



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

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 03/13/2019

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 03/12/2019

CERTIFICATE # 2013-8175

ACCOUNT # 494126DA0600

ALTERNATE KEY # 250555

TAX DEED APPLICATION # 39130

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 A-303, in CIRCLE ONE CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 8710, Page 203, of the Public Records of Broward County, Florida; said unit and appurtenance are located on TRACT "A" OF PIEDRA DEL SOL, according to the Plat thereof, as recorded in Plat Book 82, Page 39, of the Public Records of Broward County, Florida and all amendments.

PROPERTY ADDRESS: 2611 NW 56 AVENUE #A303, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

CIRCLE ONE CONDO INC

1200 PARK CENTRAL BLVD S

POMPANO BEACH, FL 33064 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

CIRCLE ONE CONDOMINIUM, INC.

1200 PARK CENTRAL BLVD SOUTH

POMPANO BEACH, FL 33064 (Per Certificate of Title)

CIRCLE ONE CONDOMINIUM, INC.

C/O BENCHMARK PROPERTY MANAGEMENT

7932 WILES ROAD

CORAL SPRINGS, FL 33067 (Per Sunbiz. Declaration recorded in 8710-203)

KAYE BENDER REMBAUM, REGISTERED AGENT

O/B/O CIRCLE ONE CONDOMINIUM, INC.

1200 PARK CENTRAL BLVD

POMPANO BEACH, FL 33064 (Per Sunbiz)

NOTE: Images and attachments from previous search not included in update.

MORTGAGE HOLDER OF RECORD:

No new documents found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FLORIDA PROPERTY RECEIVER FORCE, LLC
28 WEST FLAGLER STREET, SUITE 201
MIAMI, FL 33130 (Per Order)

Instrument: 115134552

(It appears that this order included subject property in error. According to the Order the address and the Parcel ID No. of the property this pertains to is different than the legal description provided. However, is being included due to the legal description being subject property.)

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 26 DA 0600

CURRENT ASSESSED VALUE: \$40,920

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES:

1. 2018-6500

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

No new documents found.

****Update search found 1 new order and updated Property Appraiser record and Assessed Value.**

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.

Christina Young

Title Examiner



Site Address	2611 NW 56 AVENUE #A303, LAUDERHILL FL 33313	ID #	4941 26 DA 0600
Property Owner	CIRCLE ONE CONDO INC	Millage	1912
Mailing Address	1200 PARK CENTRAL BLVD S POMPANO BEACH FL 33064	Use	04
Abbr Legal Description	CIRCLE ONE CONDO UNIT A-303		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$4,090	\$36,830	\$40,920	\$24,200	
2017	\$3,020	\$27,170	\$30,190	\$22,000	\$1,037.67
2016	\$2,240	\$20,160	\$22,400	\$20,000	\$922.37

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$40,920	\$40,920	\$40,920	\$40,920
Portability	0	0	0	0
Assessed/SOH	\$24,200	\$40,920	\$24,200	\$24,200
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	\$24,200	\$40,920	\$24,200	\$24,200

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/23/2012	CET-T	\$100	48568 / 237			
3/31/2006	WD	\$129,900	41895 / 830			
8/31/2005	WD*	\$1,256,100	40494 / 294			
8/31/2005	QC*	\$100	40494 / 228			
9/21/1994	WD	\$100	22962 / 967			
				Adj. Bldg. S.F.		840
				Units/Beds/Baths		1/2/1
				Eff./Act. Year Built: 1981/1980		

* Denotes Multi-Parcel Sale (See Deed)

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



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UPDATE REPORT

UPDATE ORDER DATE: 04/09/2018

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 04/08/2018

CERTIFICATE # 2013-8175

ACCOUNT # 494126DA0600

ALTERNATE KEY # 250555

TAX DEED APPLICATION # 39130

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 A-303, in CIRCLE ONE CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 8710, Page 203, of the Public Records of Broward County, Florida; said unit and appurtenance are located on TRACT "A" OF PIEDRA DEL SOL, according to the Plat thereof, as recorded in Plat Book 82, Page 39, of the Public Records of Broward County, Florida and all amendments.

PROPERTY ADDRESS: 2611 NW 56 AVENUE #A303, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

CIRCLE ONE CONDO INC

1200 PARK CENTRAL BLVD S

POMPANO BEACH, FL 33064 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

CIRCLE ONE CONDOMINIUM, INC.

1200 PARK CENTRAL BLVD SOUTH

POMPANO BEACH, FL 33064 (Per Certificate of Title)

CIRCLE ONE CONDOMINIUM, INC.

C/O BENCH MARK PROPERTY MANAGEMENT

7932 WILES ROAD

CORAL SPRINGS, FL 33067 (Per Sunbiz. Declaration recorded in 8710-203.)

KAYE BENDER REMBAUM, REGISTERED AGENT

O/B/O CIRCLE ONE CONDOMINIUM, INC.

1200 PARK CENTRAL BLVD

POMPANO BEACH, FL 33064 (Per Sunbiz)

NOTE: Images and attachments from previous search not included in update.

MORTGAGE HOLDER OF RECORD:

No new documents found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

No new documents found.

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 26 DA 0600

CURRENT ASSESSED VALUE: \$30,190

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

No new documents found.

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.

Christina Young

Title Examiner



Site Address	2611 NW 56 AVENUE #A303, LAUDERHILL FL 33313	ID #	4941 26 DA 0600
Property Owner	CIRCLE ONE CONDO INC	Millage	1912
Mailing Address	1200 PARK CENTRAL BLVD S POMPANO BEACH FL 33064	Use	04
Abbr Legal Description	CIRCLE ONE CONDO UNIT A-303		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$3,020	\$27,170	\$30,190	\$24,200	
2017	\$3,020	\$27,170	\$30,190	\$22,000	\$1,037.67
2016	\$2,240	\$20,160	\$22,400	\$20,000	\$922.37

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$30,190	\$30,190	\$30,190	\$30,190
Portability	0	0	0	0
Assessed/SOH	\$24,200	\$30,190	\$24,200	\$24,200
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	\$24,200	\$30,190	\$24,200	\$24,200

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/23/2012	CET-T	\$100	48568 / 237			
3/31/2006	WD	\$129,900	41895 / 830			
8/31/2005	WD*	\$1,256,100	40494 / 294			
8/31/2005	QC*	\$100	40494 / 228			
9/21/1994	WD	\$100	22962 / 967			
				Adj. Bldg. S.F.		840
				Units/Beds/Baths		1/2/1
				Eff./Act. Year Built: 1981/1980		

* Denotes Multi-Parcel Sale (See Deed)

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



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PITTSBURGH, PA 15222**
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PROPERTY INFORMATION REPORT

ORDER DATE: 11/13/2017

REPORT EFFECTIVE DATE: 20 YEARS UP TO 11/12/2017

CERTIFICATE # 2013-8175

ACCOUNT # 494126DA0600

ALTERNATE KEY # 250555

TAX DEED APPLICATION # 39130

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 A-303, in CIRCLE ONE CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 8710, Page 203, of the Public Records of Broward County, Florida; said unit and appurtenance are located on TRACT "A" OF PIEDRA DEL SOL, according to the Plat thereof, as recorded in Plat Book 82, Page 39, of the Public Records of Broward County, Florida and all amendments.

PROPERTY ADDRESS: 2611 NW 56 AVENUE #A303, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

CIRCLE ONE CONDO INC

1200 PARK CENTRAL BLVD S

POMPANO BEACH, FL 33064 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

CIRCLE ONE CONDOMINIUM, INC

OR: 48568, Page: 237

1200 PARK CENTRAL BLVD SOUTH

POMPANO BEACH, FL 33064 (Per Certificate of Title)

CIRCLE ONE CONDOMINIUM, INC.

C/O BENCHMARK PROPERTY MANAGEMENT

7932 WILES ROAD

CORAL SPRINGS, FL 33067 (Per Sunbiz. Declaration recorded in 8710-203.)

KAYE BENDER REMBAUM, REGISTERED AGENT

O/B/O CIRCLE ONE CONDOMINIUM, INC.

1200 PARK CENTRAL BLVD

POMPANO BEACH, FL 33064 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

DEUTSCHE BANK NATIONAL TRUST COMPANY, OR: 45148, Page: 476
AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS
OF ARGENT SECURITIES INC., ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES 2006-M1
10801 6TH STREET SUITE 130
RANCHO CUCAMONGA, CA 91730

(Per Assignment of Mortgage for Prior owners. No satisfaction or release found of record.)

ARGENT MORTGAGE COMPANY, LLC OR: 41895, Page: 855
3 PARK PLAZA - 10TH FLOOR
IRVINE, CA 92614

(Per Mortgage for Prior owners. No satisfaction or release found of record.)

