



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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 02/26/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 02/25/2018

CERTIFICATE # 2014-17493

ACCOUNT # 513915050520

ALTERNATE KEY # 543392

TAX DEED APPLICATION # 40114

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:

PARCEL 52 LAND DESCRIPTION. The South 45.70 feet of the North 612.33 feet of the West 85.00 feet of the East 145.00 feet of Commercial Tract "B" of "Heritage City Section 2" as shown on the Plat recorded in Plat Book 81 at Page 14 of the Public Records of Broward County, more particularly described as follows: Commencing at the Permanent Reference Monument at the Northeast corner of said Tract "B", thence run along the East line of Tract "B" Due South for 566.63 feet; thence run Due West for 60.00 feet to the Point of Beginning of Parcel 52; thence continue Due West for 85.00 feet; thence run Due South for 45.70 feet, thence run Due East for 85.00 feet; thence run Due North for 45.70 feet, to the Point of Beginning. Said lands situated, lying and being in the City of Pembroke Pines, Broward County, Florida.

PROPERTY ADDRESS: 530 NW 214 AVENUE, PEMBROKE PINES FL 33029-0900

OWNER OF RECORD ON CURRENT TAX ROLL:

BRUCE E STEMLER &
JULIA DARLING
724 N PIERCE ST
AMARILLO, TX 79107 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

BRUCE E. STEMLER AND JULIA DARLING OR: 25322, Page: 817
530 NW 214TH AVENUE
PEMBROKE PINES, FL 33029 (Per Deed)

(Julia Darling aka Julia Stemler)

MORTGAGE HOLDER OF RECORD:

U.S. SMALL BUSINESS ADMINISTRATION OR: 45028, Page: 1434
801 TOM MARTIN DRIVE, SUITE 120
BIRMINGHAM, AL 35211 (Per Mortgage)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

VINOD C GUPTA
C/O BANCO POPULAR NA
17962 FOXBOROUGH LANE
BOCA RATON, FL 33496 (Tax Deed Applicant)

HOLLY LAKE ASSOCIATION, INC.
C/O NEXTGEN MANAGEMENT, LLC
15951 SW 41 STREET SUITE #300
DAVIE, FL 33331 (Per Sunbiz. Declaration recorded in 5921-247.)

STRALEY & OTTO, P.A., REGISTERED AGENT
O/B/O HOLLY LAKE ASSOCIATION, INC.
2699 STIRLING ROAD C-207
FORT LAUDERDALE, FL 33312 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5139 15 05 0520

CURRENT ASSESSED VALUE: \$64,350

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: Yes

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

None 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.

Karen Klein

Title Examiner



Site Address	530 NW 214 AVENUE, PEMBROKE PINES FL 33029-0900	ID #	5139 15 05 0520
Property Owner	STEMLER,BRUCE E & DARLING,JULIA	Millage	2613
Mailing Address	724 N PIERCE ST AMARILLO TX 79107	Use	02

Abbreviated Legal Description	HERITAGE CITY SEC 2 81-14 B S 45.70 OF N 612.33 OF W 85 OF E 145 OF COMMERCIAL TR B OF HERITAGE CITY SEC 2 AKA: LOT 52 HERITAGE CITY EAST
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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	\$25,190	\$39,160	\$64,350	\$64,350	
2017	\$25,190	\$39,160	\$64,350	\$64,350	\$1,543.15
2016	\$25,190	\$37,370	\$62,560	\$59,110	\$1,478.52

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$64,350	\$64,350	\$64,350	\$64,350
Portability	0	0	0	0
Assessed/SOH	\$64,350	\$64,350	\$64,350	\$64,350
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	\$64,350	\$64,350	\$64,350	\$64,350

Sales History			
Date	Type	Price	Book/Page or CIN
8/23/1996	WD	\$54,000	25322 / 817
7/26/1996	SWD	\$100	25322 / 814
3/1/1983	SWD	\$11,500	10767 / 26

Land Calculations		
Price	Factor	Type
\$6.50	3,876	SF
Adj. Bldg. S.F. (Card, Sketch)		1286
Units		1
Eff./Act. Year Built: 1983/1983		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
26			BB					
R			BB					
1			.09					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 40114

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 June 2018, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF PEMBROKE PINES FINANCE DEPARTMENT ATTN MELINDA 10100 PINES BLVD PEMBROKE PINES, FL 33026	STEMLER,BRUCE E 530 NW 214 AVENUE, PEMBROKE PINES FL 33029-0900	VINOD C GUPTA C/O BANCO POPULAR NA 17962 FOXBOROUGH LANE BOCA RATON, FL 33496
HOLLY LAKE ASSOCIATION, INC. C/O NEXTGEN MANAGEMENT, LLC 15951 SW 41 STREET SUITE #300 DAVIE, FL 33331	STEMLER,BRUCE E 724 N PIERCE ST AMARILLO TX 79107	U.S. SMALL BUSINESS ADMINISTRATION 801 TOM MARTIN DRIVE, SUITE 120 BIRMINGHAM, AL 35211
HOLLY LAKE ASSOCIATION, INC. 15951 SW 41 STREET SUITE #300 DAVIE, FL 33331	DARLING,JULIA 530 NW 214 AVENUE, PEMBROKE PINES FL 33029-0900	
STRALEY & OTTO, P.A., O/B/O HOLLY LAKE ASSOCIATION, INC. 2699 STIRLING ROAD C-207 FORT LAUDERDALE, FL 33312	STEMLER,JULIA 530 NW 214 AVENUE, PEMBROKE PINES FL 33029	
	DARLING,JULIA 724 N PIERCE ST AMARILLO TX 79107	

