has requested the service be discontinued.
15. RECEIVER is not required to settle any prior indebtedness with any respective municipality and/or utility company to contract for such services and may enter into a new contract for purposes of complying with the terms of this Order.
16. This Final Order Appointing Receiver does not bar a municipality or utility company from other remedies available including, but not limited to, attaching a lien on the respective property for any

indebtedness or seeking relief in this Court from this Order, upon notice to the RECEIVER.

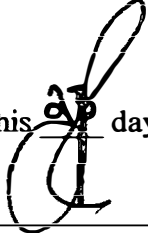
17. RECEIVER shall complete and submit to ASSOCIATION a quarterly report for each appointed property.
18. If any tenant fails or refuses to make payment for any rent due, then the RECEIVER shall be entitled to an immediate Writ of Possession for the tenant's failure to comply with this Court Order.
19. It is anticipated that additional units will become eligible for appointment of a RECEIVER as contemplated in this Order. Therefore, ASSOCIATION is hereby granted leave to amend this Final Order Appointing Receiver as necessary to add additional vacant/abandoned or tenants occupied units to the Receivership.
20. The court reserves jurisdiction to expand upon the duties and responsibilities of RECEIVER, including permitting RECEIVER to take possession of vacant/abandoned properties in the Association that are delinquent in the payment of maintenance assessments due to the Association for the purpose of renting those units and collecting rent from them pursuant to Fla. Stat. §718.116 upon the request by the Board of Directors of the Association for the purpose of maintaining the lots and preventing the lots from incurring waste, including, but not limited to, making necessary maintenance, repairs and rehabilitation, to rent the lots and to provide occupancy for the lots with tenants comprised of active vetted Law Enforcement, Fire Rescue, and United States' Military members active and retired, and other qualified individuals.

21. The appointment of the RECEIVER for the benefit of the ASSOCIATION shall be continuous and

CACE 14.23817 (14)

the RECEIVER shall serve in the capacity as RECEIVER for Association until further Order of this Court.

DONE AND ORDERED at Ft. Lauderdale, FL, this 27 day of June, 2015.



Circuit Court Judge

Copies furnished to Petitioner's counsel.

EXHIBIT A

1. Condominium Parcel No. 98 of Farnham "E" Condominium, a condominium according to the Declaration thereof, recorded in Official Records Book 6942, Page 222, in the Official Records of Broward County, Florida.

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 1/11/2016 11:28:02 AM.****

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA
CASE NUMBER: CACE14023817

IN RE:

FARNHAM E CONDOMINIUM ASSOCIATION, INC.,
Petitioner.

_____/

FINAL ORDER ON PETITIONER'S MOTION TO SUBSTITUTE RECEIVER

THIS CAUSE having come on to be heard before the Court on Petitioner's Motion to Substitute Receiver on January 7, 2016 at 11:00 AM (previously set for January 6, 2016 at 3:00 PM), and the Court having examined said Motion having otherwise being fully advised in the premises, it is therefore,

ORDERED AND ADJUDGED that:

1. The Petitioner's (hereinafter also referred to as "Association") Motion to Substitute Receiver is hereby GRANTED. The Receiver shall have the following duties, obligations and powers listed herein. **THE CLERK IS DIRECTED TO RECORD THIS FINAL ORDER IN THE COUNTY'S OFFICIAL RECORDS.**
2. FPR Force, LLC whose address is 5920 South Hwy A1A, Suite 101, Melbourne Beach, FL 32951, is hereby appointed as RECEIVER for the properties listed in Exhibit A attached hereto.
3. The RECEIVER is appointed for those units/lots that are occupied by tenants for the limited purpose of managing the re-direction of rent from those tenants to the Association pursuant to Fla. Stat. §718.116. RECEIVER shall provide notice to the occupant(s) of the subject unit(s)/lot(s) of the appointment of this Receivership by the court, and upon receipt of notice, the occupant(s) must provide RECEIVER a copy of their driver's license and bona fide lease, if any, and the occupant(s) shall immediately begin making any rent payments directly to RECEIVER.

4. For those units/lots that are occupied by tenants, the RECEIVER is not authorized to take possession of those units, to maintain them or to conduct any maintenance, repairs or rehabilitation, to rent the units or to provide occupancy for the lots with new tenants.
5. For those units/lots that are not occupied, RECEIVER shall take immediate possession of all property set forth in Exhibit A attached hereto to maintain the lots/units and prevent the lots/units from incurring waste, including but not limited to making necessary maintenance, repairs and rehabilitation, to rent the lots/units and to provide occupancy for the lots/units with tenants in accordance with the Association's governing documents and rules and regulations. The Association is instructed to make certain that RECEIVER and any occupants/tenants occupying the lots/units in agreement with RECEIVER has unrestricted access to the lots/units, which includes but is not limited to providing any gate control access device required to easily enter the property. An equitable lien shall be imposed on the subject properties for any and all reasonable improvements and repairs performed by RECEIVER in an amount of which shall be determined by subsequent order.
6. The RECEIVER shall split the rent money received evenly with Petitioner Association or pay Petitioner Association on a monthly basis equal to one month's regular assessment, whichever is greater to reduce the accumulated maintenance assessment delinquency for those units/lots.
7. Prior to the property being released from the appointment of receivership, in addition to satisfying the Petitioner Association's delinquent maintenance assessment balance, RECEIVER shall recover fees from the owner/lien holder, or future owner/lien holder, for uncollected expenses, fees, and costs incurred as a result of RECEIVER's efforts in this receivership without any prejudice to Petitioner Association.
8. Any aggrieved owners who are impacted by this Order may file for relief in the division of this Court if good cause is shown for the relief requested and upon notice to RECEIVER and Petitioner. The Court may order the owner to post bond in the event that the lot owner wishes to seek relief from this receivership.

9. The owner, its agents or employees, the tenant or occupant and all other persons are restrained from interfering with the RECEIVER from collection of any rents and monies delivered to RECEIVER or due to RECEIVER pursuant to this Final Order Appointing Receiver.
10. RECEIVER shall file a good and sufficient bond in the sum of \$1,000.00 to secure the faithful performance of its duties.
11. RECEIVER is authorized to employ agents, servants or employees for the purposes of this Receivership. RECEIVER is authorized to retain attorneys for the purpose of addressing legal matters associated with the lots submitted to the receivership, including but not limited to adding or terminating lots subject to this receivership and other legal matters that may arise during the course of the Receivership.
12. The RECEIVER is hereby specifically authorized to undertake collections actions on behalf of the Association with regard to lots submitted to the receivership.
13. To the extent necessary, RECEIVER is authorized to contract with the respective utility company and/or municipality for utilities, including but not limited to, water, sewage, electricity and gas, to maintain and provide occupancy in each appointed property. RECEIVER is not responsible for any prior delinquent balance the property owner may have incurred with a respective utility company and/or municipality. Therefore, notwithstanding any prior delinquent balance owed by the property owner to a utility company and/or municipality, RECEIVER shall be allowed to contract for such services in furtherance of this Final Order Appointing Receiver.
14. RECEIVER is responsible for the water once the RECEIVER has contacted the Water Department to request service, if necessary. RECEIVER is no longer responsible for the water service once RECEIVER has requested the service be discontinued.
15. RECEIVER is not required to settle any prior indebtedness with any respective municipality and/or utility company to contract for such services and may enter into a new contract for purposes of complying with the terms of this Order.

16. This Final Order Appointing Receiver does not bar a municipality or utility company from other remedies available including, but not limited to, attaching a lien on the respective property for any indebtedness or seeking relief in this Court from this Order, upon notice to the RECEIVER.
17. RECEIVER shall complete and submit to ASSOCIATION a quarterly report for each appointed property.
18. If any tenant fails or refuses to make payment for any rent due, then the RECEIVER shall be entitled to an immediate Writ of Possession for the tenant's failure to comply with this Court Order.
19. It is anticipated that additional units will become eligible for appointment of a RECEIVER as contemplated in this Order. Therefore, ASSOCIATION is hereby granted leave to amend this Final Order Appointing Receiver as necessary to add additional vacant/abandoned or tenants occupied units to the Receivership.
20. The court reserves jurisdiction to expand upon the duties and responsibilities of RECEIVER, including permitting RECEIVER to take possession of vacant/abandoned properties in the Association that are delinquent in the payment of maintenance assessments due to the Association for the purpose of renting those units and collecting rent from them pursuant to Fla. Stat. §718.116 upon the request by the Board of Directors of the Association for the purpose of maintaining the units/lots and preventing the units/lots from incurring waste, including, but not limited to, making necessary maintenance, repairs and rehabilitation, to rent the units/lots and to provide occupancy for the units/lots with tenants.
21. The appointment of the RECEIVER for the benefit of the ASSOCIATION shall be continuous and the RECEIVER shall serve in the capacity as RECEIVER for Petitioner Association until further Order of this Court.

DONE AND ORDERED at Ft. Lauderdale, FL, this ____ day of _____, 201__.

Circuit Court Judge

Copies furnished to Petitioner's counsel.

EXHIBIT A

1. Condominium Unit No. 98 of Farnham "E" Condominium, according to the Declaration thereof as recorded in O.R. Book 6942 at Page 222 of the Public Records of **Broward** County, Florida.