TWR AS CST FOR EBURY FUND 2FL LLC
PO BOX 54908
NEW ORLEANS, LA 70154 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 26 DA 0600

CURRENT ASSESSED VALUE: \$30,190

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed	OR: 22962, Page: 967
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Quit Claim Deed	OR: 40494, Page: 228
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Warranty Deed	OR: 40494, Page: 294
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Warranty Deed	OR: 41895, Page: 830
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Mortgage	OR: 41895, Page: 832
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Christina Young

Title Examiner



Site Address	2611 NW 56 AVENUE #A303, LAUDERHILL FL 33313	ID #	4941 26 DA 0600
Property Owner	CIRCLE ONE CONDO INC	Millage	1912
Mailing Address	1200 PARK CENTRAL BLVD S POMPANO BEACH FL 33064	Use	04

Abbreviated Legal Description	CIRCLE ONE CONDO UNIT A-303
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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	\$3,020	\$27,170	\$30,190	\$24,200	
2017	\$3,020	\$27,170	\$30,190	\$22,000	\$1,037.67
2016	\$2,240	\$20,160	\$22,400	\$20,000	\$922.37

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$30,190	\$30,190	\$30,190	\$30,190
Portability	0	0	0	0
Assessed/SOH	\$24,200	\$30,190	\$24,200	\$24,200
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	\$24,200	\$30,190	\$24,200	\$24,200

Sales History			
Date	Type	Price	Book/Page or CIN
2/23/2012	CET-T	\$100	48568 / 237
3/31/2006	WD	\$129,900	41895 / 830
8/31/2005	WD*	\$1,256,100	40494 / 294
8/31/2005	QC*	\$100	40494 / 228
9/21/1994	WD	\$100	22962 / 967

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		840
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1981/1980		

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #39130

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of May 2019, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CIRCLE ONE CONDOMINIUM, INC. 1200 PARK CENTRAL BLVD SOUTH POMPANO BEACH, FL 33064	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-M1 10801 6TH STREET SUITE 130 RANCHO CUCAMONGA, CA 91730	FLORIDA PROPERTY RECEIVER FORCE, LLC 28 WEST FLAGLER STREET, SUITE 201 MIAMI, FL 33130	CIRCLE ONE CONDOMINIUM, INC. C/O BENCHMARK PROPERTY MANAGEMENT 7932 WILES ROAD CORAL SPRINGS, FL 33067
KAYE BENDER REMBAUM, REGISTERED AGENT O/B/O CIRCLE ONE CONDOMINIUM, INC. 1200 PARK CENTRAL BLVD POMPANO BEACH, FL 33064	TWR AS CST FOR EBURY FUND 2FL LLC PO BOX 54908 NEW ORLEANS, LA 70154	ARGENT MORTGAGE COMPANY, LLC 3 PARK PLAZA - 10TH FLOOR IRVINE, CA 92614	BANK OF AMERICA NA C/O CT CORPORATION SYSTEM 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324
CIRCLE ONE CONDO INC 2611 NW 56 AVENUE #A303 LAUDERHILL, FL 33313	CIRCLE ONE CONDO INC 2611 NW 56 AVE A-210 LAUDRHILL, FL 33313	CITY OF LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313	FLORIDA PROPERTY RECEIVER FORCE JAY SOLO 5920 S HIGHWAY A1A MELBOURNE BEACH, FL 32951
FLORIDA PROPERTY RECEIVER FORCE, LLC, 5920 S. HIGHWAY A1A, SUITE 101 MELBOURNE, FL 32951	OAK STREET MORTGAGE LLC 11595 N MERIDIAN ST SUITE 400 CARMEL, IN 46032		

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of May 2019 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

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

By _____
Deputy Juliette M. Aikman

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 39130

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

Property ID: 494126-DA-0600
Certificate Number: 8175
Date of Issuance: 06/01/2014
Certificate Holder: EBURY FUND 2FL LLC
Description of Property: CIRCLE ONE CONDO
UNIT A-303

A condominium, according to the declaration of condominium recorded on O R Book 8710, Page 203, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed: CIRCLE ONE CONDO INC
Legal Titleholders: CIRCLE ONE CONDO INC
1200 PARK CENTRAL BLVD S
POMPANO BEACH, FL 33064

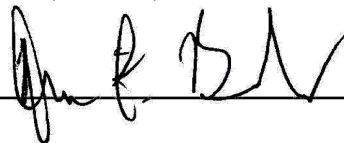
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of June, 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 16th day of May, 2019.

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: 05/16/2019, 05/23/2019, 05/30/2019 & 06/06/2019
Minimum Bid: 10182.22

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

39130
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 8175

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

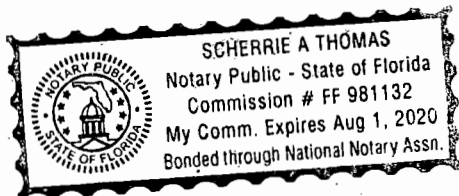
05/16/2019 05/23/2019 05/30/2019 06/06/2019

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

Sworn to and subscribed before me this
6 day of JUNE, A.D. 2019

(SEAL)

GUERLINE WILLIAMS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 39130

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

Property ID: 494126-DA-0600

Certificate Number: 8175

Date of Issuance: 06/01/2014

Certificate Holder:

EBURY FUND 2FL LLC

Description of Property:

CIRCLE ONE CONDO

UNIT A-303

A condominium, according to the declaration of condominium recorded on O R Book 8710, Page 203, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed:

CIRCLE ONE CONDO INC

Legal Titleholders:

CIRCLE ONE CONDO INC

1200 PARK CENTRAL BLVD S

POMPANO BEACH, FL 33064

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 19th day of June, 2019. Pre-bidding shall open at 9:00 AM EDT; sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net

*Pre-registration is required to bid.

Dated this 16th day of May, 2019.

Bertha Henry

County Administrator

RECORDS, TAXES, AND

TREASURY DIVISION

(Seal)

By: Abiodun Ajayi

Deputy

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

Minimum Bid: 10182.22

401-314

5/16-23-30 6/6 19-06/0000392888B

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

RETURN OF SERVICE

Assignment: 7626 Please Route To Supervisor Service Sheet # 19-018840

BROWARD COUNTY, FL vs. CIRCLE ONE CONDO INC

TD 39180

PLAINTIFF VS. COUNTY/BROWARD

DEFENDANT: CASE

TYPE OF WRIT

COURT

HEARING DATE

CIRCLE ONE CONDO INC

SERVE

2611 NW 55 AVENUE #A-303

LAUDERHILL, FL 33313

~~SERVE AS AD - RETURN TO TAX NOTICE TRAY~~

Received this process on

5/7/2019

Date

5/7/19
rmm
12pm

14279

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

JULIE AIKMAN, SUPV.

BBB4

Attorney

☒ Served

☐ Not Served - see comments

5/7/19

Date

at

1335

Time

On CIRCLE ONE CONDO INC, 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:

5/7/19 1335 Posted (7626)

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

_____, SHERIFF
BROWARD COUNTY, FLORIDA

BY: Kelly Aikman

D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494126-DA-0600 (TD #39130)

RECEIVED SHERIFF
2019 MAY -6 AM 9:07

BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by May 31, 2019\$7,376.46

Or

* Amount due if paid by June 18, 2019\$7,452.52

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON June 19, 2019 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

CIRCLE ONE CONDO INC
2611 NW 56 AVENUE #A303
LAUDERHILL FL 33313

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: 15501 Please Route To Supervisor Service Sheet # 19-018850
BROWARD COUNTY, FL vs. CIRCLE ONE CONDO INC TD 39130
PLAINTIFF VS. COUNTY/BROWARD DEFENDANT CASE
TYPE OF WRIT COURT HEARING DATE
CIRCLE ONE CONDO INC 1200 PARK CENTRAL BLVD S
COMPANO BEACH, FL 33064
ISSUE ASAP - RETURN TO TAX NOTICE TRAV

14270
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301
JULIE AIKMAN, SUPV.
8884 Attorney

Received this process on 5/6/2019 6/7/19 7 am ISS91 HT
Date
☒ Served
☐ Not Served - see comments
5-7-19 at 10:25am
Date Time

On CIRCLE ONE CONDO INC, 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 Secretary of Keye Bender Rembaum Philapina, 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: 5-7-19 @ 10:25am Served R.A. Front desk Secretary
Philapina BF - ISS91

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

_____, SHERIFF
BROWARD COUNTY, FLORIDA

BY: Noel J. Velez D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494126-DA-0600 (TD # 39130)

RECEIVED SHERIFF

2019 MAY -6 AM 9:07

WARNING

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

ORIGINAL DOCUMENT

NOTE

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AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by May 31, 2019\$7,376.46

Or

* Amount due if paid by June 18, 2019\$7,452.52

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

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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

CIRCLE ONE CONDO INC
1200 PARK CENTRAL BLVD S
POMPANO BEACH, FL 33064

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



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

Detail by Entity Name

Florida Not For Profit Corporation
CIRCLE ONE CONDOMINIUM, INC.

Filing Information

Document Number	750687
FEI/EIN Number	59-2057502
Date Filed	01/21/1980
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/13/2007

Principal Address

C/O BENCHMARK PROPERTY MANAGEMENT
7932 WILES ROAD
CORAL SPRINGS, FL 33067

Changed: 08/28/2008

Mailing Address

C/O BENCHMARK PROPERTY MANAGEMENT
7932 WILES ROAD
CORAL SPRINGS, FL 33067

Changed: 08/28/2008

Registered Agent Name & Address

KAYE BENDER REMBAUM
1200 PARK CENTRAL BLVD
POMPANO BEACH, FL 33064

Name Changed: 04/26/2012

Address Changed: 04/29/2010

Officer/Director Detail

Name & Address

Title VP, T

SOWARD, TONY
2075 N POWERLINE ROAD, SUITE 3
POMPANO BEACH, FL 33060

POMPANO BEACH, FL 33069

Title P

BENZAKEN, MEIR
2075 N. POWERLINE RD.. #3
POMPANO BEACH, FL 33069

Title S

CUNHA, CARMEN
2075 N POWERLINE ROAD, SUITE 3
POMPANO BEACH, FL 33069

Annual Reports

Report Year	Filed Date
2015	04/15/2015
2016	02/12/2016
2017	01/26/2017

Document Images

01/26/2017 -- ANNUAL REPORT	View image in PDF format
02/12/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
04/03/2014 -- ANNUAL REPORT	View image in PDF format
04/15/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
04/18/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
09/17/2009 -- Reg. Agent Change	View image in PDF format
04/22/2009 -- ANNUAL REPORT	View image in PDF format
08/28/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
11/13/2007 -- REINSTATEMENT	View image in PDF format
12/04/2006 -- Reg. Agent Resignation	View image in PDF format
04/29/2006 -- ANNUAL REPORT	View image in PDF format
04/28/2005 -- ANNUAL REPORT	View image in PDF format
04/26/2004 -- ANNUAL REPORT	View image in PDF format
06/05/2003 -- ANNUAL REPORT	View image in PDF format
02/27/2003 -- ANNUAL REPORT	View image in PDF format
01/06/2003 -- REINSTATEMENT	View image in PDF format
04/26/2001 -- ANNUAL REPORT	View image in PDF format
05/16/2000 -- ANNUAL REPORT	View image in PDF format
01/28/1999 -- ANNUAL REPORT	View image in PDF format
02/27/1998 -- ANNUAL REPORT	View image in PDF format
05/14/1997 -- ANNUAL REPORT	View image in PDF format
02/07/1996 -- ANNUAL REPORT	View image in PDF format
06/23/1995 -- ANNUAL REPORT	View image in PDF format