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

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

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

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

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

BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION
PLANNING & DEVELOPMENT MANAGEMENT DIVISION
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPT
ONE NORTH UNIVERSITY DRIVE, MAILBOX 102
PLANTATION, FL 33324

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

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 June 2018 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

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

By _____
Deputy **Juliette M Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 40114

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: 513915-05-0520
Certificate Number: 17493
Date of Issuance: 06/01/2015
Certificate Holder: GUPTA VINOD C C/O BANCO POPULAR NA
Description of Property: HERITAGE CITY SEC 2 81-14 B
S 45.70 OF N 612.33 OF W 85 OF
E 145 OF COMMERCIAL TR B OF
See Additional Legal on Tax Roll

Name in which assessed: STEMLER, BRUCE E & DARLING, JULIA
Legal Titleholders: STEMLER, BRUCE E &
DARLING, JULIA
724 N PIERCE ST
AMARILLO, TX 79107

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 18th day of July, 2018. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 14th day of June, 2018.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By:  _____

Dana F. Buker
Deputy

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

Publish: DAILY BUSINESS REVIEW
Issues: 06/14/2018, 06/21/2018, 06/28/2018 & 07/05/2018
Minimum Bid: 8004.65

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

40114
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 17493

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

06/14/2018 06/21/2018 06/28/2018 07/05/2018

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

[Handwritten signature]

Sworn to and subscribed before me this
5 day of JULY, A.D. 2018

[Handwritten signature]

(SEAL)
GUERLINE WILLIAMS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 40114**

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Certificate Holder:
GUPTA VINOD C C/O BANCO
POPULAR NA

Description of Property:
HERITAGE CITY SEC 2 81-14 B
S 45.70 OF N 612.33 OF W 85 OF
E 145 OF COMMERCIAL TR B OF
See Additional Legal on Tax Roll

Name in which assessed:
STEMLER, BRUCE E & DARLING,
JULIA

Legal Titleholders:
STEMLER, BRUCE E &
DARLING, JULIA
724 N PIERCE ST
AMARILLO, TX 79107

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broward.deeduction.net

*Pre-registration is required to bid.

Dated this 14th day of June, 2018.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Dana F. Buker
Deputy

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

Minimum Bid: 8004.65
401-314

6/14-21-28 7/5 18-12/0000317072B

RETURN OF SERVICE

Assignment: **15420** **1SERVE A.S.A.P. -RETURN TO TAX NOTICE TRAY** Service Sheet # **18-025470**
BROWARD COUNTY, FL vs. STEMLER, BRUCE E.; ETAL TD **40114**
TAX SALE NOTICE PLAINIFF VS. DEFENDANT COUNTY/BROWARD COURT HEARING DATE **7/18/2018**
STEMLER, BRUCE E &/OR DARLING, JULIA SERVE **530 NW 214 AVENUE**
PEMBROKE PINES, FL 33029

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

Received this process on **6/8/2018** *6/8/18 1025*
Date *2018*

Served
 Not Served - see comments
6/8/18 Date at *1025* Time

On **STEMLER, BRUCE E &/OR DARLING, JULIA** 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: *6/8/18 @ 1025. Posted - #15420*

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: *[Signature]* D.S.
15420
T. Brown

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 513915-05-0520 (TD #40114)

RECEIVED SHERIFF

2018 JUN -6 AM 9:11

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 June 29, 2018\$6,278.51

Or

* Amount due if paid by July 17, 2018\$6,351.91

*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 July 18, 2018 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

STEMLER, BRUCE E AND/OR
DARLING, JULIA
530 NW 214 AVENUE,
PEMBROKE PINES FL 33029-0900

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



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

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[Events](#) **No Name History**

Detail by Entity Name

Florida Not For Profit Corporation
HOLLY LAKE ASSOCIATION, INC.

Filing Information

Document Number	N23772
FEI/EIN Number	65-0102040
Date Filed	12/08/1987
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	02/02/1993
Event Effective Date	NONE

Principal Address

15951 SW 41 ST
300
DAVIE, FL 33331

Changed: 05/25/2016

Mailing Address

C/O NextGen Management,LLC
15951 SW 41 STRETT
SUITE #300
DAVIE, FL 33331

Changed: 05/25/2016

Registered Agent Name & Address

STRALEY & OTTO, P.A.
2699 Stirling Road
C-207
Fort Lauderdale, FL 33312

Name Changed: 09/13/2016

Address Changed: 09/13/2016

Officer/Director Detail

Name & Address

Title President

MOODY, TERRY
C/O NextGen Management,LLC
15951 SW 41 STRETT
SUITE #300
DAVIE, FL 33331