This Instrument Prepared By:
BENSON, MUCCI & WEISS, P.L.
5561 University Drive, Suite 102
Coral Springs FL 33067
954-323-1023

CLAIM OF LIEN

KNOW ALL MEN by these presents that: CVE MASTER MANAGEMENT COMPANY, INC., with principal address at 3501 West Drive , Deerfield Beach, FL 33442, claims that this lien pursuant to Florida Statutes and its Master Management Agreement recorded as Exhibit "6" to the Declaration of Condominium of Farnham "E" Condominium Association, Inc. recorded in OR Book 6942 Page 222 against the following real property which street address is 98 Farnham E, Deerfield Beach, FL 33442 legally described as follows:

Unit No. 98, FARNHAM E CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 6942, at Page 222, of the Public Records of Broward County, Florida.

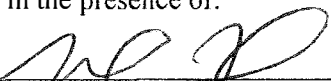
The record owners of the property is **Estate of Ralph G. Shriner**. CVE Master Management Company, Inc. is owed the following amount for shares of the common expenses:

January 1, 2009 through July 9, 2016 \$9,445.59


plus interest at the rate of 18.00 % per annum from the due dates. This Claim of Lien shall also secure all unpaid assessments, interests, late fees, costs and attorney's fees which are due and which may accrue subsequent to the date of this Claim of Lien and prior to entry of a final judgment of foreclosure.

Signed, sealed and delivered
in the presence of:

CVE MASTER MANAGEMENT COMPANY, INC.



Nicole Francis

By: 

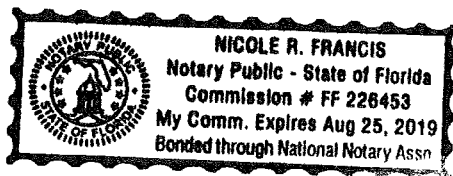
Brian M. Abelow, Esq., Authorized Agent




Kathleen Pratt

State of Florida)
County of Broward)

The foregoing instrument was acknowledged before me this 11 day of July, 2016, a Florida Notary Public, by Brian M. Abelow, Esq., an authorized agent of CVE Master Management Company, Inc., who is personally known to me, and did take an oath.





Notary Public Signature

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 4/4/2017 11:30:19 AM.****

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT

IN AND FOR BROWARD COUNTY, FLORIDA

CASE NUMBER: CACE14023817

IN RE:

FARNHAM E CONDOMINIUM ASSOCIATION, INC.,

Petitioner

**ORDER ON MOTION TO ESTABLISH EQUITABLE LIEN AND DIRECTIONS TO
THE CLERK**

THIS CAUSE having come before the Court upon Petitioner's Motion to Establish Equitable Lien, the Court have reviewed the matter, and being otherwise fully advised in the premises, it is hereby:

ORDERED AND ADJUDGED that the above referenced Motion is hereby:

1. GRANTED;
2. An Equitable Lien is hereby imposed in favor of the Court Appointed Receiver, FLORIDA PROPERTY RECEIVER FORCE, LLC, in the amount of \$10,869.84 over the following described property:

Condominium Unit No. 98 of Farnham "E" Condominium, according to the Declaration thereof as recorded in O.R. Book 6942 at Page 222 of the Public Records of Broward County, Florida.

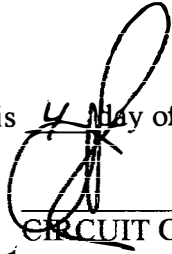
98 Farnham E, Deerfield Beach, FL 33442

3. To the extent any surplus resulting from any tax or foreclosure auction, to satisfy such lien, such surplus shall be disbursed by the Palm Beach County Clerk and Comptroller payable to Bogen Law Group, P.A., Trust Account up to the amount of their lien and mailed to the Bogen Law Group, P.A., 1 E. Broward Blvd. Ste. 700, Ft. Lauderdale, FL 33301.

4. This Order permitting recovery of the money from the surplus funds from any tax deed sale or foreclosure auction is subordinate to government liens, but superior to all other lienholders and the prior owner.

5. **THE CLERK IS DIRECTED TO RECORD THIS ORDER IN THE OFFICIAL RECORDS OF
BROWARD COUNTY, FLORIDA.**

DONE AND ORDERED at Ft. Lauderdale, FL, this 4 Day of April, 2017.



CIRCUIT COURT JUDGE

CARLOS A. RODRIGUEZ

Copies furnished to:
Michael D. Bogen, Esq.
Michael@condolaw.com

32c 4/10



INSTR # 100232997
OR BK 30446 PG 1793
RECORDED 04/23/2000 08:36 AM
COMMISSION
BROWARD COUNTY
DOC STEP-D 0.70
DEPUTY CLERK 1935

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

CASE NO. CACE 99-21992 (05)

GENERAL JURISDICTION DIVISION

BANK OF AMERICA, N.A. FORMERLY
NATIONSBANK, N.A. FORMERLY
BARNETT BANK, N.A.

Plaintiff,

-vs-

ESTHER LEVINE; FARNHAM "E"
CONDOMINIUM ASSOCIATION, INC.;
UNKNOWN PARTIES IN POSSESSION

Defendant(s).

CERTIFICATE OF TITLE

ED KENNEDY
THE UNDERSIGNED, ~~ROBERT S. LOGKWOOD~~, Clerk of the Court
certifies that he executed and filed a Certificate of Sale in this
action on April 4, 2000, for the property described
herein and that no objections to the sale have been filed within
the time allowed for filing objections.

The following property in BROWARD County, Florida:

CONDOMINIUM PARCEL NUMBER 98 OF "FARNHAM E", A
CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF,
RECORDED IN OFFICIAL RECORDS BOOK 6942, AT PAGES 222
THROUGH 326, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.

(2)

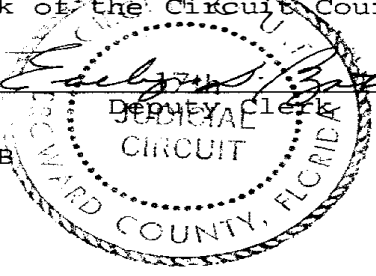
Property Address: 98 EAST FARNHAM STREET, CONDO UNIT 98, DEERFIELD BEACH, FLORIDA 33442 was sold to BANK OF AMERICA, N.A. FORMERLY NATIONSBANK, N.A. FORMERLY BARNETT BANK, N.A., HOMESIDE LENDING, INC., 8120 NATIONS WAY, BUILDING 100 JACKSONVILLE, FL 32256.

WITNESS my hand and seal of this Court on April 17, 2000.

(seal)

ED KENNEDY
~~ROBERT F. ...~~
Clerk of the Circuit Court

By: *Ed Kennedy*



THIS DOCUMENT WAS PREPARED BY:
SHAPIRO & FISHMAN - FILE NO.: 99-22911B

This Instrument Was Prepared By:
Dee Coates
REO Closing Coordinator
LAW OFFICES OF DAVID J. STERN, P.A.
801 S. University Drive, Suite 500
Plantation, FL 33324



INSTR # 100912342
OR BK 31396 PG 0861
RECORDED 03/21/2001 03:18 PM
COMMISSION
BROWARD COUNTY
DOC STAMP-D 119.00
DEPUTY CLERK 1927

File No.: 00-C9232
Grantee(s) Fed. I.D. No.: [REDACTED]
Tax Folio No.: 48-42-02-JG-0020
Loan No.: 2006449397

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 31 day of January, 2001, between BANK OF AMERICA, N.A., Successor In Interest By Merger With NATIONSBANK, N.A., Successor In Interest By Merger With BARNETT BANK, N.A., whose post-office mailing address is 475 Crosspointe Parkway, Getzville, New York 14068, hereinafter called the Grantor, and RALPH G. SHRINER, A Single Man, whose post-office mailing address is 98 Farnham E, Deerfield Beach, Florida 33442, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

WITNESSETH: the Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents, does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee all that certain land, situate in Broward County,, Florida, viz:

Unit No. 98, FARNHAM E CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 6942, at Page 222, of the Public Records of Broward County, Florida.

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of record, if any; all applicable zoning ordinances; and taxes for the year 2001 and subsequent years.

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

AND the Grantor hereby covenants with the 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 claiming by, through or under the Grantor.

Wherever the text in this Special Warranty Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer(s) thereunto duly authorized, the day and year first above written.

114

Signed, sealed and delivered
in our presence:

BANK OF AMERICA, N.A., Successor In Interest By
Merger With NATIONSBANK, N.A., Successor In
Interest By Merger With BARNETT BANK, N.A.

Michelle Sutton
Print Name: Michelle Sutton
Baren Moore
Print Name: Baren Moore

By: Margaret Phillip
Print Name: Margaret Phillip

(Corporate Seal)

Its: Assistant Vice-President

P. O. Mailing Address:
475 Crosspointe Parkway, Getzville, New York 14068

STATE OF New York
COUNTY OF Erie

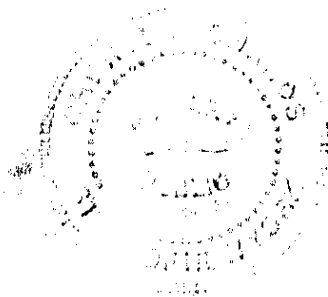
The foregoing instrument was acknowledged before me this 31st day of January, 2001, by
Margaret Phillip as Assistant Vice-President of BANK OF AMERICA, N.A., Successor
In Interest By Merger With NATIONSBANK, N.A., Successor In Interest By Merger With BARNETT BANK,
N.A., who executed same on behalf of the said corporation. ~~She~~ She is personally known to me or has produced
N/A as identification.