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 6/12/2018 12:34:10 PM.****

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

GENERAL JURISDICTION DIVISION

CASE NO.: COCE 16-006247 (54)

IN RE:

CIRCLE ONE CONDOMINIUM
ASSOCIATION, INC.,
A Florida Not For Profit Corporation,
_____ /

Filed In Open Court
CLERK OF THE COUNTY COURT
ON 6/12/18
BY bas

**ORDER ON MOTION TO ESTABLISH EQUITABLE LIEN REGARDING 2611 NW 56TH
AVENUE, UNIT A-210 LAUDERHILL, FL 33313 AND TO DISBURSE TAX SURPLUS**

THIS CAUSE having come on before me, one of the Judges of the above-styled court on June 11, 2018, on the Court Appointed Receiver's Motion to Establish Equitable Lien regarding Unite A-210, 2611 NW 56th Avenue, Lauderhill, Florida 33313; having reviewed the Motion and the Court file, the below listed persons and/or entities having been properly served with the motion and notice of hearing, having heard argument of counsel(s) and being otherwise fully advised in the premises, it is hereby ORDERED AND ADJUDGED that:

1. FLORIDA PROPERTY RECEIVER FORCE, LLC'S Motion to Establish Equitable Lien Regarding property 2611 NW 56th Avenue, Unit A-210 Lauderhill, Fl 33313 and to Disburse Tax Surplus is hereby GRANTED, as to the following described property:

Legal Description: Unit A-303, in CIRCLE ONE CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 8710, Page 203, of the Public Records of Broward County, Florida; said unit and appurtenance are located on TRACT "A" OF PIEDRA DEL SOL, according to the Plat thereof, as recorded in Plat Book 82, Page 39, of the

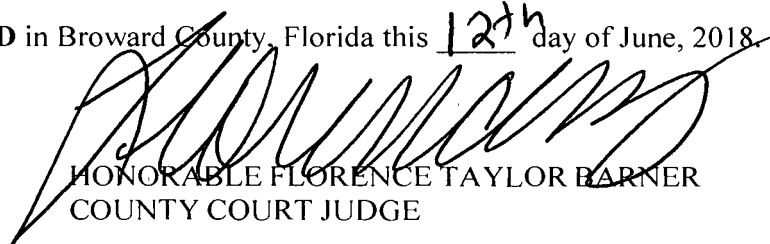
the Public Records of Broward County Florida and all amendments.
Parcel ID No.: 4941 26 DA 0380

2. An Equitable Lien is hereby imposed in favor of the Court Appointed Receiver, FLORIDA PROPERTY RECEIVER FORCE, LLC, in the amount of ^{18,000.00}~~\$19,800.00~~ (\$15,000.00 for the Receiver's fees and expenses and ^{3,000.00}~~\$4,800.00~~ for attorneys fees and costs) and to the extent any tax surplus resulting from any tax or foreclosure auction (in the event there is a sale), to satisfy such lien, such surplus shall be disbursed by the Broward County Clerk and Comptroller (in the event there is a sale) payable to Florida Property Receiver Force, LLC and to the amount of their lien and mailed to 28 West Flagler Street, Suite 201, Miami, Florida 33130.

3. 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 the First Lien Holder, The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certified Holders of CWALT Inc., Oak Street Mortgage, LLC, Bank of America, N.A., or their Assignee, Purchaser, Beneficiary or Substitute; the prior Owner; any other Lien Holder. *The Bank of New York Mellon shall have the next priority position after Florida Property Receiver Force, LLC.*

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

DONE AND ORDERED in Broward County, Florida this 12th day of June, 2018.


HONORABLE FLORENCE TAYLOR BARNER
COUNTY COURT JUDGE

Conformed copies to:

Harold B. Klite Truppman, Esq.
28 West Flagler Street, Suite 201, Miami, FL 33130

Circle One Condominium Association, Inc.

c/o Kaye Bender Rembaum, Registered Agent
1200 Park Central Blvd
Pompano Beach, FL 33064

**The Bank of New York Mellon FKA The Bank of New York as Trustee for the
Certificate Holders of CWALT Inc, Alternative Loan Trust 2006-OC4 Mortgage Pass
Through Certificates Series 2006-OC4 by Assignment of Oak Street Mortgage LLC.**

~~101 Barclay Street 4W~~ Attn: Craig Stein, Esquire
~~New York, NY 10286~~ One West Las Olas Blvd, Ste 500
Fort Lauderdale, FL 3301

Oak Street Mortgage LLC.

11595 N Meridian Street Suite 400
Carmel, IN 46032

Stein@kohnwyer1.com

Bank of America, N.A.

c/o C T CORPORATION SYSTEM, Registered Agent
1200 South Pine Island Road
Plantation, FL 33324

**Tenants/Occupants in Possession
and all others in possession**

2611 NW 56 Ave A-210
Lauderhill, FL 33313

--

Florida Department of State, Division of Corporations

WARRANTY DEED TO TRUSTEE DATED: September 21st, 1994
PURSUANT TO SECTION 689.071, FLORIDA STATUTES

THIS INDENTURE WITNESSETH, That the Grantor(s), Jack R. Gerzina, Cathleen G. Gerzina, Charles S. Glover and Robbin H. Glover, whose post office address is 1676 W. Hillsboro Boulevard, Deerfield Beach, FL 33442 of the County of Broward and the state of Florida for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid grants, bargains, sells, aliens, remises, releases, conveys and confirms unto **GEORGE R. MORAITIS AS TRUSTEE UNDER THE PROVISION OF A CERTAIN TRUST AGREEMENT DATED THE 21st DAY OF September, 1994 AND KNOWN AS 2611 N.W. 56 AVE. # A-303 TRUST** whose post office address is 1676 W. HILLSBORO BOULEVARD, DEERFIELD BEACH, FLORIDA, 33442, the following described real estate in the County of Broward and the State of Florida to wit:

94-610533

12-22-94

11:48AM

DOC. STAMPS-DEED\$

0.70

RECEIVED IN BROWARD COUNTY
B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

Unit No. A-303, together with its appurtenant interest in the Common Property and the Limited Common Property No. 143, in CIRCLE ONE CONDOMINIUM, according to the Declaration of Condominium establishing CIRCLE ONE CONDOMINIUM, dated January 29, 1980, and recorded February 4, 1980, in Official Records Book 8710, at Page 203, among Official Records of Broward County, Florida, said Unit and appurtenances are located on Tract "A" of PIEDRA DEL SOL, according to the Plat thereof, as recorded in Plat Book 82, at Page 39, of the Public records of Broward County, Florida.

"Grantor" is used for singular or plural, as context requires. Grantors state that this property does not constitute the homestead property of grantors or their spouses.

TO HAVE AND TO HOLD the said premises with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining upon the trusts and for the uses and purposes herein in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, protect, conserve, sell, lease, encumber, and otherwise manage and dispose of said premises or any part thereof, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, and upon any term and for any period or periods of time, not exceeding, in the case of any single demise the terms of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and option to renew leases and option to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire in the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

AND the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing Subsequent to 1994.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal, this 21st day of September, 1994.

Signed, sealed & delivered in our presence:

Witnesses:

Blair R. Becker
Blair R. Becker

Christine A. Becker
Christine A. Becker

Grantor(s):

Jack R. Gerzina
Jack R. Gerzina

Cathleen G. Gerzina
Cathleen G. Gerzina

Charles S. Glover
Charles S. Glover

Robbin H. Glover
Robbin H. Glover

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

STATE OF
COUNTY OF

FLORIDA
BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Jack R. Gerzina & Cathleen G. Gerzina (his wife), and Charles S. Glover & Robbin Glover (his wife), who are personally known to me and who did take an oath, and who executed the foregoing instrument and they acknowledged before me that they have executed same.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of September, 1994

My commission Expires:



BLAIR R. BECKER
My Commission CQ380744
Expires Mar. 31, 1998
Banded by HAI
800-422-1855

NOTARY PUBLIC

(SEAL)

Blair R. Becker
Blair R. Becker

BK22962PG0967

Record and return to:

Arie Mrejen, P.A.
701 W. Cypress Creek Rd., Suite 302
Fort Lauderdale, FL 33309
Tel.: (954) 771-3740 Fax: (954) 771-3047

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 31st day of August, 2005, by GEORGE R. MORAITIS, AS TRUSTEE OF THE 20 SEPARATE LAND TRUSTS WHICH ARE MORE SPECIFICALLY IDENTIFIED ON EXHIBIT "A" ATTACHED HERETO, whose post office address is 915 Middle River Drive, Suite 506, Fort Lauderdale, FL 33304, first party, to CONDOMANIA, LTD., a Florida Limited Partnership, whose post office address is 263 Goolsby Boulevard, Deerfield Beach, FL 33442, second party:

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

WITNESSETH, That the said first party, for and in consideration of the sum of Ten Dollars and 00/100 Dollars (\$10.00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lots, pieces or parcels of land, situate, lying and being in the County of Broward, State of Florida, which are more specifically identified on Exhibit "B" attached hereto.