Title VP

MIGLIORE, ANTHONY
C/O NextGen Management,LLC
15951 SW 41 STRETT
SUITE #300
DAVIE, FL 33331

Title Treasurer

WYANT, TAMMY
C/O NextGen Management,LLC
15951 SW 41 STRETT
SUITE #300
DAVIE, FL 33331

Title RECORDING SECRETARY

COGAN, TRISHA
C/O NextGen Management,LLC
15951 SW 41 STRETT
SUITE #300
DAVIE, FL 33331

Title CORRESPONDING SECRETARY

BANDIN, MARI
C/O NextGen Management,LLC
15951 SW 41 STRETT

SUITE #300

DAVIE, FL 33331

Annual Reports

Report Year	Filed Date
2016	02/19/2016
2017	01/16/2017
2018	01/15/2018

Document Images

01/15/2018 -- ANNUAL REPORT	View image in PDF format
01/16/2017 -- ANNUAL REPORT	View image in PDF format
09/13/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
05/25/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
02/19/2016 -- ANNUAL REPORT	View image in PDF format
03/16/2015 -- ANNUAL REPORT	View image in PDF format
04/03/2014 -- ANNUAL REPORT	View image in PDF format
04/10/2013 -- ANNUAL REPORT	View image in PDF format
01/04/2012 -- ANNUAL REPORT	View image in PDF format
12/20/2011 -- ANNUAL REPORT	View image in PDF format
06/24/2011 -- ANNUAL REPORT	View image in PDF format
02/09/2011 -- ANNUAL REPORT	View image in PDF format
04/21/2010 -- ANNUAL REPORT	View image in PDF format
03/25/2009 -- ANNUAL REPORT	View image in PDF format
04/09/2008 -- ANNUAL REPORT	View image in PDF format
01/22/2007 -- ANNUAL REPORT	View image in PDF format
04/03/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
03/08/2004 -- ANNUAL REPORT	View image in PDF format
03/07/2003 -- ANNUAL REPORT	View image in PDF format
02/11/2002 -- ANNUAL REPORT	View image in PDF format
03/05/2001 -- ANNUAL REPORT	View image in PDF format
03/07/2000 -- ANNUAL REPORT	View image in PDF format
03/31/1999 -- ANNUAL REPORT	View image in PDF format
04/30/1998 -- ANNUAL REPORT	View image in PDF format
02/27/1997 -- ANNUAL REPORT	View image in PDF format
03/18/1996 -- ANNUAL REPORT	View image in PDF format
02/14/1995 -- ANNUAL REPORT	View image in PDF format

[Previous On List](#) [Next On List](#) [Return to List](#)

[Events](#) **No Name History**

**RECORD AND RETURN TO:
TICOR TITLE NPU
201 E JEFFERSON ST. 4th FL
SYRACUSE NY 13202**

MAIL ANY NOTICE OF DEFAULT TO:
U.S. SMALL BUSINESS ADMINISTRATION
801 Tom Martin Drive Suite 120
Birmingham, AL 35211

THIS INSTRUMENT PREPARED BY AND MAIL TO:
Nicole A. Johnson, Attorney
WHEN RECORDED MAIL TO:
U.S. SMALL BUSINESS ADMINISTRATION
14925 Kingsport Road
Fort Worth, TX 76155-2243

STEMLER JULIA/BRUCE
[REDACTED] Loan No. [REDACTED]

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**MORTGAGE
(Direct)**

This mortgage made and entered into this 15th day of November 2006, by and between BRUCE E. STEMLER AND JULIA STEMLER, WHO ACQUIRED TITLE AS JULIA DARLING, HUSBAND AND WIFE, 530 NW 214th Av, Pembroke Pines, FL 33029 (hereinafter referred to as mortgagor) and the Administrator of the Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at 801 Tom Martin Drive, Suite 120, Birmingham, AL 35211.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Broward, State of Florida.

Described in Exhibit "A" attached hereto and made a part hereof.

It is hereby agreed between the parties hereto, that if the mortgagor, subsequent to the date of this mortgage, conveys, contracts, or attempts to sell the above described mortgaged property in any way or manner whatsoever, while said property is mortgaged to the mortgagee, and without the written consent of the mortgagee, then and in such event the whole sum of principal and interest of the debt secured by this mortgage shall, at the option of the mortgagee, become immediately due and payable, and this mortgage may be foreclosed at once if said debt is not paid in full.

"This transaction is exempt from the Florida Intangible Tax since a governmental agency is holder of the indebtedness."

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and

6

Application No. / Loan No. [REDACTED] / [REDACTED]
STEMLER JULIA / BRUCE

profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

FOR THE PURPOSE OF SECURING: (1) Payment of the principal and interest as set forth above; (2) Payment of any and all obligations and liability, which are now due or may hereafter become due from Mortgagor; (3) Performance of each agreement of Mortgagor hereincontained; (4) Payment of all sums to be paid to Mortgagee pursuant to the terms hereof.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated November 1, 2006 in the principal sum of \$93,100.00 and maturing on May 12, 2036.