Cheryl Richards
Notary Public, State of New York

Print Name: _____

My commission expires:

CHERYL RICHARDS
Notary Public, State of New York
Reg. #01RI6030071
Qualified In Erie County
My Commission Expires Sept. 20, 2001



CERTIFICATE OF APPROVAL
OF

FARNHAM E CONDOMINIUM ASSOCIATION, INC.

THIS IS TO CERTIFY that RALPH G. SHRINER / JAMES L. SHRINER AS OCCUPANT RESIDENT

has been approved by FARNHAM E 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. 98 of FARNHAM E CONDOMINIUM, according to the Declaration thereof, recorded in Official Record Book 6942 at Page 222 through 326 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:

- "SUBJECT TO: The Long-Term Lease recorded in Official Records Book 6942 at page 258, Public Records of Broward County, Florida, which Long-Term Lease Grantees (Transferees) herein assume (if applicable), and Amendments thereto, if any."
- "SUBJECT TO: The Management Agreement to which the Grantees (Transferees) agree to be bound."
- "SUBJECT TO: The Master Management Agreement recorded in Official Records Book 6942 at Page 320, Public Records of Broward County, Florida, to which the Grantees (Transferees) herein agree to be bound."
- "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."
- "SUBJECT TO: The Membership of Grantor in the Cenclub Homeowners Association, Inc., the obligation of which the Grantees (Transferees) hereby agree to assume and be bound hereby (if applicable)."

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

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

In the event a previously unapproved party is assuming possession of the premises, by virtue of the terms of the Deed of Conveyance, or Trust Indenture, then this Certificate of Approval shall be deemed, pursuant to said party's application therefor, including the Interrogatories and interview by the 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
Helene Naselli
HELENE NASELLI

FARNHAM E CONDOMINIUM
ASSOCIATION, INC.

BY Rosalie Farino
PRESIDENT
ATTEST _____
SECRETARY



STATE OF FLORIDA)
COUNTY OF BROWARD)ss:

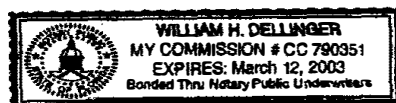
BEFORE ME, the undersigned authority, personally appeared ROSALIE FARINO and _____ personally well known to me, and known to me to be the persons described in and who executed the foregoing instrument as President and Secretary, respectively, of FARNHAM E Condominium Association, Inc., and they, and 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 8th day of FEBRUARY, 2001.

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

William H. Dellinger
NOTARY PUBLIC STATE OF FLORIDA
AT LARGE

(SEAL)



NGH

RECORD AND RETURN TO:
LAW OFFICES OF DAVID J. STERN, PA
801 S. UNIVERSITY DRIVE #500
PLANTATION, FL 33324

MARY MIRANDA

1 2001 03 21 03 21 0001 03 21 0001 03 21 0001 03 21 0001 03 21 0001

RECORDATION REQUESTED BY:

SouthTrust Bank
Linton Office 206
5030 Linton Blvd
Delray Beach, FL 33484

WHEN RECORDED MAIL TO:

Myra Ray - SouthTrust Bank, Loan Operations
Mortgage Recording - File Management
P O Box 2233
Birmingham, AL 35201

SEND TAX NOTICES TO:

RALPH SHRINER
5831 MONROE ST #206
SYLVANIA, OH 43560

INSTR # 100912343
OR BK 31396 PG 0864
RECORDED 03/21/2001 03:18 PM
COMMISSION
BROWARD COUNTY
DOC STAMP-F 53.20
INT TAX 30.40
DEPUTY CLERK 1927

This Mortgage prepared by:

Name: Cynthia Marshall, Loan Processor Ln#1024648022
Company: Southtrust Bank
Address: 234 Goodwin Crest Drive, Birmingham, AL 35209



076000000102464802200951 9

MORTGAGE

MAXIMUM LIEN. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$15,200.00, plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated March 12, 2001, is made and executed between RALPH SHRINER; A SINGLE MAN (referred to below as "Grantor") and SouthTrust Bank, whose address is Linton Office 206, 5030 Linton Blvd, Delray Beach, FL 33484 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Broward County, State of Florida:

See SEE ATTACHED EXHIBIT "A", which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 98 FARNHAM E, Deerfield Beach, FL 33442.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until Grantor's interest in any or all of the Property is foreclosed, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in good condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property



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with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Mortgage or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Mortgage, including the obligation to indemnify, shall survive the payment of the Indebtedness and the satisfaction and reconveyance of the lien of this Mortgage and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

Removal of Improvements. Grantor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

Lender's Right to Enter. Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Mortgage.

Subsequent Liens. Grantor shall not allow any subsequent liens or mortgages on all or any portion of the Property without the prior written consent of Lender.

Compliance with Governmental Requirements. Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

Duty to Protect. Grantor agrees neither to abandon nor leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

DUE ON SALE - CONSENT BY LENDER. Lender may, at Lender's option, declare immediately due and payable all sums secured by this Mortgage upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Florida law.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are part of this Mortgage:

Payment. Grantor shall pay when due (and in all events prior to delinquency) all taxes, payroll taxes, special taxes, assessments, water charges and sewer service charges levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of any liens having priority over or equal to the interest of Lender under this Mortgage, except for those liens specifically agreed to in writing by Lender, and except for the lien of taxes and assessments not due as further specified in the Right to Contest paragraph.

Right to Contest. Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and reasonable attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

Evidence of Payment. Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

Notice of Construction. Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Property are a part of this Mortgage:

Maintenance of Insurance. Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all Improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Policies shall be written by such insurance companies and in such form as may be reasonably acceptable to Lender. Grantor shall deliver to Lender certificates of coverage from each insurer containing a stipulation that coverage will not be cancelled or diminished without a minimum of ten (10) days' prior written notice to Lender and not containing any disclaimer of the insurer's liability for failure to give such notice. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property be located in an area designated by the Director of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain Federal Flood Insurance, if available, within 45 days after notice is given by Lender that the Property is located in a special flood hazard area, for the full unpaid principal balance of the loan and any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for



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the term of the loan.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the Indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or destroyed Improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Mortgage. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Mortgage, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the Indebtedness. If Lender holds any proceeds after payment in full of the Indebtedness, such proceeds shall be paid to Grantor as Grantor's interests may appear.

Unexpired Insurance at Sale. Any unexpired insurance shall inure to the benefit of, and pass to, the purchaser of the Property covered by this Mortgage at any trustee's sale or other sale held under the provisions of this Mortgage, or at any foreclosure sale of such Property.

LENDER'S EXPENDITURES. If Grantor fails (A) to keep the Property free of all taxes, liens, security interests, encumbrances, and other claims, (B) to provide any required insurance on the Property, or (C) to make repairs to the Property then Lender may do so. If any action or proceeding is commenced that would materially affect Lender's interests in the Property, then Lender on Grantor's behalf may, but is not required to, take any action that Lender believes to be appropriate to protect Lender's interests. All expenses incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Property also will secure payment of these amounts. The rights provided for in this paragraph shall be in addition to any other rights or any remedies to which Lender may be entitled on account of any default. Any such action by Lender shall not be construed as curing the default so as to bar Lender from any remedy that it otherwise would have had.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Mortgage:

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Mortgage, and (b) Grantor has the full right, power, and authority to execute and deliver this Mortgage to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Lender under this Mortgage, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Survival of Promises. All promises, agreements, and statements Grantor has made in this Mortgage shall survive the execution and delivery of this Mortgage, shall be continuing in nature and shall remain in full force and effect until such time as Grantor's Indebtedness is paid in full.

CONDEMNATION. The following provisions relating to condemnation proceedings are a part of this Mortgage:

Proceedings. If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

Application of Net Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the Indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Lender in connection with the condemnation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Mortgage:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such documents in addition to this Mortgage and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Mortgage, including without limitation all intangible personal property taxes, documentary stamp taxes, fees, and other charges for recording or registering this Mortgage.

Taxes. The following shall constitute taxes to which this section applies: (1) a specific tax, including without limitation an intangible personal property tax, upon this type of Mortgage or upon all or any part of the Indebtedness secured by this Mortgage; (2) a specific tax on Grantor which Grantor is authorized or required to deduct from payments on the Indebtedness secured by this type of Mortgage; (3) a tax on this type of Mortgage chargeable against the Lender or the holder of the Note; and (4) a specific tax on all or any portion of the Indebtedness or on payments of principal and interest made by Grantor.

Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the date of this Mortgage, this event shall have the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Mortgage as a security agreement are a part of this Mortgage:

Security Agreement. This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures or



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other personal property, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

Security Interest. Upon request by Lender, Grantor shall execute financing statements and take whatever other action is requested by Lender to perfect and continue Lender's security interest in the Personal Property. In addition to recording this Mortgage in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Mortgage as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall assemble the Personal Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender.

Addresses. The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Mortgage may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Mortgage.

FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Mortgage:

Further Assurances. At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Grantor's obligations under the Note, this Mortgage, and the Related Documents, and (2) the liens and security interests created by this Mortgage as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney-in-Fact. If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

FULL PERFORMANCE. If Grantor pays all the Indebtedness when due, and otherwise performs all the obligations imposed upon Grantor under this Mortgage, Lender shall execute and deliver to Grantor a suitable satisfaction of this Mortgage and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Grantor will pay, if permitted by applicable law, any reasonable termination fee as determined by Lender from time to time.

EVENTS OF DEFAULT. At Lender's option, Grantor will be in default under this Mortgage if any of the following happen:

Payment Default. Grantor fails to make any payment when due under the Indebtedness.

Default on Other Payments. Failure of Grantor within the time required by this Mortgage to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

Break Other Promises. Grantor breaks any promise made to Lender or fails to perform promptly at the time and strictly in the manner provided in this Mortgage or in any agreement related to this Mortgage.

False Statements. Any representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Mortgage, the Note, or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished.

Defective Collateralization. This Mortgage or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Death or Insolvency. The death of Grantor, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

Taking of the Property. Any creditor or governmental agency tries to take any of the Property or any other of Grantor's property in which Lender has a lien. This includes taking of, garnishing of or levying on Grantor's accounts with Lender. However, if Grantor disputes in good faith whether the claim on which the taking of the Property is based is valid or reasonable, and if Grantor gives Lender written notice of the claim and furnishes Lender with monies or a surety bond satisfactory to Lender to satisfy the claim, then this default provision will not apply.

Breach of Other Agreement. Any breach by Grantor under the terms of any other agreement between Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Grantor to Lender, whether existing now or later.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any guarantor, endorser, surety, or accommodation party of any of the Indebtedness or any guarantor, endorser, surety, or accommodation party dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness. In the event of a death, Lender, at its option, may, but shall not be required to, permit the guarantor's estate to assume unconditionally the obligations arising under the guaranty in a manner satisfactory to Lender, and, in doing so, cure any Event of Default.

Insecurity. Lender in good faith believes itself insecure.

Right to Cure. If such a failure is curable and if Grantor has not been given a notice of a breach of the same provision of this Mortgage within the preceding twelve (12) months, it may be cured (and no Event of Default will have occurred) if Grantor, after Lender sends written notice demanding cure of such failure: (a) cures the failure within fifteen (15) days; or (b) if the cure requires more than fifteen (15) days, immediately initiates steps sufficient to cure the failure and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of an Event of Default and at any time thereafter, Lender, at Lender's option, may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Accelerate Indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty which Grantor would be required to pay.

UCC Remedies. With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.



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Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Judicial Foreclosure. Lender may obtain a judicial decree foreclosing Grantor's interest in all or any part of the Property.

Deficiency Judgment. If permitted by applicable law, Lender may obtain a judgment for any deficiency remaining in the Indebtedness due to Lender after application of all amounts received from the exercise of the rights provided in this section.

Tenancy at Sufferance. If Grantor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Grantor, Grantor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall, at Lender's option, either (1) pay a reasonable rental for the use of the Property, or (2) vacate the Property immediately upon the demand of Lender.

Other Remedies. Lender shall have all other rights and remedies provided in this Mortgage or the Note or available at law or in equity.

Sale of the Property. To the extent permitted by applicable law, Grantor hereby waives any and all right to have the property marshalled. In exercising its rights and remedies, Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

Notice of Sale. Lender will give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition.

Election of Remedies. An election by Lender to choose any one remedy will not bar Lender from using any other remedy. If Lender decides to spend money or to perform any of Grantor's obligations under this Mortgage, after Grantor's failure to do so, that decision by Lender will not affect Lender's right to declare Grantor in default and to exercise Lender's remedies.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Mortgage, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including reasonable attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

NOTICES. Any notice required to be given under this Mortgage, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Mortgage. Any person may change his or her address for notices under this Mortgage by giving written notice to the other person or persons, specifying that the purpose of the notice is to change the person's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors. It will be Grantor's responsibility to tell the others of the notice from Lender.

ASSOCIATION OF UNIT OWNERS. The following provisions apply if the Real Property has been submitted to unit ownership law or similar law for the establishment of condominiums or cooperative ownership of the Real Property:

Power of Attorney. Grantor grants an irrevocable power of attorney to Lender to vote in Lender's discretion on any matter that may come before the association of unit owners. Lender will have the right to exercise this power of attorney only after Grantor's default; however, Lender may decline to exercise this power as Lender sees fit.

Insurance. The insurance as required above may be carried by the association of unit owners on Grantor's behalf, and the proceeds of such insurance may be paid to the association of unit owners for the purpose of repairing or reconstructing the Property. If not so used by the association, such proceeds shall be paid to Lender.

Default. Grantor's failure to perform any of the obligations imposed on Grantor by the declaration submitting the Real Property to unit ownership, by the bylaws of the association of unit owners, or by any rules or regulations thereunder, shall be an event of default under this Mortgage. If Grantor's interest in the Real Property is a leasehold interest and such property has been submitted to unit ownership, any failure by Grantor to perform any of the obligations imposed on Grantor by the lease of the Real Property from its owner, any default under such lease which might result in termination of the lease as it pertains to the Real Property, or any failure of Grantor as a member of an association of unit owners to take any reasonable action within Grantor's power to prevent a default under such lease by the association of unit owners or by any member of the association shall be an Event of Default under this Mortgage.

ADDITIONAL PROVISIONS CONCERNING IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. If I fail to pay promptly when due all taxes, assessments, charges, liens and encumbrances at any time levied or placed on the Collateral, Lender may pay such charge (but Lender will not be obligated to pay any such charge), and I will reimburse Lender the amount of those charges upon Lender's request, or, if Lender elects, Lender may add those charges to the unpaid balance of the principal sum, and such charges will bear interest at the rate provided in the Note until paid.

ADDITIONAL PROVISION CONCERNING LENDER'S RIGHT TO ENTER. I agree that Lender's entry upon such premises for these purposes will not be a trespass on the premises and that Lender's repossession of the Collateral after default will not be a trespass to, or a conversion of, the Collateral. If Lender should repossess the Collateral or any part of it or any of my personal property which is not a part of the Collateral when I am not in default, I agree that Lender's liability to me will be limited solely to the fair rental value of such Collateral while it was in Lender's possession.

USE AND REPAIR OF COLLATERAL. I agree not to sell, give, otherwise transfer, lease or rent the Collateral to any person, and not to abuse, waste, or destroy the Collateral. I agree not to use the Collateral in violation of any statute or ordinance or of any policy of insurance covering the Collateral. I agree to comply with the terms of any lease or agreement covering the premises where the Collateral is kept or stored.

REMOVAL OF NON-COLLATERAL PERSONAL PROPERTY. If I am in default under this Mortgage, I agree immediately to remove from the



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Collateral all of my personal property which is not part of the Collateral. If I fail to remove my personal property from the Collateral and Lender forecloses on the Collateral and my personal property which is contained in it or on it, I will not hold Lender responsible in any way for taking my personal property, and Lender may hold my personal property until I come to claim it. Lender will not be obligated to hold such property for me or to return it to me or to compensate me for it in any way unless I notify Lender of my claim that Lender has taken personal property which is not part of the Collateral and furnish Lender a list of the property taken within 48 hours after Lender takes possession of the property. I agree to pay any reasonable cost Lender incurs in storing my personal property after Lender takes possession of it.

ADDITIONAL PROVISIONS CONCERNING THE SALE OF PROPERTY. Lender will apply the balance of the proceeds of the sale or lease or other disposition of the Collateral as a credit against the amount you owe Lender under the Note. Any amount by which the balance of the proceeds of the Collateral exceeds the disposition of the Collateral as a credit against the amount you owe Lender under the Note and under any other agreement Lender has with you which is secured by the Collateral will be paid to you or to the person then entitled to receive such amount by applicable law or agreement. You will be entitled to recover the Collateral at any time before Lender sells or leases it or otherwise disposes of it by paying Lender the full amount you owe Lender under the Note and all sums then due under any other agreement Lender has with you which is secured by the Collateral, plus all expenses (including attorneys' fees as provided in the paragraph titled "Attorneys' Fees; Expenses" of this Mortgage) Lender has incurred in repossessing and foreclosing the Collateral, preparing it for sale or lease, storing it, and preparing for the sale or lease.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Mortgage:

Amendments. What is written in this Mortgage and in the Related Documents is Grantor's entire agreement with Lender concerning the matters covered by this Mortgage. To be effective, any change or amendment to this Mortgage must be in writing and must be signed by whoever will be bound or obligated by the change or amendment.

Arbitration. Grantor and Lender agree that all disputes, claims and controversies between us whether individual, joint, or class in nature, arising from this Mortgage or otherwise, including without limitation contract and tort disputes, shall be arbitrated pursuant to the Rules of the American Arbitration Association in effect at the time the claim is filed, upon request of either party. No act to take or dispose of any Property shall constitute a waiver of this arbitration agreement or be prohibited by this arbitration agreement. This includes, without limitation, obtaining injunctive relief or a temporary restraining order; invoking a power of sale under any deed of trust or mortgage; obtaining a writ of attachment or imposition of a receiver; or exercising any rights relating to personal property, including taking or disposing of such property with or without judicial process pursuant to Article 9 of the Uniform Commercial Code. Any disputes, claims, or controversies concerning the lawfulness or reasonableness of any act, or exercise of any right, concerning any Property, including any claim to rescind, reform, or otherwise modify any agreement relating to the Property, shall also be arbitrated, provided however that no arbitrator shall have the right or the power to enjoin or restrain any act of any party. Judgment upon any award rendered by any arbitrator may be entered in any court having jurisdiction. Nothing in this Mortgage shall preclude any party from seeking equitable relief from a court of competent jurisdiction. The statute of limitations, estoppel, waiver, laches, and similar doctrines which would otherwise be applicable in an action brought by a party shall be applicable in any arbitration proceeding, and the commencement of an arbitration proceeding shall be deemed the commencement of an action for these purposes. The Federal Arbitration Act shall apply to the construction, interpretation, and enforcement of this arbitration provision.