Tax Folio Number: 19126-DA-00200 (A-102), 19126-DA-01100 (A-111), 19126-DA-01200 (A-112), 19216-DA-01500 (A-115), 19126-DA-02200 (A-122), 19126-DA-02400 (A-124), 19126-DA-02600 (A-126), 19126-DA-04800 (A-220), 19126-DA-05500 (A-227), 19126-DA-06000 (A-303), 19126-DA-09800 (A-412), 19126-DA-10100 (A-415), 19126-DA-10300 (A-417), 19126-DA-11200 (A-426), 19126-DA-12900 (A-514), 19126-DA-13000 (A-515), 19126-DA-13300 (A-518), 19126-DA-13400 (A-519), 19126-DA-15500 (B-203), 19126-DA-18000 (B-504).

NOTE: THIS IS A CONVEYANCE OF UNENCUMBERED PROPERTY, WITHOUT CHANGE OF BENEFICIAL OWNERSHIP AND MINIMAL DOCUMENTARY STAMPS ARE BEING PAID PURSUANT TO THE KURO DECISION.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

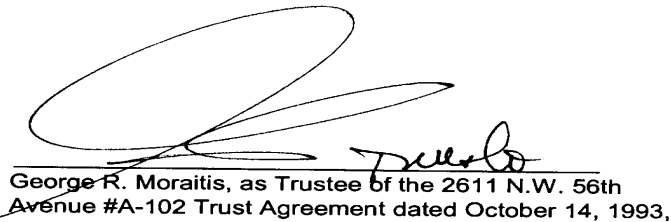
8

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

Signed, sealed and delivered in presence of:


Print Name: Patricia M. Kearney


Print Name: Cindy M. Hing


George R. Moraitis, as Trustee of the 2611 N.W. 56th
Avenue #A-102 Trust Agreement dated October 14, 1993,

AND

George R. Moraitis, as Trustee of the 2611 N.W. 56th
Avenue #A-111 Trust Agreement dated September 21, 1994,

AND

George R. Moraitis, as Trustee of the 2611 N.W. 56th
Avenue #A-112 Trust Agreement dated September 21, 1994,

AND

George R. Moraitis, as Trustee of the 2611 N.W. 56th
Avenue #A-115 Trust Agreement dated September 21, 1994,

AND

George R. Moraitis, as Trustee of the 2611 N.W. 56th
Avenue #A-122 Trust Agreement dated November 14, 1994,

AND

George R. Moraitis, as Trustee of the 2611 N.W. 56th
Avenue #A-124 Trust Agreement dated September 21, 1994,

AND

George R. Moraitis, as Trustee of The 2611 N.W. 56th
Avenue #A-126 Trust Agreement dated September 21, 1994,

AND

George R. Moraitis, as Trustee of the 2611 N.W. 56th
Avenue #A-220 Trust Agreement dated September 21, 1994,

AND

George R. Moraitis, as Trustee of the 2611 N.W. 56th
Avenue #A-227 Trust Agreement dated September 21, 1994,

AND

George R. Moraitis, as Trustee of the 2611 N.W. 56th
Avenue #A-303 Trust Agreement dated September 21, 1994,

AND

George R. Moraitis, as Trustee of the 2611 N.W. 56th
Avenue #A-412 Trust Agreement dated September 21, 1994,

AND

George R. Moraitis, as Trustee of the 2611 N.W. 56th
Avenue #A-415 Trust Agreement dated September 21, 1994,

AND

George R. Moraitis, as Trustee of the 2611 N.W. 56th
Avenue #A-417 Trust Agreement dated September 21, 1994,

AND

George R. Moraitis, as Trustee of the 2611 N.W. 56th
Avenue #A-426 Trust Agreement dated July 15, 1994,

AND

George R. Moraitis, as Trustee of the 2611 N.W. 56th
Avenue #A-514 Trust Agreement dated September 21, 1994,

AND

George R. Moraitis, as Trustee of the 2611 N.W. 56th
Avenue #A-515 Trust Agreement dated September 21, 1994,

AND

George R. Moraitis, as Trustee of the 2611 N.W. 56th
Avenue #A-518 Trust Agreement dated September 21, 1994,

AND

George R. Moraitis, as Trustee of the 2611 N.W. 56th
Avenue #A-519 Trust Agreement dated September 21, 1994,

AND

George R. Moraitis, as Trustee of the 2611 N.W. 56th
Avenue #B-203 Trust Agreement dated September 21, 1994,

AND

George R. Moraitis, as Trustee of the 2611 N.W. 56th
Avenue #B-504 Trust Agreement dated September 21, 1994.

STATE OF FLORIDA
COUNTY OF BROWARD

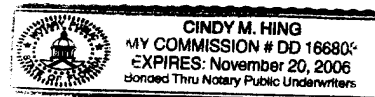
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared GEORGE R. MORAITIS, AS TRUSTEE OF THE 20 SEPARATE LAND TRUSTS WHICH ARE MORE SPECIFICALLY IDENTIFIED ON EXHIBIT "A" ATTACHED HERETO, on behalf of those said trusts, who is personally known to me and who did take an oath, and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of August, 2005.

My Commission Expires:


NOTARY PUBLIC: Cindy M. Hing

(Seal)



LIST OF GRANTORS - EXHIBIT "A"**CONDOMANIA LTD.,
a Florida Limited Partnership**

- Unit A-102 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated October 14, 1993, and known as the 2611 N.W. 56th Avenue #102-A, pursuant to the Warranty Deed recorded in the Official Records Book 21280, Page 40.
- Unit A-111 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated September 21, 1994, and known as the 2611 N.W. 56th Avenue #A-111 Trust, pursuant to the Warranty Deed recorded in the Official Records Book 22962, Page 957.
- Unit A-112 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated September 21, 1994, and known as the 2611 NW. 56th Avenue #A-112 Trust, pursuant to the Warranty Deed recorded in the Official Records Book 22962, Page 958.
- Unit A-115 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated September 21, 1994, and known as the 2611 N.W. 56th Avenue #A-115 Trust, pursuant to the Warranty Deed recorded in the Official Records Book 22962, Page 969.
- Unit A-122 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated November 14, 1994, and known as the 2611 N.W. 56th Avenue #A-122 Trust, pursuant to the Warranty Deed recorded in the Official Records Book 22962, Page 960.
- Unit A-124 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated September 21, 1994, and known as the 2611 N.W. 56th Avenue #A-124 Trust, pursuant to the Warranty Deed recorded in the Official Records Book 22962, Page 961.
- Unit A-126 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated September 21, 1994, and known as the 2611 N.W. 56th Avenue #A-126 Trust, pursuant to the Warranty Deed recorded in the Official Records Book 22962, Page 962.
- Unit A-220 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated September 21, 1994, and known as the 2611 N.W. 56th Avenue #A-220 Trust, pursuant to the Warranty Deed recorded in the Official Records Book 22962, Page 965.
- Unit A-227 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated September 21, 1994, and known as the 2611 N.W. 56th Avenue #A-227 Trust, pursuant to the Warranty Deed recorded in the Official Records Book 22962, Page 966.
- Unit A-303 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated September 21, 1994, and known as the 2611 N.W. 56th Avenue #A-303 Trust, pursuant to the Warranty Deed recorded in the Official Records Book 22962, Page 967.
- Unit A-412 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated September 21, 1994, and known as the 2611 N.W. 56th Avenue #A-412 Trust, pursuant to the Warranty Deed recorded in the Official Records Book 22962, Page 969.
- Unit A-415 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated September 21, 1994, and known as The 2611 N.W. 56th Avenue #A-415 Trust, pursuant to the Warranty Deed recorded in the Official Records Book 22962, Page 970.
-

- Unit A-417 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated September 21, 1994, and known as the 2611 N.W. 56th Avenue #A-417 Trust, pursuant to the Warranty Deed recorded in the Official Records Book 22962, Page 972.
- Unit A-426 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated July 15, 1994, and known as the 2611 N.W. 56th Avenue #A-426 Trust, pursuant to the Warranty Deed recorded in the Official Records Book 22402, Page 105.
- Unit A-514 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated September 21, 1994, and known as the 2611 N.W. 56th Avenue #A-514 Trust, pursuant to the Warranty Deed recorded in the Official Records Book 29621, Page 974.
- Unit A-515 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated September 21, 1994, and known as the 2611 N.W. 56th Avenue #A-515 Trust, pursuant to the Warranty Deed recorded in the Official Records Book 22962, Page 975.
- Unit A-518 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated September 21, 1994, and known as the 2611 N.W. 56th Avenue #A-518 Trust, pursuant to the Warranty Deed recorded in the Official Records Book 22962, Page 972.
- Unit A-519 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated September 21, 1994, and known as the 2611 N.W. 56th Avenue #A-519 Trust, pursuant to the Warranty Deed recorded in the Official Records Book 22962, Page 977.
- Unit B-203 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated September 21, 1994, and known as the 2601 N.W. 56th Avenue #B-203 Trust, pursuant to the Warranty Deed recorded in the Official Records Book 22640, Page 83.
- Unit B-504 George R. Moraitis, as Trustee under the provisions of a certain Trust Agreement dated September 21, 1994, and known as the 2601 N.W. 56th Avenue #B-504 Trust, pursuant to the Warranty Deed recorded in the Official Records Book 22962, Page 961.