1. The mortgagor covenants and agrees as follows:

a. He will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided.

b. He will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts therefore to the said mortgagee.

c. He will pay such expenses and fees as may be incurred in the protection and maintenance of said property, including the fees of any attorney employed by the mortgagee for the collection of any or all of the indebtedness hereby secured, or for foreclosure by mortgagee's sale, or court proceedings, or in any other litigation or proceeding affecting said premises. Attorneys' fees reasonably incurred in any other way shall be paid by the mortgagor.

d. For better security of the indebtedness hereby secured, upon the request of the mortgagee, its successors or assigns, he shall execute and deliver a supplemental mortgage or mortgages covering any additions, improvements, or betterments made to the property hereinabove described and all property acquired by it after the date hereof (all in form satisfactory to mortgagee). Furthermore, should mortgagor fail to cure any default in the payment of a prior or inferior encumbrance on the property described by this instrument, mortgagor hereby agrees to permit mortgagee to cure such default, but mortgagee is not obligated to do so; and such advances shall become part of the indebtedness secured by this instrument, subject to the same terms and conditions.

e. The rights created by this conveyance shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.

f. He will continuously maintain hazard insurance, of such type or types and in such amounts as the mortgagee may from time to time require on the improvements now or hereafter on said property, and will pay promptly when due any premiums therefor. All insurance shall be carried in companies acceptable to mortgagee and the policies and renewals thereof shall be held by mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the mortgagee. In event of loss, mortgagor will give

Application No. / Loan No.: [REDACTED]
 STEMLER JULIA / BRUCE

immediate notice in writing to mortgagee, and mortgagee may make proof of loss if not made promptly by mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to mortgagee instead of to mortgagor and mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged or destroyed. In event of foreclosure of this mortgage, or other transfer of title to said property in extinguishment of the indebtedness secured hereby, all right, title, and interest of the mortgagor in and to any insurance policies then in force shall pass to the purchaser or mortgagee or, at the option of the mortgagee, may be surrendered for a refund.

g. He will keep all buildings and other improvements on said property in good repair and condition; will permit, commit, or suffer no waste, impairment, deterioration of said property or any part thereof; in the event of failure of the mortgagor to keep the buildings on said premises and those erected on said premises, or improvements thereon, in good repair, the mortgagee may make such repairs as in its discretion it may deem necessary for the proper preservation thereof; and the full amount of each and every such payment shall be immediately due and payable and shall be secured by the lien of this mortgage.

h. He will not voluntarily create or permit to be created against the property subject to this mortgage any lien or liens inferior or superior to the lien of this mortgage without the written consent of the mortgagee; and further, he will keep and maintain the same free from the claim of all persons supplying labor or materials for construction of any and all buildings or improvements now being erected or to be erected on said premises.

i. He will not rent or assign any part of the rent of said mortgaged property or demolish, or remove, or substantially alter any building without the written consent of the mortgagee.

j. All awards of damages in connection with any condemnation for public use of or injury to any of the property subject to this mortgage are hereby assigned and shall be paid to mortgagee, who may apply the same to payment of the installments last due under said note, and mortgagee is hereby authorized, in the name of the mortgagor, to execute and deliver valid acquittances thereof and to appeal from any such award.

k. The mortgagee shall have the right to inspect the mortgaged premises at any reasonable time.

2. Default in any of the covenants or conditions of this instrument or of the note or loan agreement secured hereby shall terminate the mortgagor's right to possession, use, and enjoyment of the property, at the option of the mortgagee or his assigns (it being agreed that the mortgagor shall have such right until default). Upon any such default, the mortgagee shall become the owner of all of the rents and profits accruing after default as security for the indebtedness secured hereby, with the right to enter upon said property for the purpose of collecting such rents and profits. This instrument shall operate as an assignment of any rentals on said property to that extent.

3. The mortgagor covenants and agrees that if he shall fail to pay said indebtedness or any part thereof when due, or shall fail to perform any covenant or agreement of this instrument or the promissory note secured hereby, the entire indebtedness hereby secured shall immediately become due, payable, and collectible without notice, at the option of the mortgagee or assigns, regardless of maturity, and the mortgagee or his assigns may before or after entry sell said property without appraisal (the mortgagor having waived and assigned to the mortgagee all rights of appraisal):

(I) at judicial sale pursuant to the provisions of 28 U.S.C. 2001 (a); or

(II) at the option of the mortgagee, either by auction or by solicitation of sealed bids, for the highest and best bid complying with the terms of sale and manner of payment specified in the published notice of sale,

Application No. / Loan No.:

STEMLER JULIA / BRUCE

first giving four weeks' notice of the time, terms, and place of such sale, by advertisement not less than once during each of said four weeks in a newspaper published or distributed in the county in which said property is situated, all other notice being hereby waived by the mortgagor (and said mortgagee, or any person on behalf of said mortgagee, may bid with the unpaid indebtedness evidenced by said note). Said sale shall be held at or on the property to be sold or at the Federal, county, or city/or Commonwealth courthouse for the county in which the property is located. The mortgagee is hereby authorized to execute for and on behalf of the mortgagor and to deliver to the purchaser at such sale a sufficient conveyance of said property, which conveyance shall contain recitals as to the happening of the default upon which the execution of the power of sale herein granted depends; and the said mortgagor hereby constitutes and appoints the mortgagee or any agent or attorney of the mortgagee, the agent and attorney in fact of said mortgagor to make such recitals and to execute said conveyance and hereby covenants and agrees that the recitals so made shall be effectual to bar all equity or right of redemption, homestead, dower, and all other exemptions of the mortgagor, all of which are hereby expressly waived and conveyed to the mortgagee; or

(III) take any other appropriate action pursuant to state or Federal statute either in state or Federal court or otherwise for the disposition of the property.