Caption Headings. Caption headings in this Mortgage are for convenience purposes only and are not to be used to interpret or define the provisions of this Mortgage.

Governing Law. This Mortgage will be governed by and interpreted in accordance with federal law and the laws of the State of Florida. This Mortgage has been accepted by Lender in the State of Florida.

Choice of Venue. If there is a lawsuit, Grantor agrees upon Lender's request to submit to the jurisdiction of the courts of Palm Beach County, State of Florida.

No Waiver by Lender. Grantor understands Lender will not give up any of Lender's rights under this Mortgage unless Lender does so in writing. The fact that Lender delays or omits to exercise any right will not mean that Lender has given up that right. If Lender does agree in writing to give up one of Lender's rights, that does not mean Grantor will not have to comply with the other provisions of this Mortgage. Grantor also understands that if Lender does consent to a request, that does not mean that Grantor will not have to get Lender's consent again if the situation happens again. Grantor further understands that just because Lender consents to one or more of Grantor's requests, that does not mean Lender will be required to consent to any of Grantor's future requests. Grantor waives presentment, demand for payment, protest, and notice of dishonor.

Severability. If a court finds that any provision of this Mortgage is not valid or should not be enforced, that fact by itself will not mean that the rest of this Mortgage will not be valid or enforced. Therefore, a court will enforce the rest of the provisions of this Mortgage even if a provision of this Mortgage may be found to be invalid or unenforceable.

Merger. There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Successors and Assigns. Subject to any limitations stated in this Mortgage on transfer of Grantor's interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Mortgage and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Mortgage or liability under the Indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Mortgage.

DEFINITIONS. The following words shall have the following meanings when used in this Mortgage:

Borrower. The word "Borrower" means RALPH SHRINER, and all other persons and entities signing the Note.

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean any of the Events of Default set forth in this Mortgage in the Events of Default section of this Mortgage.

Grantor. The word "Grantor" means RALPH SHRINER.

Guaranty. The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including



076000000102464802200951 9

**MORTGAGE
(Continued)**

without limitation a guaranty of all or part of the Note.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Mortgage, together with interest on such amounts as provided in this Mortgage.

Lender. The word "Lender" means SouthTrust Bank, its successors and assigns. The words "successors or assigns" mean any person or company that acquires any interest in the Note.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender.

Note. The word "Note" means the promissory note dated March 12, 2001, in the original principal amount of \$15,200.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

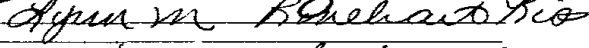
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

X 
RALPH SHRINER, Individually

WITNESSES:

X 
JAMES MOADY

X 
LYNN M. BIRCHARD-RIOS



07600000102464802200951 9

MORTGAGE (Continued)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ~~FLORIDA~~ OHIO)
COUNTY OF ~~BROWARD~~ Lucas) SS

The foregoing instrument was acknowledged before me this 15 day of MARCH, 20 01 by RALPH SHRINER, who is personally known to me or who has produced Driver License as identification and did / did not take an oath.

[Signature] John W. Reinhardt, Esq. (Signature of Person Taking Acknowledgment)

(Name of Acknowledger) JOHN W. REINHART, ESQ. Notary Public, State of Ohio Commission Expires 2-21-05 (Title or Rank) (Serial Number, if any)

EXHIBIT "A"

Unit No. 98, FARNHAM E CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 6942, at Page 222, of the Public Records of Broward County, Florida.

This instrument prepared by:
Maryellen Rodriguez
PETER B. SMITH, P.A.
190 W. Palmetto Park Road
Boca Raton, Florida 33432

97-072914 T#001
02-10-97 09:37PM
\$ 168.00
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY
B. JACK OSTERHOLT
COUNTY ADMIN.

W/C TRI-COUNTY for: --
Paul Blade, P.A.
515 S. Federal Hwy.
Deerfield Beach, Fl 33441

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Personal Representative's Deed

This Indenture, made and entered into this 6 day of February, 1997.

between THEODORE L. GOLDSTEIN, Personal Representative of the Estate of
ARNOLD G. GOLDSTEIN a/k/a ARNOLD GOLDSTEIN, deceased party of the first part*, and

WILLIAM LEVINE and ESTHER LEVINE, his wife, party of the second part,
whose post office address is 98 Farnham "E", Deerfield Beach, FL 33442

Witnesseth:

Said party of the first part was granted Letters of Administration of the Estate of

ARNOLD G. GOLDSTEIN a/k/a ARNOLD GOLDSTEIN, Deceased, on September 6, 1997

Notu Therefore, in consideration of the foregoing and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, receipt of which is hereby acknowledged, the party of the first part has sold and conveyed and by these presents do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns the following described land situate, lying and being in Broward County, Florida, to-wit:

Condominium Parcel No. 98 of "FARNHAM E", a Condominium according to the Declaration thereof, recorded in Official Records Book 6942, at page 222 through 326, inclusive, of the Public Records of Broward County, Florida.

BR 6016PG 126

together with all the appurtenances thereto.
Folio No. 8202-JG-002

Wherever used herein, the terms party of the first part/party of the second part shall include singular and/or plural, masculine, feminine and/or neuter heirs, successors, legal representatives, and/or assigns wherever the context so requires or admits.

In Witness Whereof: the said party of the first part has hereunto set his hand and seal on this day and year first above written.

Signed, sealed and delivered
in presence of:

Marcellon Rodriguez
Witness Signature

MARCELLON RODRIGUEZ
Print Name

Peter B Smith
Witness Signature

PETER B SMITH
Print Name

Theodore L. Goldstein

Personal Representative of
Theodore L. Goldstein, Personal Representative
of the Estate of Arnold G. Goldstein
2011C Boca West Drive, Apt. #231
Boca Raton, Florida 33434

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 6 day of February, 1997 by
THEODORE L. GOLDSTEIN, Personal Representative of the Estate of **ARNOLD G. GOLDSTEIN**
who is personally known to me or ~~who has produced~~
as identification and who did take an oath.

Peter B Smith

Notary Public, State of Florida

My Commission Expires:

Commission Number:



PETER B. SMITH
MY COMMISSION # 00317533 EXPIRES
October 31, 1997
BONDED THROUGH TRUITY FARM INSURANCE, INC.

BR 6016 PG 0127

BRK6016PEQ128

CERTIFICATE OF APPROVAL
OF
FARNHAM E CONDOMINIUM ASSOCIATION, INC.

THIS IS TO CERTIFY that WILLIAM & ESTHER LEVINE

_____ has been approved by FARNHAM E
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. 98, a Condominium according to the Declaration thereof, recorded in Official Record Book 6942 at Page 222 through 326 inclusive.

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:

- "SUBJECT TO: The Long-Term Lease recorded in Official Records Book 6942, at page 258, Public Records of Broward County, Florida, which Long-Term Lease Grantees (Transferees) herein assume (if applicable), and Amendments thereto, if any."
- "SUBJECT TO: The Management Agreement to which the Grantees (Transferees) agree to be bound."
- "SUBJECT TO: The Master Management Agreement recorded in Official Records Book 6942 at Page 320, Public Records of Broward County, Florida, to which the Grantees (Transferees) herein agree to be bound."
- "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,"
- "SUBJECT TO: The Membership of Grantor in the Cenclub Homeowners Association, Inc., The obligation of which the Grantees (Transferees hereby agree to assume and be bound hereby (if applicable)."

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

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

In the event a previously unapproved party is assuming possession of the premises, by virtue of the terms of the Deed of Conveyance, or Trust Indenture, then this Certificate of Approval shall be deemed, pursuant to said party's application therefor, including the Interrogatories and interview by the 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
Lucy Costa
LUCY COSTA

FARNHAM E CONDOMINIUM
ASSOCIATION, INC.

BY *Marilyn Goldberg*
PRESIDENT

ATTEST *Abraham Rutei*
SECRETARY
(SEAL)

STATE OF FLORIDA)
COUNTY OF BROWARD) ss:

BEFORE ME, the undersigned authority, personally appeared *Marilyn Goldberg* and *Abraham Rutei* 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 FARNHAM E 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 3 day of Feb, 1997.

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

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



Katie Goodman
NOTARY PUBLIC STATE OF FLORIDA
AT LARGE
(SEAL)

97-072915 T#002
02-10-97 09:37PM

This instrument prepared by:
Maryellen Rodriguez
PETER B. SMITH, P.A.
190 W. Palmetto Park Road
Boca Raton, Florida 33432

\$ 0.70
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY
B. JACK OSTERHOLT

COUNTY ADMIN.