LIST OF LEGAL DESCRIPTIONS - EXHIBIT "B"

**CONDOMANIA LTD.,
a Florida Limited Partnership**

Unit A-102 together with its appurtenant interest in the common property and the limited common property No. 80, and

Unit A-111 together with its appurtenant interest in the common property and the limited common property No. 200, and

Unit A-112 together with its appurtenant interest in the common property and the limited common property No. 126, and

Unit A-115 together with its appurtenant interest in the common property and the limited common property No. 193, and

Unit A-122 together with its appurtenant interest in the common property and the limited common property No. 20, and

Unit A-124 together with its appurtenant interest in the common property and the limited common property No. 12, and

Unit A-126 together with its appurtenant interest in the common property and the limited common property No. 11, and

Unit A-220 together with its appurtenant interest in the common property and the limited common property No. 17, and

Unit A-227 together with its appurtenant interest in the common property and the limited common property No. 9, and

Unit A-303 together with its appurtenant interest in the common property and the limited common property No. 143, and

Unit A-412 together with its appurtenant interest in the common property and the limited common property No. 191, and

Unit A-415 together with its appurtenant interest in the common property and the limited common property No. 229, and

Unit A-417 together with its appurtenant interest in the common property and the limited common property No. 178, and

Unit A-426 together with its appurtenant interest in the common property and the limited common property No. 152, and

Unit A-514 together with its appurtenant interest in the common property and the limited common property No. 144, and

Unit A-515 together with its appurtenant interest in the common property and the limited common property No. 182, and

Unit A-518 together with its appurtenant interest in the common property and the limited common property No. 179, and

Unit A-519 together with its appurtenant interest in the common property and the limited common property No. 22, and

Unit B-203 together with its appurtenant interest in the common property and the limited common property No. 64, and

Unit B-504 together with its appurtenant interest in the common property and the limited common property No. 122, and

in CIRCLE ONE CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 8710, Page 203, of the Public Records of Broward County, Florida; said units and appurtenances are located on TRACT "A" OF PIEDRA DEL SOL, according to the Plat thereof, as recorded in Plat Book 82, Page 39, of the Public Records of Broward County, Florida; and any and all amendments thereto.

17
Record and return to:

Arie Mrejen, P.A.
701 W. Cypress Creek Rd., Suite 302
Fort Lauderdale, FL 33309
Tel.: (954) 771-3740 Fax: (954) 771-3047

WARRANTY DEED (Statutory Form-Section 689.02 F.S.)

THIS INDENTURE, made this 31st day of August, 2005, between **CONDOMANIA, LTD., a Florida Limited Partnership**, whose address is 263 Goolsby Boulevard, Deerfield Beach, FL 33442 of the County of Broward, State of Florida, **GRANTOR***, and **SOLAL INVESTMENT, LLC, a Florida Limited Liability Company**, whose address is 19026 NE 29th Avenue, Aventura, FL 33180, of the County of Miami-Dade, State of Florida, **GRANTEE***,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

[See Attached Exhibit "A"]

Tax Folio Numbers: 19126-DA-00200 (A-102), 19126-DA-01100 (A-111), 19126-DA-01200 (A-112), 19126-DA-01500 (A-115), 19126-DA-02200 (A-122), 19126-DA-02400 (A-124), 19126-DA-02600 (A-126), 19126-DA-04800 (A-220), 19126-DA-05500 (A-227), 19126-DA-06000 (A-303), 19126-DA-09800 (A-412), 19126-DA-10100 (A-415), 19126-DA-10300 (A-417), 19126-DA-11200 (A-426), 19126-DA-12900 (A-514), 19126-DA-13000 (A-515), 19126-DA-13300 (A-518), 19126-DA-13400 (A-519), 19126-DA-15500 (B-203), 19126-DA-18000 (B-504)

Subject to: Restrictions, reservations, limitations and easements of record, if any and to taxes for the year 2005 and subsequent years.

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

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

[END OF TEXT OF WARRANTY DEED - SEE NEXT PAGE FOR EXECUTION]

[EXECUTION PAGE FOR WARRANTY DEED]

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Cindy M. Hing
WITNESS: Cindy M. Hing

Patricia M. Kearney
WITNESS: Patricia M. Kearney

**CONDOMANIA, LTD., a Florida
Limited Partnership**

**By: Southern Investors Management, Inc.,
a Florida Corporation, its General Partner**

By: Charles S. Glover
Charles S. Glover, President

**STATE OF FLORIDA
COUNTY OF BROWARD**

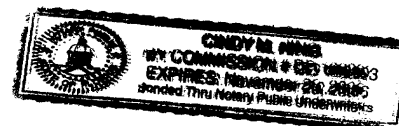
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Charles S. Glover, as the President and Authorized Officer of Southern Investors Management, Inc., a Florida Corporation, which corporation is the General Partner of the above referenced Limited Partnership, who is personally known to me and who did take an oath, and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of August, 2005.

Cindy M. Hing
NOTARY PUBLIC: Cindy M. Hing

My Commission Expires:

(SEAL)



LIST OF LEGAL DESCRIPTIONS - EXHIBIT "A"

**CONDOMANIA LTD.,
a Florida Limited Partnership**

Unit A-102 together with its appurtenant interest in the common property and the limited common property No. 80, and

Unit A-111 together with its appurtenant interest in the common property and the limited common property No. 200, and

Unit A-112 together with its appurtenant interest in the common property and the limited common property No. 126, and

Unit A-115 together with its appurtenant interest in the common property and the limited common property No. 193, and

Unit A-122 together with its appurtenant interest in the common property and the limited common property No. 20, and

Unit A-124 together with its appurtenant interest in the common property and the limited common property No. 12, and

Unit A-126 together with its appurtenant interest in the common property and the limited common property No. 11, and

Unit A-220 together with its appurtenant interest in the common property and the limited common property No. 17, and

Unit A-227 together with its appurtenant interest in the common property and the limited common property No. 9, and

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Unit A-415 together with its appurtenant interest in the common property and the limited common property No. 229, and

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Unit A-426 together with its appurtenant interest in the common property and the limited common property No. 152, and

Unit A-514 together with its appurtenant interest in the common property and the limited common property No. 144, and

Unit A-515 together with its appurtenant interest in the common property and the limited common property No. 182, and

Unit A-518 together with its appurtenant interest in the common property and the limited common property No. 179, and

Unit A-519 together with its appurtenant interest in the common property and the limited common property No. 22, and

Unit B-203 together with its appurtenant interest in the common property and the limited common property No. 64, and

Unit B-504 together with its appurtenant interest in the common property and the limited common property No. 122, and

in CIRCLE ONE CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 8710, Page 203, of the Public Records of Broward County, Florida; said units and appurtenances are located on TRACT "A" OF PIEDRA DEL SOL, according to the Plat thereof, as recorded in Plat Book 82, Page 39, of the Public Records of Broward County, Florida; and any and all amendments thereto.

This Document Prepared By and Return to:

Arie Mrejen, Esquire
Arie Mrejen, P.A.
701 W. Cypress Creek Road, Suite 302
Fort Lauderdale, FL 33309
Tel.: (954) 771-3740 Fax: (954) 771-3047

Parcel ID Number: 19126-DA-06000

Warranty Deed

This Indenture, Made this 31st day of March, 2006 A.D., Between Solal Investment, L.L.C., a Florida limited liability company

of the County of Broward, State of Florida, grantor, and
Donnella James, a single woman and Natasha McManus, a single woman

whose address is: 2 Waverly Street, Apt. 101, Roxbury, MA 02119

of the County of Suffolk, State of Massachusetts, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Broward State of Florida to wit:

Unit A-303 together with its appurtenant interest in the common property and the limited common property No. 143 in CIRCLE ONE CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 8710, Page 203, of the Public Records of Broward County, Florida; said unit and appurtenance are located on TRACT "A" OF PIEDRA DEL SOL, according to the Plat thereof, as recorded in Plat Book 82, Page 39, of the Public Records of Broward County, Florida; and any and all amendments thereto.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in Fee Simple forever.

Subject to: restrictions, conditions, prohibitions, covenants, easements and other matters appearing on the plat or otherwise common to the subdivision; taxes for the current year and subsequent years; applicable zoning laws, building codes and other use restrictions imposed by governmental authority.

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

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

Signed, sealed and delivered in our presence:

Solal Investment, L.L.C., a Florida
limited liability company

Printed Name: Ilana Kalichman-Artzy
Witness

By: Meir Benzaken (Seal)
P.O. Address: 2601 N.W. 56th Avenue, B-103, Lauderhill, FL 33313

Printed Name: ARIE MREJEN
Witness

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 31st day of March, 2006 by Meir Benzaken, Managing Member of Solal Investment, L.L.C., a Florida limited liability company

he is personally known to me or he has produced his Florida driver's license as identification.



Ilana Kalichman-Artzy
My Commission DD360625
Expires October 06, 2008

Printed Name: _____
Notary Public
My Commission Expires: _____

CERTIFICATE OF APPROVAL FOR TRANSFER OF UNITS IN CIRCLE ONE CONDOMINIUMS

This is to certify that DONELLA JAMES & NATASHA Mc MANUS has been approved by Circle One Condominiums, Inc, a Florida Not-For Profit Corporation, as the Purchaser of the following described property in Broward County, Florida:

2611 NW 56th Avenue, Unit A303, Lauderhill, Florida 33313

Such approval has been given pursuant to the provision of the said Declaration of Condominium and the Amendment to the bylaws of Circle One Condominium, Inc, and hereby constitutes a waiver of the Association right to purchase the above described unit, as provided for in the said amendment to the subject Bylaws,

Dated this 21ST day of March, 2006

Signed, sealed and delivered:

Circle One Condominium, Inc.
A Florida Not-For-Profit Corporation

By: [Signature]
Mark Stephenson, President

STATE OF FLORIDA
COUNTY OF BROWARD

SWORN TO AND SUBSCRIBED BEFORE ME By Mark Stephenson who is personally known to me and who did take an oath this 21ST day of March, 2006.

[Signature]
Notary Anya C. Nelson

STAMP



Anya C. Nelson
Commission #DD299631
Expires: Mar 11, 2008
Bounded Time
Atlantic Bonding Co., Inc.