In the event of a sale as hereinabove provided, the mortgagor or any person in possession under the mortgagor shall then become and be tenants holding over and shall forthwith deliver possession to the purchaser at such sale or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over. The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are granted as cumulative to the remedies for collection of said indebtedness provided by law.

4. The proceeds of any sale of said property in accordance with the preceding paragraphs shall be applied first to pay the costs and expenses of said sale, the expenses incurred by the mortgagee for the purpose of protecting or maintaining said property, and reasonable attorneys' fees; secondly, to pay the indebtedness secured hereby; and thirdly, to pay any surplus or excess to the person or persons legally entitled thereto.

5. In the event said property is sold at a judicial foreclosure sale or pursuant to the power of sale hereinabove granted, and the proceeds are not sufficient to pay the total indebtedness secured by this instrument and evidenced by said promissory note, the mortgagee will be entitled to a deficiency judgment for the amount of the *deficiency without regard to appraisal*.

6. In the event the mortgagor fails to pay any Federal, state, or local tax assessment, income tax or other tax lien, charge, fee, or other expense charged against the property, the mortgagee is hereby authorized at his option to pay the same. Any sums so paid by the mortgagee shall be added to and become a part of the principal amount of the indebtedness evidenced by said note, subject to the same terms and conditions. If the mortgagor shall pay and discharge the indebtedness evidenced by said promissory note, and shall pay such sums and shall discharge all taxes and liens and the costs, fees, and expenses of making, enforcing, and executing this mortgage, then this mortgage shall be canceled and surrendered.

7. The covenants herein contained shall bind and the benefits and advantages shall inure to the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

9. In compliance with section 101.106 of the Rules and Regulations of the Small Business Administration [13 C.F.R. 101.106], this instrument is to be construed and enforced in accordance with applicable Federal

Application No. / Loan No.: [REDACTED] / [REDACTED]
STEMLER JULIA / BRUCE

law. This Mortgage is to be construed and enforced in accordance with Federal law. Mortgagor hereby waives any rights or immunity purportedly conferred by Commonwealth law limiting Mortgagee's right to a deficiency judgment after either a judicial foreclosure or a foreclosure under the power of sale referred to above.

10. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.

11. Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at 530 NW 214TH AV, PEMBROKE PINES, FL 33029 and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at 801 Tom Martin Drive, Suite 120, Birmingham, AL 35211.

If any one or more of the provisions contained in this Mortgage shall for any reason be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Mortgage.


IN WITNESS WHEREOF, the mortgagor has executed this instrument and the mortgagee has accepted delivery of this instrument as of the day and year aforesaid.

STATE OF FLORIDA)
)ss
COUNTY OF Broward)

Bruce E. Stemler
BRUCE E. STEMLER
Julia Stemler
JULIA STEMLER

The foregoing instrument was acknowledged before me this 16th day of AUGUST, 2007, by Bruce E. Stemler and Julia Stemler who produced a personally known as identification.

Dorinda C Lesko DORINDA C LESKO
Notary Public, State of Florida at Large
My Commission Expires: 7-1-2010

NOTARY PUBLIC-STATE OF FLORIDA
 Dorinda C. Lesko
Commission # DD551400
My Comm. Expires: 07/01/2010

Application No. / Loan No.: [REDACTED] / [REDACTED]
STEMLER JULIA / BRUCE

EXHIBIT "A"

PROPERTY FOLIO NO. 1915-05-052

PARCEL 52 LAND DESCRIPTION THE SOUTH 45.70 FEET OF THE NORTH 612.33 FEET OF THE WEST 85.00 FEET OF THE EAST 145.00 FEET OF COMMERCIAL TRACT "B" OF "HERITAGE CITY SECTION 2" AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 81 AT PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE PERMANENT REFERENCE MONUMENT AT THE NORTHEAST CORNER OF SAID TRACT "B", THENCE RUN ALONG THE EAST LINE OF TRACT "B" DUE SOUTH FOR 566.63 FEET; THENCE RUN DUE WEST FOR 60.00 FEET TO THE POINT OF BEGINNING OF PARCEL 52; THENCE CONTINUE DUE WEST FOR 85.00 FEET; THENCE RUN DUE SOUTH FOR 45.70 FEET, THENCE RUN DUE EAST FOR 85.00 FEET; THENCE RUN DUE NORTH FOR 45.70 FEET, TO THE POINT OF BEGINNING. SAID LANDS SITUATED, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

More commonly known as: **530 NW 214th Ave, Pembroke Pines, FL 33029-0900**

PREPARED BY AND RETURN TO:
GERI L. LEWIS
TOWN & COUNTRY TITLE GUARANTY OF HOLLYWOOD
6565 TAFT STREET
HOLLYWOOD, FLORIDA 33024
96-1138G

96-424250 TH002
08-28-96 09:05AM
\$ 378.00
DOCU. STAMPS-DEED
RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

BK25322PG0817

WARRANTY DEED

(Ind. - Ind.)
(Statutory Form-Section 689.02 F.S.)