W/C TRI-COUNTY for: --

Paul Blade, P.A.
515 S. Federal Hwy.
Deerfield Beach, FL 33441

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This Quit-Claim Deed, Executed this 31st day of January 1997, by
GREGORY GOLDSTEIN, a married man

Grantor*, to
WILLIAM LEVINE and ESTHER LEVINE, his wife
whose post office address is 98 Farnham E, Deerfield Beach, Florida 33442

Grantee

Witnesseth: That the said Grantor, for and in consideration of the sum of \$ 10.00 (TEN---00/100 DOLLARS) in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida to-wit:

Condominium Parcel No. 98 of "FARNHAM E", a Condominium according to the Declaration thereof, recorded in Official Records Book 6942, at page 222 through 326, inclusive, of the Public Records of Broward County, Florida.

The property conveyed herein is not my homestead property. I live at 124 Regent Drive, Lido Beach, New York 11561. The property is not the homestead of my spouse. She resides at 124 Regent Drive, Lido Beach, New York 11561.

BK 26016 PG 129

PARCEL IDENTIFICATION # 8202-JG-002

[Space Above This Line For Recording Data]

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

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in presence of:

Barbara Fabri
Witness Signature

Barbara fabri S
Print Name

Indira Das
Witness Signature

Indira Das
Print Name

G. Goldstein
Gregory Goldstein

124 Regent Drive
Lido Beach, New York 11561

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

STATE OF NEW YORK
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 31 day of January, 1997 by GREGORY GOLDSTEIN

who is personally known to me or who has produced *Myst. D/L* as identification and who take an oath.

Ore Kladias
Notary Public, State of ~~XXXXX~~ New York

My Commission Expires:
Commission Number:

ORE KLADIAS
Notary Public, State of New York
No. 30-4944153
Qualified in Nassau County, New York
Commission Expires November 14, 1998

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 1/16/2015 12:05:13 AM.****

**IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT
IN AND FOR PALM BEACH COUNTY, FLORIDA**

IN RE: CASE NO. CACE14023817

FARNHAM E CONDOMINIUM ASSOCIATION, INC.,

Petitioner.

FINAL ORDER APPOINTING RECEIVER

THIS CAUSE having come on to be heard before the Court on Petitioner's PETITION FOR APPOINTMENT OF RECEIVER, and the Court having examined said Petition and having heard argument of counsel and having otherwise being fully advised in the premises, it is therefore,

ORDERED AND ADJUDGED that:

1. The Petitioner's ("Association") PETITION FOR APPOINTMENT OF RECEIVER is hereby granted. The ASSOCIATION/RECEIVER has represented that proper notice was sent to the last known address of each owner who is impacted by this order.
2. FPM Force, LLC whose address is 440 South Federal Highway 207, Deerfield Beach, FL 33441 is hereby appointed as RECEIVER for the following units: **(A) 98 Farnham E, Deerfield Beach, FL 33442.**
3. The RECEIVER is appointed for those units that are occupied by tenants for the limited purpose of managing the re-direction of rent from those tenants to the Association pursuant to Fla. Stat. §718.116. RECEIVER shall provide notice to the occupant(s) of the subject unit(s) of the appointment of this Receivership by the court, and upon receipt of notice, the occupant(s) must provide RECEIVER a copy of their driver's license and bona fide lease, if any, and the occupant(s) shall immediately begin making any rent payments directly to RECEIVER.
4. For those units that are occupied by tenants, the RECEIVER is not authorized to take possession of

those units, to maintain them or to conduct any maintenance, repairs or rehabilitation, to rent the units or to provide occupancy for the lots with new tenants.

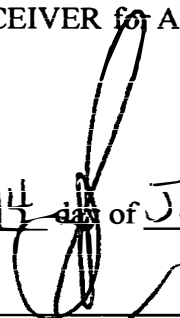
5. The RECEIVER shall, from the rent monies collected from the rental of the units, first pay the costs and fees of RECEIVER, then disburse all remaining monies to the Association in accordance with Fla. Stat. §718.116 to reduce the accumulated maintenance assessment delinquency for those units.
6. Prior to the property being released from the appointment of receivership, in addition to satisfying the Association's delinquent maintenance assessment balance, RECEIVER shall recover fees from the owner/lien holder, or future owner/lien holder, for uncollected expenses, fees, and costs incurred as a result of RECEIVER's efforts in this receivership.
7. Any aggrieved owners who are impacted by this Order may file for relief in the division of this Court if good cause is shown for the relief requested and upon notice to RECEIVER. The Court may order the owner to post bond in the event that the lot owner wishes to seek relief from this receivership.
8. The owner, its agents or employees, the tenant or occupant and all other persons are restrained from interfering with the RECEIVER from collection of any rents and monies delivered to RECEIVER or due to RECEIVER pursuant to this Final Order Appointing Receiver.
9. RECEIVER shall file a good and sufficient bond in the sum of \$1000.00 to secure the faithful performance of its duties.
10. RECEIVER is authorized to employ agents, servants or employees for the purposes of this Receivership. RECEIVER is authorized to retain attorneys for the purpose of addressing legal matters associated with the lots submitted to the receivership, including but not limited to adding or terminating lots subject to this receivership and other legal matters that may arise during the course of the Receivership.
11. The RECEIVER is hereby specifically authorized to undertake collections actions on behalf of the Association with regard to lots submitted to the receivership.

12. To the extent necessary, RECEIVER is authorized to contract with the respective utility company and/or municipality for utilities, including but not limited to, water, sewage, electricity and gas, to maintain and provide occupancy in each appointed property. RECEIVER is not responsible for any prior delinquent balance the property owner may have incurred with a respective utility company and/or municipality. Therefore, notwithstanding any prior delinquent balance owed by the property owner to a utility company and/or municipality, RECEIVER shall be allowed to contract for such services in furtherance of this Final Order Appointing Receiver.
13. RECEIVER is responsible for the water once the RECEIVER has contacted the Water Department to request service, if necessary. RECEIVER is no longer responsible for the water service once RECEIVER has requested the service be discontinued.
14. RECEIVER is not required to settle any prior indebtedness with any respective municipality and/or utility company to contract for such services and may enter into a new contract for purposes of complying with the terms of this Order.
15. This Final Order Appointing Receiver does not bar a municipality or utility company from other remedies available including, but not limited to, attaching a lien on the respective property for any indebtedness or seeking relief in this Court from this Order, upon notice to the RECEIVER.
16. RECEIVER shall complete and submit to ASSOCIATION a quarterly report for each appointed property and shall file a copy thereof with the Court.
17. If any tenant fails or refuses to make payment for any rent due, then the RECEIVER shall be entitled to an immediate Writ of Possession for the tenant's failure to comply with this Court Order by setting same for a hearing before the Court and with notice to the tenant.
18. It is anticipated that additional units will become eligible for appointment of a RECEIVER as contemplated in this Order. Therefore, ASSOCIATION is hereby granted leave to amend this Final Order Appointing Receiver as necessary to add additional vacant/abandoned or tenants occupied units to the Receivership.

19. The court reserves jurisdiction to expand upon the duties and responsibilities of RECEIVER, including permitting RECEIVER to take possession of vacant/abandoned properties in the Association that are delinquent in the payment of maintenance assessments due to the Association for the purpose of renting those units and collecting rent from them pursuant to Fla. Stat. §718.116 upon the request by the Board of Directors of the Association for the purpose of maintaining the lots and preventing the lots from incurring waste, including, but not limited to, making necessary maintenance, repairs and rehabilitation, to rent the lots and to provide occupancy for the lots with tenants comprised of active vetted Law Enforcement, Fire Rescue, and United States' Military members active and retired, and other qualified individuals.

20. The appointment of the RECEIVER for the benefit of the ASSOCIATION shall be continuous and the RECEIVER shall serve in the capacity as RECEIVER for Association until further Order of this Court.

DONE AND ORDERED at Delray Beach, FL, this 14 day of Jan, 2015.



Circuit Court Judge

Copies furnished to Petitioner's counsel.

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

DATE: February 1st, 2018
PROPERTY ID # 484202-JG-0020 (TD # 37157)

WARNING

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

SHRINER, RALPH G EST
98 FARNHAM E # 98
DEERFIELD BEACH, FL 33442-2966

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 98 FARNHAM E, 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 MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by February 28, 2018\$11,059.84
- Or
- * Amount due if paid by March 20, 2018\$11,183.14

*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 March 21, 2018 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

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

DATE: February 1st, 2018
PROPERTY ID # 484202-JG-0020 (TD # 37157)

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: February 1st, 2018
PROPERTY ID # 484202-JG-0020 (TD # 37157)

WARNING

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

ANDREW WINSTON, ESQ., REGISTERED AGENT
OBO CVE MASTER MANAGEMENT COMPANY, INC.
2924 DAVIE ROAD 201
FORT LAUDERDALE, FL 33314

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 98 FARNHAM E, 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.