Return To:

Argent Mortgage Company, LLC
C/O Nationwide Title Clearing, Inc.
2100 Alt 19 North
Palm Harbor, FL 34683

This document was prepared by: Argent Mortgage Company, LLC

Domenick Porcelli
44 South Broadway, 16th
Flr. White Plains, NY 10604

[Space Above This Line For Recording Data]

MORTGAGE

DEFINITIONS

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

(A) "Security Instrument" means this document, which is dated April 10, 2006, together with all Riders to this document.

(B) "Borrower" is DONNELLA JAMES, A Single Woman and NATASHA MCMANUS, A Single Woman

Borrower is the mortgagor under this Security Instrument.
(C) "Lender" is Argent Mortgage Company, LLC

Lender is a Limited Liability Company
organized and existing under the laws of Delaware

0095949632 - 9605

FLORIDA-Single Family Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3010 1/01

VMP -6(FL) (0005)

Page 1 of 16

Initials: *DJ*

Donnella James
JML

04/07/2006 9:32:35

VMP MORTGAGE FORMS - (800)521-7291

Lender's address is 3 Park Plaza - 10th Floor Irvine, CA 92614

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated April 10, 2006

The Note states that Borrower owes Lender one hundred three thousand nine hundred twenty and 00/100 Dollars

(U.S. \$103,920.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than May 1, 2036

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

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

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

<input checked="" type="checkbox"/> Adjustable Rate Rider	<input checked="" type="checkbox"/> Condominium Rider	<input type="checkbox"/> Second Home Rider
<input type="checkbox"/> Balloon Rider	<input type="checkbox"/> Planned Unit Development Rider	<input type="checkbox"/> 1-4 Family Rider
<input type="checkbox"/> VA Rider	<input type="checkbox"/> Biweekly Payment Rider	<input type="checkbox"/> Other(s) [specify]

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

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

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

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

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

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

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

UMP -6(FL) (0005)

Page 2 of 16

0095949632 - 9605
Initials: DS
04/07/2006 9:32:35 Form 3010 1/01

Dannelle James

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

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

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in the County of BROWARD

[Type of Recording Jurisdiction]
[Name of Recording Jurisdiction]:

EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF:


Parcel ID Number: 49-41-26-DA-0600
2611 NW 56TH AVE UNIT #A-303
LAUDERHILL
("Property Address"):

which currently has the address of
[Street]
[City], Florida 33313 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

 -6(FL) (0005)

Page 3 of 16

0095949632-9605
Initials: D.J. Donnellu James
04/07/2006 9:32:35 Form 3010 1/01


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

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

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

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

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

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment

 -6(FL) (0005)

Page 4 of 16

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can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

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

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

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

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest

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Page 5 of 16

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shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

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

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

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

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

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

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

 -6(FL) (0005)

Page 6 of 16

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

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

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

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

 -6(FL) (0005)

Page 7 of 16

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

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

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

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

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

 -6(FL) (0005)

Page 8 of 16

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

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

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

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

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

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

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

 -6(FL) (0005)

Page 9 of 16

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

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

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

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

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

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

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

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

 -6(FL) (0005)

Page 10 of 16

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Form 3010 1/01

any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

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

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

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

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

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

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

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers

 -6(FL) (0005)

Page 11 of 16

0095949632 - 9605

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Form 3010 1/01

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

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

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

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

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

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

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

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the



purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

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

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

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

 -6(FL) (0005)

Page 13 of 16

0095949632 - 9605

Initials: *D.J.*

Form 3010 1/01

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

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

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

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

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

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

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

 -6(FL) (0005)

Page 14 of 16

0095949632 - 9605

Initials: D.J.

04/07/2006 9:32:35 Form 3010 1/01

Donnell James

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

DONNELLA JAMES (Seal)
-Borrower

1891 NW 42ND TERRACE, FORT
LAUDERDALE, FL 33313 (Address)
NATASHA MCMANUS (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Address)

(Address)

(Seal)
-Borrower

(Seal)
-Borrower

(Address)

(Address)

(Seal)
-Borrower

(Seal)
-Borrower

(Address)

(Address)

0095949632 - 9605

STATE OF FLORIDA, ~~Massachusetts~~

County ss: Suffolk

The foregoing instrument was acknowledged before me this

13th April 2006
Day/Month/Year

by

Donnella James

who is personally known to me or who has produced _____ as
identification.

[Signature]
Notary Public

ROSSANNA M. DIAZ
Notary Public
My Commission Expires
May 12, 2006

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 17th April 2006
by NATASHA MCMAHON who is personally known
to me or has produced FLA Driver License as identification.

NOTARY PUBLIC STATE OF FLORIDA
Arie Mrejen
Commission #DD396138
Expires: FEB. 14, 2009
Bonded Thru Atlantic Bonding Co., Inc.

[Signature]
Notary Public
State of Florida



EXHIBIT "A"

Unit A-303 together with its appurtenant interest in the common property and the limited common property No. 143 in CIRCLE ONE CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 8710, Page 203, of the Public Records of Broward County, Florida; said unit and appurtenance are located on TRACT "A" OF PIEDRA DEL SOL, according to the Plat thereof, as recorded in Plat Book 82, Page 39, of the Public Records of Broward County, Florida; and any and all amendments thereto.

CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 10th day of April, 2006, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Argent Mortgage Company, LLC

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at:
2611 NW 56TH AVE UNIT #A-303, LAUDERHILL, FL 33313

[Property Address]

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

Circle One Condominium

[Name of Condominium Project]

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

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

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

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy on the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes and floods, from which Lender requires insurance,

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MULTISTATE CONDOMINIUM RIDER-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

VMP-8R (0008)

Form 3140 1/01

Page 1 of 3

Initials: *D.J. / M*

VMP MORTGAGE FORMS - (800)521-7291

Dannella James

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then: (i) Lender waives the provision in Section 3 for the Periodic Payment to Lender of the yearly premium installments for property insurance on the Property; and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

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

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

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

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

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

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

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

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Initials: DJ/mm
 Page 2 of 3 04/07/2006 9:32:35 AM Form 3140 1/01
Donnell James

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

Donnella James (Seal)
DONNELLA JAMES -Borrower

Natasha McManus (Seal)
NATASHA MCMANUS -Borrower

Donnella James (Seal)
DONNELLA JAMES (AM) -Borrower

____ (Seal)
-Borrower

Donnella James (Seal)
DONNELLA JAMES (AM) -Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

0095949632

ADJUSTABLE RATE RIDER**(LIBOR Six-Month-Index (As Published in the Wall Street Journal)- Rate Caps)**

THIS ADJUSTABLE RATE RIDER is made this 10th day of April, 2006 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to Argent Mortgage Company, LLC (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

2611 NW 56TH AVE UNIT #A-303, LAUDERHILL, FL 33313
[Property Address]

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

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

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial interest rate of **8.750 %**. The Note provides for changes in the interest rate and the monthly payments, as follows:

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES**(A) Change Dates**

The interest rate I will pay may change on the first day of May, 2009, and on that day every sixth month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the average of interbank offered rates for six-month U.S. dollar-denominated deposits in the London market ("LIBOR"), as published in the Wall Street Journal. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index."

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

Loan Number: [REDACTED]

Initials DS
Dannille Jones

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding **six** percentage points (**6.000** %) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

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

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than **10.750% or less than 8.750%**. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than **One(1.000 %)** from the rate of interest I have been paying for the preceding six months. My interest rate will never be greater than 14.750)% or less than 8.750)%.

(E) Effective Date of Changes

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

(F) Notice of Changes

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

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

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

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

Loan Number: XXXXXXXXXX

Initials

D. J. [Signature]
Donnell J. [Signature]

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

To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing. If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

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

Donnella James (Seal) *Natasha M. James* (Seal)
Borrower DONNELLA JAMES Borrower NATASHA MCMANUS

Donnella James (Seal) _____ (Seal)
Borrower Borrower
DONNELLA JAMES (Seal)

Loan Number: XXXXXXXXXX

ASSIGNMENT OF MORTGAGE

SPACE FOR RECORDING ONLY F.S. §695.26

FOR VALUE RECEIVED, on or before January 07, 2008, the undersigned, ARGENT MORTGAGE COMPANY, LLC, ("Assignor") assigned, transferred and conveyed to: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-M1, ("Assignee") whose address is 10801 6th Street Suite 130, , Rancho Cucamonga, CA 91730, its successors and/or assigns, all of the right, title, and interest of Assignor in and to that certain Mortgage (the "Mortgage") dated April 10, 2006 and recorded April 26, 2006 in Official Records Book 41895 at Page 832 of the public records of BROWARD County, Florida, encumbering the following-described real property:

UNIT A-303 TOGETHER WITH ITS APPURTENANT INTEREST IN THE COMMON PROPERTY AND THE LIMITED COMMON PROPERTY NO. 143 IN CIRCLE ONE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 8710, PAGE 203, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID UNIT AND APPURTENANCE ARE LOCATED ON TRACT A OF PIEDRA DEL SOL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ANY AND ALL AMENDMENTS THERETO.

as the same may have been amended from time to time; together with the Note and indebtedness secured thereby.

MORTGAGOR(S): DONNELLA JAMES, and NATASHA MCMANUS

IN WITNESS WHEREOF, Assignor has executed and delivered this Instrument on _____, 2008.