This Indenture, made this 23rd day of August, 1996, between **BRUCE M. FEDERLINE** and **BRENDA K. FEDERLINE**, husband and wife whose post office address is 2400 NW 3rd St Pembroke Pines, FL 33029

hereinafter called the Grantor*, and **BRUCE E. STEMLER**, a single person, and **JULIA DARLING**, a single person, as joint tenants with rights of survivorship whose post office address is 530 NW 214TH AVENUE, PEMBROKE PINES, FL 33029, hereinafter called the grantee*.

WITNESSETH: That said grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)** Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **BROWARD County, Florida**, to wit:

Property Folio No. 1915-05-052

PARCEL, SI LAND DESCRIPTION The South 45.70 feet of the North 611.33 feet of the West 85.00 feet of the East 106.00 feet of Commercial Tract "B" of "Heritage City Section 2" as shown on the Plat recorded in Plat Book 51 at Page 14 of the Public Records of Broward County, more particularly described as follows: Commencing at the Permanent Reference Monument at the Northeast corner of said Tract "B", thence run along the East line of Tract "B" Due South for 366.00 feet; thence run Due West for 60.00 feet to the Point of Beginning of Parcel 52; thence continue Due West for 85.00 feet; thence run Due South for 45.70 feet; thence run Due East for 85.00 feet; thence run Due North for 45.70 feet, to the Point of Beginning. Said lands situated, lying and being in the City of Pembroke Pines, Broward County, Florida.

Note: The mobile home (Serial No. [redacted]) situated on the above-described property is also conveyed herewith.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

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

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

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

Signed, sealed and delivered in our presence.

[Signature]
Signature of Witness

[Signature]
BRUCE M. FEDERLINE

C DENISE LECHNER
Print/Type name of Witness

[Signature]
Signature of Witness
GARLA SAAVEDRA

[Signature]
BRENDA K. FEDERLINE

Print/Type name of Witness

STATE OF FL
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23rd day of August, 1996, by **BRUCE M. FEDERLINE** and **BRENDA K. FEDERLINE**, husband and wife who is(are) personally known to me or who has(have) produced valid drivers licenses or _____ as identification.

[Signature]
Notary Public

(SEAL)

OFFICIAL NOTARY SEAL
C DENISE LECHNER
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC469371
MY COMMISSION EXP. JUNE 5, 1999

TAX IDENTIFICATION NUMBER INFORMATION:
BRUCE E. STEMLER SS#: [redacted]

WILL CALL/RETURN TO
TOWN & COUNTRY TITLE GUARANTY
6565 TAFT ST., HOLLYWOOD, FL 33024

24

HOLLY LAKE ASSOCIATION, INC.

21740 N.W. 7TH STREET
PENNSHORE PINES, FLORIDA 33020
(305) 431-4011



MEMO: Legibility of writing,
typing or printing unsatisfactory in
this document when microfilmed.

DATE: 7.22.96

APPROVAL OF SALE

This is to advise you that the sale of

ADDRESS: 530 N.W. 214th Ave

presently owned by: Bruce & Brenda Fedecline

being purchased by: Bruce Stemler & Julie Darling

as been approved by Holly Lake Association, Inc. This document
constitutes a waiver of the rights of the undersigned as set forth
in recorded restrictive covenants, Section X, Page 7, pertaining
to the first option to purchase. This waiver is limited to this
transaction ONLY and the undersigned reserves the right to the
first option to purchase of all future transactions.

This waiver is also subject to the below requirements of the
Board of Directors and must be complied with in 30 days from
the above date or this waiver is NULL AND VOID.

Jim M. Sporden
HOLLY LAKE ASSOCIATION INC.
BOARD OF DIRECTORS

Subject to: The board of directors meeting the prospective new owner,
within 30 days of the above date.

Prior to incurring any closing expenses, it is a requirement of the
Board that every buyer meet with them for approval in advance
of the closing.

Pool passes of previous owner must be returned to Association
before new passes will be issued

Closing papers and Deed (copies of) are to be delivered only to
the Association Board Members and not to the Management Company.

All maintenance, attorney fees and costs being paid and current
prior to closing

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

Maintenance paid
through July.