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MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by February 28, 2018\$11,059.84
- Or
- * Amount due if paid by March 20, 2018\$11,183.14

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DATE: February 1st, 2018
PROPERTY ID # 484202-JG-0020 (TD # 37157)

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CVRF DEERFIELD, LIMITED
C/O ASSOCIATION LAW GROUP
PO BOX 311059
MIAMI, FL 33231

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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ASSOCIATION LAW GROUP, P.L., REGISTERED AGENT
OBO CVRF DEERFIELD, LIMITED
1200 BRICKELL AVE PH2000
MIAMI, FL 33131

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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CVE MASTER MANAGEMENT COMPANY, INC.
3501 WEST DRIVE
DEERFIELD BEACH, FL 33442

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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CVRF DEERFIELD, LIMITED
117 W. 72ND ST. SUITE 5W
NEW YORK, NY 10023

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SPORTAILOR, INC AND OCEAN BANK
C/O IVAN CASTANEDA, SVP
780 NW 42 AVENUE
MIAMI, FL 33126

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

DATE: February 1st, 2018
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FPM FORCE, LLC
440 SOUTH FEDERAL HIGHWAY 207
DEERFIELD BEACH, FL 33441

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

DATE: February 1st, 2018
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SOUTHTRUST BANK LINTON OFFICE
206 5030 LINTON BLVD
DELRAY BEACH, FL 33484

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DATE: February 1st, 2018
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WELLS FARGO BANK, NA
FORECLOSURE DEPARTMENT
18700 NW WALKER ROAD #92 MAC #P6053-022
BEAVERTON, OR 97006

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FPR FORCE, LLC
5920 SOUTH HWY A1A, SUITE 101
MELBOURNE BEACH, FL 32951

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FLORIDA PROPERTY RECEIVER FORCE, LLC
BOGEN LAW GROUP, P.A. TRUST ACCOUNT
1 E BROWARD BLVD. STE 700
FT LAUDERDALE, FL 33301

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EAST COAST MAINTENANCE & MANAGEMENT
OBO FARNHAM CONDOMINIUM ASSOCIATION
254 S MILITARY TRAIL
DEERFIELD BEACH, FL 33442

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ROBERT PIRMANN, REGISTERED AGENT
OBO FPM FORCE LLC
440 S FEDERAL HIGHWAY 207
DEERFIELD BEACH, FL 33441

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THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON March 21, 2018 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

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

DATE: February 1st, 2018
PROPERTY ID # 484202-JG-0020 (TD # 37157)

WARNING

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

HAROLD B KLITE TRUPPMAN
OBO FLORIDA PROPERTY RECEIVER FORCE
5920 SOUTH HIGHWAY A1A 101
MELBOURNE BEACH, FL 32951

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 98 FARNHAM E, 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 MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by February 28, 2018\$11,059.84
- Or
- * Amount due if paid by March 20, 2018\$11,183.14

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

DATE: February 1st, 2018
PROPERTY ID # 484202-JG-0020 (TD # 37157)

WARNING

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

CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

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

DATE: February 1st, 2018
PROPERTY ID # 484202-JG-0020 (TD # 37157)

WARNING

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

SOUTHTRUST BANK
AKA WACHOVIA BANK NA
AKA WELLS FARGO BANK NA
FORECLOSURE DEPT
18700 NW WALKER ROAD #92
BEAVERTON, OR 97006

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

DATE: February 1st, 2018
PROPERTY ID # 484202-JG-0020 (TD # 37157)

WARNING

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

RALPH G SHRINER ESTATE
234 TILFORD L
DEERFIELD BEACH, FL 33442-2166

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

DATE: February 1st, 2018
PROPERTY ID # 484202-JG-0020 (TD # 37157)

WARNING

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

BANK OF AMERICA NA
NATIONS BANK NA
BARNETT BANK NA
475 CROSSPOINTE PARKWAY
GETZVILLE, NY 14068

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

DATE: February 1st, 2018
PROPERTY ID # 484202-JG-0020 (TD # 37157)

WARNING

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

JAMES L SHRINER
96 FARNHAM E
DEERFIELD BEACH, FL 33442

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

DATE: February 1st, 2018
PROPERTY ID # 484202-JG-0020 (TD # 37157)

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JAMES L SHRINER
98 FARNHAM E #98
DEERFIELD BEACH, FL 33442

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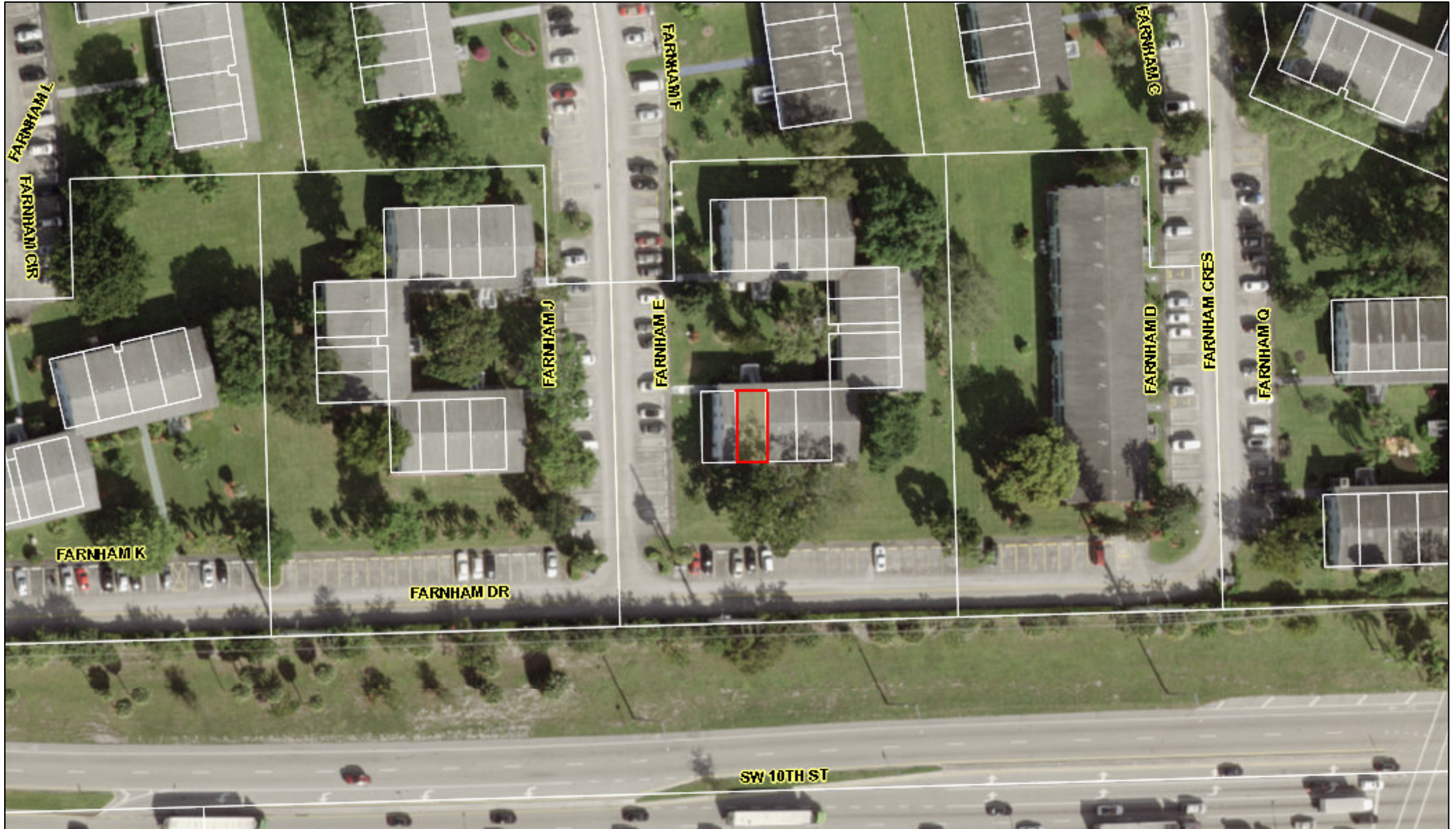
- * Amount due if paid by February 28, 2018\$11,059.84
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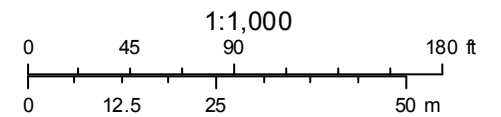
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March 15, 2018



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ANDREW WINSTON, ESQ., AGENT
OBO CVE MASTER MANAGEMENT
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FORT LAUDERDALE, FL 33314

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MIAMI, FL 33231

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OBO CVRF DEERFIELD, LIMITED
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or PO Box
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3501 WEST DRIVE
DEERFIELD BEACH, FL 33442

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SPORTAILOR, INC AND OCEAN BANK
C/O IVAN CASTANEDA, SVP
780 NW 42 AVENUE
MIAMI, FL 33126

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or PO Box
City, State

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FPM FORCE, LLC
440 SOUTH FEDERAL HIGHWAY 207
DEERFIELD BEACH, FL 33441

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ESTATE OF RALPH G SHRINER
98 FARNHAM E
DEERFIELD BEACH, FL 33442

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or PO B
City, St

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SOUTHTRUST BANK
Sent To: **LINTON OFFICE 206 5030 LINTON BLVD**
Street, Apt. or PO Box: **DELRAY BEACH, FL 33484**
City, State:

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WELLS FARGO BANK, NA
Street, A FORECLOSURE DEPARTMENT 18700 NW
or PO B WALKER ROAD #92 MAC #P6053-022
City, Sta BEAVERTON, OR 97006

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FPR FORCE, LLC

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or PO Box
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MELBOURNE BEACH, FL 32951