Signed, sealed and delivered
in the presence of



Witness

Typed Name Debbie Lee



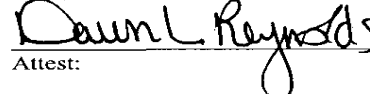
Witness

Typed Name Justin Williams

ARGENT MORTGAGE COMPANY, LLC by Citi
Residential Lending Inc, As Attorney in Fact
By: 

Typed Name: Tamara Price

Title: Vice President



Attest:

Typed Name: Dawn L. Reynolds

Title: Authorized Agent

(Affix Corporate Seal)

On this 30 day of January, 2008 before me, Imelda Barragan, NOTARY PUBLIC personally appeared Tamara Price and Dawn L. Reynolds who are 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

FILE_NUMBER: F08001294

DOC_ID: M001100

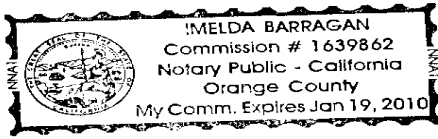
F08001294

M001100

Signature _____

(SEAL)

Recording requested by, prepared by and return to:
Florida Default Law Group, P.L.
P.O. Box 25018
Tampa, Florida 33622-5018
F08001294-CITI RESIDENTIAL LENDING, INC.- 0095949632



FILE_NUMBER: F08001294

DOC_ID: M001100

F08001294

M001100

Return To:

Argent Mortgage Company, LLC
C/O Nationwide Title Clearing, Inc.
2100 Alt 19 North
Palm Harbor, FL 34683

This instrument was prepared by:
Argent Mortgage Company, LLC

Domenick Porcelli
44 South Broadway, 16th Flr, White
Plains, NY 10604

MORTGAGE

THIS MORTGAGE is made this 10th day of April, 2006, between the Mortgagor,
DONNELLA JAMES, A Single Woman and NATASHA MCMANUS, A Single Woman

1891 NW 42ND TERRACE, FORT LAUDERDALE, FL 33313, whose address is

Argent Mortgage Company, LLC

(herein "Borrower"), and the Mortgagee,

existing under the laws of Delaware

3 Park Plaza - 10th Floor Irvine, CA 92614

, a corporation organized and

, whose address is

(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 25,980.00 which indebtedness is evidenced by Borrower's note dated April 10, 2006 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2036 ;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of BROWARD ,

State of Florida:

EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF:

0095949756

Form 3810

Amended 5/93

FLORIDA - SECOND MORTGAGE - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT

0095949756 - 9605

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Page 1 of 6

VMP Mortgage Solutions (800)521-7291

Initials:

DJ / NM
Donnella James

Parcel ID Number: 49-41-26-DA-0600

which has the address of 2611 NW 56TH AVE UNIT #A-303
LAUDERHILL

[City], Florida 33313

[ZIP Code] (herein "Property Address");

[Street],

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

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

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

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

4. Prior Mortgages and Deeds of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

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Initials: *DJ*
Form 3810

AM76FL (0310)

Page 2 of 6

0095949756 - 9605

04/07/2006 9:38:19 AM

Parcel ID Number: 49-41-26-DA-0600

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Governing Law; Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs," "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

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Initials: *D. J. M.*
Form 3810

AM76FL (0310)

Page 3 of 6

0095949756 - 9605

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Parcel ID Number: 49-41-26-DA-0600

15. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

16. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

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

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

17. Acceleration; Remedies. Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees, court costs, and costs of documentary evidence, abstracts and title reports.

18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees and court costs; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

20. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

21. Attorneys' Fees. As used in this Mortgage and in the Note, "attorneys' fees" shall include attorneys' fees, if any, which may be awarded by an appellate court.

AM76FL (0310)

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04/07/2006 9:38:19 AM

Page 4 of 6

0095949756
Initials: *D. J. M.*
Form 3810

**REQUEST FOR NOTICE OF DEFAULT
AND FORECLOSURE UNDER SUPERIOR
MORTGAGES OR DEEDS OF TRUST**

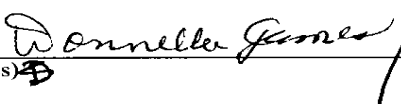

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.


IN WITNESS WHEREOF, Borrower has executed this Mortgage.

NOTICE TO BORROWER

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.

Signed, sealed and delivered in the presence of:

 (Witness)  DONNELLA JAMES (Seal) -Borrower

1891 NW 42ND TERRACE, FORT LAUDERDALE, FL
33313 (Address)

(Witness)



 NATASHA MCMANUS (Seal) -Borrower

1891 NW 42ND TERRACE, FORT LAUDERDALE, FL
33313 (Address)

_____(Seal)
-Borrower

_____(Seal)
-Borrower

_____(Address) 1891 NW 42ND TERRACE, FORT LAUDERDALE, FL
33313 (Address)

_____(Seal)
-Borrower

_____(Seal)
-Borrower

_____(Address) (Address)

_____(Seal)
-Borrower

_____(Seal)
-Borrower

_____(Address) (Address)
(Sign Original Only)

0095949756

Parcel ID Number: 49-41-26-DA-0600

STATE OF FLORIDA, Massachusetts County ss: Suffolk

The foregoing instrument was acknowledged before me this 13th day of April 2006 by Dorella Jones

who is personally known to me or who has produced [REDACTED] as identification.

Notary Public

ROSSANNA M. DIAZ
Notary Public
My Commission Expires
May 12, 2006

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 17th
day of April 2006 by NAEASHA McMANUS
who is personally known to me or who has produced FLA DRIVER'S LICENSE as
identification.

NOTARY PUBLIC-STATE OF FLORIDA
Arie Mirejen
Commission # DD396138
Expires: FEB. 14, 2009
***** THIS COMMISSION EXPIRES 2/14/09 *****

Notary Public
State of Florida



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Page 6 of 6

EXHIBIT "A"

Unit A-303 together with its appurtenant interest in the common property and the limited common property No. 143 in CIRCLE ONE CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 8710, Page 203, of the Public Records of Broward County, Florida; said unit and appurtenance are located on TRACT "A" OF PIEDRA DEL SOL, according to the Plat thereof, as recorded in Plat Book 82, Page 39, of the Public Records of Broward County, Florida; and any and all amendments thereto.

CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 10th day of April, 2006, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Argent Mortgage Company, LLC

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at:
2611 NW 56TH AVE UNIT #A-303, LAUDERHILL, FL 33313

[Property Address]

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

Circle One Condominium

[Name of Condominium Project]

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

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

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

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy on the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes and floods, from which Lender requires insurance,

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MULTISTATE CONDOMINIUM RIDER-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

VMP-8R (0008)

Form 3140 1/01

Page 1 of 3

Initials: *DS*

VMP MORTGAGE FORMS - (800)521-7294

04/07/2006 9:38:19 AM

then: (i) Lender waives the provision in Section 3 for the Periodic Payment to Lender of the yearly premium installments for property insurance on the Property; and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

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

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

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

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

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

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

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

0095949756

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

Donnella James (Seal)
DONNELLA JAMES -Borrower

Natasha McManus (Seal)
NATASHA MCMANUS -Borrower

Donnella James (Seal)
DONNELLA JAMES (AM) -Borrower

____ (Seal)
-Borrower

Donnella James (Seal)
DONNELLA JAMES (AM) -Borrower

____ (Seal)
-Borrower

Donnella James (Seal)
DONNELLA JAMES (AM) -Borrower

____ (Seal)
-Borrower

0095949756

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

CIRCLE ONE CONDO INC
Plaintiff

CACE-11-004743

VS.

Division: 21

JAMES, DONNELLA ; MCMANUS, NATASHA ; ARGENT MTG CO LLC
Defendant

Certificate of Title

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on February 23, 2012, 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:

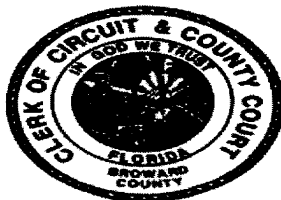
Unit A-303, in CIRCLE ONE CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 8710, Page 203, of the Public Records of Broward County, Florida; said unit and appurtenance are located on TRACT "A" OF PIEDRA DEL SOL, according to the Plat thereof, as recorded in Plat Book 82, Page 39, of the Public Records of Broward County, Florida and all amendments.

which property is located at the street address of:

**2611 NW 56th Avenue #A-303
Lauderhill, FL 33313**

Was sold to: CIRCLE ONE CONDOMINIUM, INC
1200 Park Central Blvd South Pompano Beach, FL, 33064

Witness my hand and the seal of this court on March 06, 2012.



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

Total consideration: \$100.00
Doc Stamps: \$0.70

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

DATE: May 1st, 2019
PROPERTY ID # 494126-DA-0600 (TD # 39130)

WARNING

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

CIRCLE ONE CONDO INC
1200 PARK CENTRAL BLVD S
POMPANO BEACH, FL 33064

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2611 NW 56 AVENUE #A303, LAUDERHILL FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

* Estimated Amount due if paid by May 31, 2019\$7,376.46
Or
* Estimated Amount due if paid by June 18, 2019\$7,452.52

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 19, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: May 1st, 2019
PROPERTY ID # 494126-DA-0600 (TD # 39130)

WARNING

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

DEUTSCHE BANK NATIONAL TRUST CO
10801 6TH STREET SUITE 130
RANCHO CUCAMONGA, CA 91730

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2611 NW 56 AVENUE #A303, LAUDERHILL FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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www.broward.org/recordstaxestreasury

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

DATE: May 1st, 2019
PROPERTY ID # 494126-DA-0600 (TD # 39130)

WARNING

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

FLORIDA PROPERTY RECEIVER FORCE, LLC
28 WEST FLAGLER STREET, SUITE 201
MIAMI, FL 33130

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2611 NW 56 AVENUE #A303, LAUDERHILL FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

* Estimated Amount due if paid by May 31, 2019\$7,376.46
Or
* Estimated Amount due if paid by June 18, 2019\$7,452.52

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TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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

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

DATE: May 1st, 2019
PROPERTY ID # 494126-DA-0600 (TD # 39130)