BK25322PG0818

DATE: June 1st, 2018
PROPERTY ID # 513915-05-0520 (TD # 40114)

WARNING

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

STEMLER, JULIA
530 NW 214TH AVENUE
PEMBROKE PINES, FL 33029

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 530 NW 214 AVENUE, PEMBROKE PINES FL 33029-0900 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 June 29, 2018\$6,259.51
- Or
- * Estimated Amount due if paid by July 17, 2018\$6,332.91

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 18, 2018 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: June 1st, 2018
PROPERTY ID # 513915-05-0520 (TD # 40114)

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BRUCE E. STEMLER
530 NW 214TH AVENUE
PEMBROKE PINES, FL 33029

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DATE: June 1st, 2018
PROPERTY ID # 513915-05-0520 (TD # 40114)

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U.S. SMALL BUSINESS ADMINISTRATION
801 TOM MARTIN DRIVE, SUITE 120
BIRMINGHAM, AL 35211

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DATE: June 1st, 2018
PROPERTY ID # 513915-05-0520 (TD # 40114)

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VINOD C GUPTA C/O BANCO POPULAR NA
17962 FOXBOROUGH LANE
BOCA RATON, FL 33496

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DATE: June 1st, 2018
PROPERTY ID # 513915-05-0520 (TD # 40114)

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HOLLY LAKE ASSOCIATION, INC. C/O NEXTGEN MANAGEMENT, LLC

15951 SW 41 STREET SUITE #300
DAVIE, FL 33331

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DATE: June 1st, 2018
PROPERTY ID # 513915-05-0520 (TD # 40114)

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STRALEY & OTTO, P.A., REGISTERED AGENT O/B/O HOLLY LAKE ASSOCIATION, INC.

2699 STIRLING ROAD C-207
FORT LAUDERDALE, FL 33312

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 530 NW 214 AVENUE, PEMBROKE PINES FL 33029-0900 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 June 29, 2018\$6,259.51
- Or
- * Estimated Amount due if paid by July 17, 2018\$6,332.91

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 18, 2018 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

DATE: June 1st, 2018
PROPERTY ID # 513915-05-0520 (TD # 40114)

WARNING

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

CITY OF PEMBROKE PINES
FINANCE DEPARTMENT
ATTN MELINDA
10100 PINES BLVD
PEMBROKE PINES, FL 33026

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 530 NW 214 AVENUE, PEMBROKE PINES FL 33029-0900 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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- Or
- * Estimated Amount due if paid by July 17, 2018\$6,332.91

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www.broward.org/recordstaxestreasury

DATE: June 1st, 2018
PROPERTY ID # 513915-05-0520 (TD # 40114)

WARNING

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

DARLING, JULIA
724 N PIERCE ST
AMARILLO, TX 79107

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 530 NW 214 AVENUE, PEMBROKE PINES FL 33029-0900 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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- Or
- * Estimated Amount due if paid by July 17, 2018\$6,332.91

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

DATE: June 1st, 2018
PROPERTY ID # 513915-05-0520 (TD # 40114)

WARNING

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

HOLLY LAKE ASSOCIATION, INC.
15951 SW 41ST STREET, SUITE 300
DAVIE, FL 33331

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 530 NW 214 AVENUE, PEMBROKE PINES FL 33029-0900 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

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- Or
- * Estimated Amount due if paid by July 17, 2018\$6,332.91

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

DATE: June 1st, 2018
PROPERTY ID # 513915-05-0520 (TD # 40114)

WARNING

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

JULIA DARLING
530 NW 214TH AVENUE
PEMBROKE PINES, FL 33029

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 530 NW 214 AVENUE, PEMBROKE PINES FL 33029-0900 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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- Or
- * Estimated Amount due if paid by July 17, 2018\$6,332.91

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www.broward.org/recordstaxestreasury

DATE: June 1st, 2018
PROPERTY ID # 513915-05-0520 (TD # 40114)