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Sent to **FLORIDA PROPERTY RECEIVER FORCE LLC**
Street, or PO **BOGEN LAW GROUP, P.A. TRUST**
City, S. **1 E BROWARD BLVD. STE 700**
FT LAUDERDALE, FL 33301

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TD 37157 MARCH 2018 WARNING
EAST COAST MAINTENANCE & MANAGEMENT
REGISTERED AGENT OBO FARNHAM
CONDOMINIUM ASSOCIATION, INC.
254 S MILITARY TRAIL
DEERFIELD BEACH, FL 33442

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TD 37157 MARCH 2018 WARNING
ROBERT PIRMANN, REGISTERED AGENT
OBO FPM FORCE LLC
440 S FEDERAL HIGHWAY 207
DEERFIELD BEACH, FL 33441

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or PO
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TD 37157 MARCH 2018 WARNING
HAROLD B KLITE TRUPPMAN, AGENT
FLORIDA PROPERTY RECEIVER FORCE, LLC
5920 SOUTH HIGHWAY A1A 101
MELBOURNE BEACH, FL 32951

Sent To
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or PO Box
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TD 37157 MARCH 2018 WARNING
CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

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or PO B.
City, Sta

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or PO Box
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SOUTHTRUST BANK
AKA WACHOVIA BANK NA
AKA WELLS FARGO BANK, FORECLOSURE DEPT
18700 NW WALKER ROAD #92
BEAVERTON, OR 97006

PS Form 3800, August 2006

See Reverse for Instructions

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

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

OFFICIAL USE

7009 0960 0001 2035 8565

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Payment		

TD 37157 MARCH 2018 WARNING
RALPH G SHRINER ESTATE
234 TILFORD L
DEERFIELD BEACH, FL 33442-2166

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

TD 37157 MARCH 2018 WARNING

BANK OF AMERICA NA,
NATIONS BANK NA
BARNETT BANK NA
475 CROSSPOINTE PARKWAY
GETZVILLE, NY 14068

Sent To

Street, Apt
or PO Box
City, State

PS Form 3800, August 2006

See Reverse for Instructions

7009 0960 0001 2035 8572

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

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

OFFICIAL USE

7009 0960 0001 2035 8589

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

Total:

TD 37157 MARCH 2018 WARNING
JAMES L SHRINER
96 FARNHAM E
DEERFIELD BEACH, FL 33442

Sent:
Street,
or PO
City, St.

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

7009 0960 0001 2035 8596

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

Postmark
Here

Total Post

Sent To
Street, Apt
or PO Box
City, State

TD 37157 MARCH 2018 WARNING
JAMES L SHRINER
98 FARNHAM E #98
DEERFIELD BEACH, FL 33442

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

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

OFFICIAL USE

7009 0960 0001 2035 8602

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

Postmark
Here

Total P

TD 37157 MARCH 2018 WARNING

SHRINER,RALPH G EST

98 FARNHAM E # 98

DEERFIELD BEACH, FL 33442-2966

Sent To

Street, Apt
or PO Box

City, State

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 37157 MARCH 2018 WARNING
SOUTHTRUST BANK
LINTON OFFICE 206 5030 LINTON BLVD
DELRAY BEACH, FL 33484



9590 9402 3021 7124 9789 96

2. Article Number (Transfer from service label)

7009 0960 0001 2035 8473

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/20/18

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

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 37157 MARCH 2018 WARNING
CVE MASTER MANAGEMENT COMPANY
3501 WEST DRIVE
DEERFIELD BEACH, FL 33442



9590 9402 3021 7124 9793 44

2. Article Number (Transfer from service label)

7009 0960 0001 2035 8428

PS Form 3811, July 2015 PSN 7530-02-000-9058

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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



3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- 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 37157 MARCH 2018 WARNING
FLORIDA PROPERTY RECEIVER FORCE LLC
BOGEN LAW GROUJP, P.A. TRUST
1 E BROWARD BLVD. STE 700
FT LAUDERDALE, FL 33301.



9590 9402 3021 7124 9789 65

2. Article Number (Transfer from service label)

7009 0960 0001 2035 8503

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *L. Yell*

- Agent
- Addressee

B. Received by (Printed Name)

L. Yell

C. Date of Delivery

2/28/18

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

1 Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 37157 MARCH 2018 WARNING
CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441



9590 9402 3021 7124 9793 20

2. Article Number (Transfer from service label)

7009 0960 0001 2035 8541

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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 37157 MARCH 2018 WARNING
SPORTAILOR, INC AND OCEAN BANK
C/O IVAN CASTANEDA, SVP
780 NW 42 AVENUE
MIAMI, FL 33126



9590 9402 3021 7124 9789 27

2. Article Number (Transfer from service label)

7009 0960 0001 2035 8442

PS Form 3811, July 2015 PSN 7530-02-000-9063

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

OCEAN BANK
780 N.W. 42 AVE
MIAMI, FLA 33126

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted 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 Addressed to:

TD 37157 MARCH 2018 WARNING
ANDREW WINSTON, ESQ., AGENT
OBO CVE MASTER MANAGEMENT
2924 DAVIE ROAD 201
FORT LAUDERDALE, FL 33314



9590 9402 3021 7124 9793 75

2. Article Number (Transfer from service label)

7009 0960 0001 2035 8398

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Linda Oshoff*

- Agent
- Addressee

B. Received by (Printed Name)

Linda Oshoff

C. Date of Delivery

2/22

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

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 37157 MARCH 2018 WARNING
CVRF DEERFIELD, LIMITED C/O
ASSOCIATION LAW GROUP
PO BOX 311059
MIAMI, FL 33231



9590 9402 3021 7124 9793 68

2. Article Number (Transfer from)

7009 0960 0001 2035 8404

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

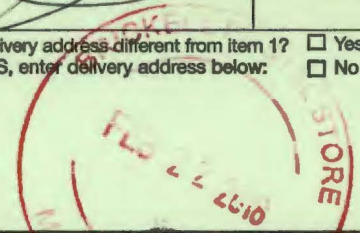
Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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



3. Service Type

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

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation 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.

Article Addressed to:

TD 37157 MARCH 2018 WARNING
 SOUTHTRUST BANK
 AKA WACHOVIA BANK NA
 AKA WELLS FARGO BANK, FORECLOSURE DEPT
 18700 NW WALKER ROAD #92
 BEAVERTON, OR 97006



9590 9402 3021 7124 9793 13

Article Number (Transfer from service label)

7009 0960 0001 2035 8558

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

S. Hill
S Hill

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

S Hill

2-21

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 Addressed to:

**TD 37157 MARCH 2018 WARNING
ASSOCIATION LAW GROUP, AGENT
OBO CVRF DEERFIELD, LIMITED
1200 BRICKELL AVE PH2000
MIAMI, FL 33131**



9590 9402 3021 7124 9793 51

2. Article Number (Transfer from service label)

7009 0960 0001 2035 8411

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 37157 MARCH 2018 WARNING
WELLS FARGO BANK, NA
FORECLOSURE DEPARTMENT 18700 NW
WALKER ROAD #92 MAC #P6053-022
BEAVERTON, OR 97006



9590 9402 3021 7124 9789 89

2. Article Number (Transfer from service label)

7009 0960 0001 2035 8480

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *S Hill*

- Agent
- Addressee

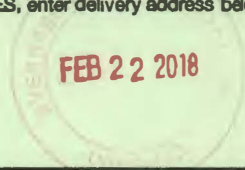
B. Received by (Printed Name)

S Hill

C. Date of Delivery

2-21

- 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

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 37157 MARCH 2018 WARNING
EAST COAST MAINTENANCE & MANAGEMENT
REGISTERED AGENT OBO FARNHAM
CONDOMINIUM ASSOCIATION, INC.
 254 S MILITARY TRAIL
 DEERFIELD BEACH, FL 33442



9590 9402 3021 7124 9789 58

2. Article Number (Transfer from service label)

7009 0960 0001 2035 8510

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature] Agent
 Addressee

B. Received by (Printed Name)

Lauren Gallagher

C. Date of Delivery

2-26-18

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: ~~254 S Military Trail~~

1809 S Powerline Rd #101
 Deerfield Bch, Fl
 33442

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"/> Collection 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 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 37157 MARCH 2018 WARNING
CVRF DEERFIELD, LIMITED
117 W. 72ND ST. SUITE 5W
NEW YORK, NY 10023



9590 9402 3021 7124 9789 34

2. Article Number (Transfer from service label)

7009 0960 0001 2035 8435

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *K Bloom*

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

all 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 37157 MARCH 2018 WARNING
HAROLD B KLITE TRUPPMAN, AGENT
FLORIDA PROPERTY RECEIVER FORCE, LLC
5920 SOUTH HIGHWAY A1A 101
MELBOURNE BEACH, FL 32951



9590 9402 3021 7124 9793 37

2. Article Number (Transfer from service label)

7009 0960 0001 2035 8534

PS Form 3811, July 2015 PSN 7630-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

all 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 37157 MARCH 2018 WARNING
FPR FORCE, LLC
5920 SOUTH HWY A1A, SUITE 101
MELBOURNE BEACH, FL 32951



9590 9402 3021 7124 9789 72

2. Article Number (Transfer from service label)

7009 0960 0001 2035 8497

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

all Restricted Delivery (over \$500)