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CIRCLE ONE CONDOMINIUM, INC.
C/O BENCHMARK PROPERTY MANAGEMENT
7932 WILES ROAD
CORAL SPRINGS, FL 33067

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KAYE BENDER REMBAUM, AGENT
O/B/O CIRCLE ONE CONDOMINIUM, INC.
1200 PARK CENTRAL BLVD
POMPANO BEACH, FL 33064

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TWR AS CST FOR EBURY FUND 2FL LLC
PO BOX 54908
NEW ORLEANS, LA 70154

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ARGENT MORTGAGE COMPANY, LLC
3 PARK PLAZA - 10TH FLOOR
IRVINE, CA 92614

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BANK OF AMERICA NA
C/O CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

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CIRCLE ONE CONDO INC
2611 NW 56 AVENUE #A303
LAUDERHILL, FL 33313

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CIRCLE ONE CONDO INC
2611 NW 56 AVE A-210
LAUDRHILL, FL 33313

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

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FLORIDA PROPERTY RECEIVER FORCE
JAY SOLO
5920 S HIGHWAY A1A
MELBOURNE BEACH, FL 32951

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MELBOURNE, FL 32951

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OAK STREET MORTGAGE LLC
11595 N MERIDIAN ST SUITE 400
CARMEL, IN 46032

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7017 2622 2107

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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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City, Stat

TD 39130 JUNE 2019 WARNING
CIRCLE ONE CONDOMINIUM, INC
1200 PARK CENTRAL BLVD SOUTH
POMPANO BEACH, FL 33064

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

See Reverse for Instructions

7017 2620 0000 1492 2955

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Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Post

\$

Sent To

Street an

City, State

TD 39130 JUNE 2019 WARNING
DEUTSCHE BANK NATIONAL TRUST CO
10801 6TH STREET SUITE 130
RANCHO CUCAMONGA, CA 91730

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

See Reverse for Instructions

7017 2620 0000 1492 2962

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Certified Mail Fee

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

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

Postmark
Here

Postage

\$

Total

\$

Sent

Street

City, St.

TD 39130 JUNE 2019 WARNING
FLORIDA PROPERTY RECEIVER FORCE, LLC
28 WEST FLAGLER STREET, SUITE 201
MIAMI, FL 33130

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

See Reverse for Instructions

7017 2620 0000 1492 2979

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

Postmark
Here

Postage

\$
Total

\$
Sent

Street

City, S

TD 39130 JUNE 2019 WARNING
CIRCLE ONE CONDOMINIUM, INC. C/O
BENCHMARK PROPERTY MANAGEMENT
7932 WILES ROAD
CORAL SPRINGS, FL 33067

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

See Reverse for Instructions

7017 2620 0000 1492 2986

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\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and

City, State, and ZIP+4[®]

TD 39130 JUNE 2019 WARNING

KAYE BENDER REMBAUM, REGISTERED
AGENT O/B/O CIRCLE ONE CONDOMINIUM
1200 PARK CENTRAL BLVD
POMPANO BEACH, FL 33064

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

See Reverse for Instructions

7017 2620 0000 1492 2993

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\$

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

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

Postmark
Here

Postage

\$

Total

\$

Sent

Street

City, St

TD 39130 JUNE 2019 WARNING
TWR AS CST FOR EBURY FUND 2FL LLC
PO BOX 54908
NEW ORLEANS, LA 70154

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

See Reverse for Instructions

7017 2620 0000 1492 3006

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OFFICIAL USE

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

Postmark
Here

Postage

\$

Total

\$

Sent

Street

City, S

TD 39130 JUNE 2019 WARNING
ARGENT MORTGAGE COMPANY, LLC
3 PARK PLAZA - 10TH FLOOR
IRVINE, CA 92614

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

See Reverse for Instructions

7017 2620 0000 1492 3013

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

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

Postmark
Here

Postage

\$

Total Price

\$

Sent To

Street Address

City, State

TD 39130 JUNE 2019 WARNING
BANK OF AMERICA NA
C/O CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

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

See Reverse for Instructions

7017 2620 0000 1492 3020

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

Postmark
Here

Postage

\$
Total

\$
Sent

Street

City

TD 39130 JUNE 2019 WARNING
CIRCLE ONE CONDO INC
2611 NW 56 AVENUE #A303
LAUDERHILL, FL 33313

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

See Reverse for Instructions

7017 2620 0000 1492 3037

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Certified Mail Fee

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

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

Postmark
Here

Postage

\$

Total Po

\$

Sent To

Street a

City, St

TD 39130 JUNE 2019 WARNING

CIRCLE ONE CONDO INC

2611 NW 56 AVE A-210

LAUDRHILL, FL 33313

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

Instructions

7017 2620 0000 1492 3044

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Certified Mail Fee

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

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

Postmark
Here

Postage

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Total P

\$

Sent To

Street &

City, St.

TD 39130 JUNE 2019 WARNING

CITY OF LAUDERHILL

ATTN: ANA SANCHEZ

5581 W OAKLAND PARK BLVD

LAUDERHILL, FL 33313

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

See Reverse for Instructions

7017 2620 0000 1492 3051

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

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

Postmark
Here

Postage

\$

Total P

\$

Sent To

Street a

City, St

TD 39130 JUNE 2019 WARNING
FLORIDA PROPERTY RECEIVER FORCE
JAY SOLO
5920 S HIGHWAY A1A
MELBOURNE BEACH, FL 32951

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

See Reverse for Instructions

7017 2620 0000 1492 3068

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Certified Mail Fee

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

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

Postmark
Here

Postage

\$

Total Price

\$

Sent To

Street &

City, St.

TD 39130 JUNE 2019 WARNING
FLORIDA PROPERTY RECEIVER FORCE, LLC,
5920 S. HIGHWAY A1A, SUITE 101
MELBOURNE, FL 32951

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

See Reverse for Instructions

7017 2620 0000 1492 3075

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total P&c

\$

Sent To

Street at

City, State, and ZIP

TD 39130 JUNE 2019 WARNING
OAK STREET MORTGAGE LLC
11595 N MERIDIAN ST SUITE 400
CARMEL, IN 46032

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.

C.J.

1. Article Addressed to:

TD 39130 JUNE 2019 WARNING
FLORIDA PROPERTY RECEIVER FORCE, LLC,
5920 S. HIGHWAY A1A, SUITE 101
MELBOURNE, FL 32951



9590 9402 4654 8323 8739 99

2. Article Number (Transfer from front of mailpiece)

7017 2620 0000 1492 3068

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
- ☐ 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
all 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.

C.J.

1. Article Addressed to:

TD 39130 JUNE 2019 WARNING
CIRCLE ONE CONDOMINIUM, INC. C/O
BENCHMARK PROPERTY MANAGEMENT
7932 WILES ROAD
CORAL SPRINGS, FL 33067



9590 9402 4654 8323 8740 88

2. Article Number (Transfer from service label)

7017 2620 0000 1492 2979

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

A. Castro

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

A. Castro

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 Merchandise
☐ Signature Required
☐ Signature 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.

C.J.

1 Article Addressed to:

TD 39130 JUNE 2019 WARNING
FLORIDA PROPERTY RECEIVER FORCE
JAY SOLO
5920 S HIGHWAY A1A
MELBOURNE BEACH, FL 32951



9590 9402 4654 8323 8740 02

2 Article Number (Transfer from service label)

7017 2620 0000 1492 3051

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> all Restricted Delivery | |

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

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.

C.J.

1. Article Addressed to:

TD 39130 JUNE 2019 WARNING
BANK OF AMERICA NA
C/O CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324



9590 9402 4654 8323 8740 40

2. Article Number (Transfer from service label)

7017 2620 0000 1492 3013

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

RECEIVED

☐ Agent☐ Addressee

B. Received by (Printed Name)

MAY 03 2019

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☐ No

3. Service Type

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

Mail

Mail Restricted Delivery

(over 5000)

☐ 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.

C.J.

1. Article Addressed to:

TD 39130 JUNE 2019 WARNING
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313



9590 9402 4654 8323 8740 19

2. Article Number (Transfer from service label)

7017 2620 0000 1492 3044

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Broadbentman*☐ Agent☐ Addressee

B. Received by (Printed Name)

Mr Broadbentman

C. Date of Delivery

5/6/19

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

tail

tail Restricted Delivery

0)

☐ 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.

C.J.

1. Article Addressed to:

TD 39130 JUNE 2019 WARNING
CIRCLE ONE CONDOMINIUM, INC
1200 PARK CENTRAL BLVD SOUTH
POMPANO BEACH, FL 33064

9590 9402 4654 8323 8657 65

2. Article Number (Transfer from service label)

7017 2620 0000 1492 2948

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

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

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.

C.J.

TD 39130 JUNE 2019 WARNING
FLORIDA PROPERTY RECEIVER FORCE, LLC
28 WEST FLAGLER STREET, SUITE 201
MIAMI, FL 33130



9590 9402 4654 8323 8740 95

2 Article Number (Transfer from service label)

7017 2620 0000 1492 2962

COMPLETE THIS SECTION ON DELIVERY

A. Signature

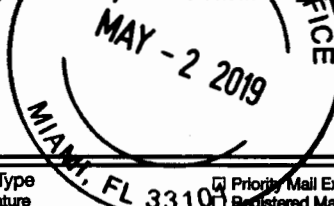
X

☐ 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

Mail

Mail Restricted Delivery

JO)

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

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

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.

C.J.

TD 39130 JUNE 2019 WARNING
TWR AS CST FOR EBURY FUND 2FL LLC
PO BOX 54908
NEW ORLEANS, LA 70154



9590 9402 4654 8323 8740 64

Number (Transfer from service label)

7017 2620 0000 1492 2993

PS Form 3811, July 2015 PSN 7530-02-000-9001

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Tim Rader

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

- ☒ Yes
☐ No



3. Service Type

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

Domestic Return Receipt