WARNING

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

STEMLER, BRUCE E
724 N PIERCE ST
AMARILLO, TX 79107

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 530 NW 214 AVENUE, PEMBROKE PINES FL 33029-0900 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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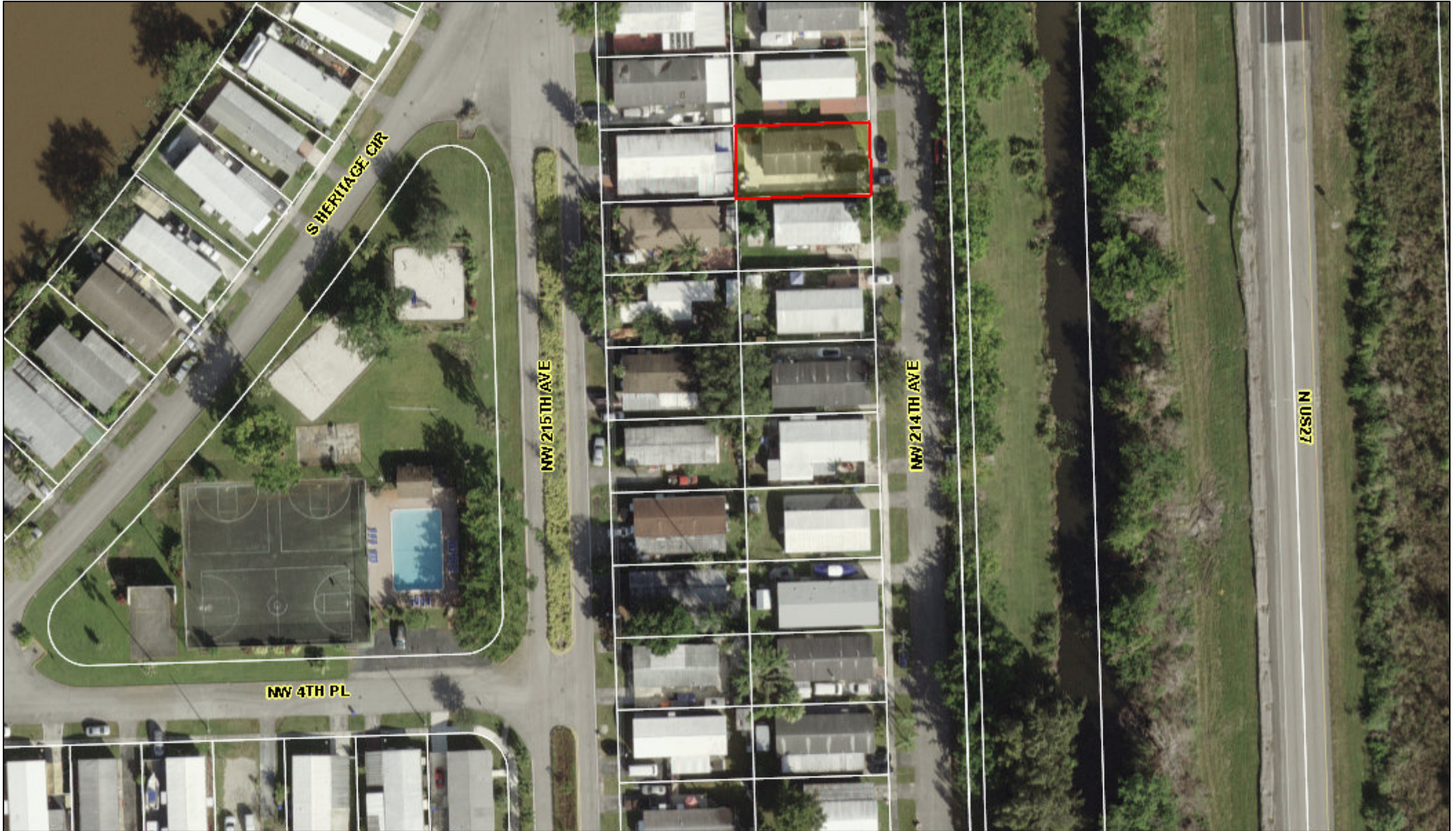
MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by June 29, 2018\$6,259.51
- Or
- * Estimated Amount due if paid by July 17, 2018\$6,332.91

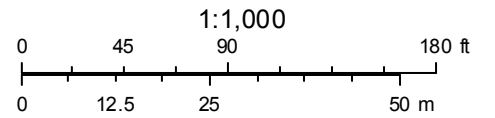
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury



May 2, 2018



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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
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Postage

**TD 40114 JULY 2018 WARNING
HOLLY LAKE ASSOCIATION, INC.
15951 SW 41 STREET SUITE #300
DAVIE, FL 33331**

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

See Reverse for Instructions

7017 2620 0000 2941 2151

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
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Postage

\$

TD 40114 JULY 2018 WARNING
STEMLER, JULIA
530 NW 214 AVENUE,
PEMBROKE PINES FL 33029

7017 2620 0000 294J 2144

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
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Postage

**TD 40114 JULY 2018 WARNING
STRALEY & OTTO, P.A.,
O/B/O HOLLY LAKE ASSOCIATION, INC.
2699 STIRLING ROAD C-207
FORT LAUDERDALE, FL 33312**

7017 2620 0000 2941 2137

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

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

OFFICIAL USE

7017 2620 0000 2941 2522

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	\$ _____
Postage	

Postmark
Here

TD 40114 JULY 2018 WARNING
CITY OF PEMBROKE PINES
FINANCE DEPARTMENT
ATTN MELINDA
10100 PINES BLVD
PEMBROKE PINES, FL 33026

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
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Postage

TD 40114 JULY 2018 WARNING
VINOD C GUPTA
C/O BANCO POPULAR NA
17962 FOXBOROUGH LANE
BOCA RATON, FL 33496

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

See Reverse for Instructions

7017 2620 0000 2941 2120

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

TD 40114 JULY 2018 WARNING
U.S. SMALL BUSINESS ADMINISTRATION
801 TOM MARTIN DRIVE, SUITE 120
BIRMINGHAM, AL 35211

See back for Instructions

7017 2620 0000 2947 2113

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

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

OFFICIAL USE

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

Postmark
Here

TD 40114 JULY 2018 WARNING
DARLING, JULIA
724 N PIERCE ST
AMARILLO TX 79107

7017 2620 0000 2941 2106

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

Postmark
Here

TD 40114 JULY 2018 WARNING
DARLING, JULIA
530 NW 214 AVENUE,
PEMBROKE PINES FL 33029-0900

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

See Reverse for Instructions

7017 2620 0000 2941 2090

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

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

OFFICIAL USE

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

Postmark
Here

TD 40114 JULY 2018 WARNING
STEMLER, BRUCE E
724 N PIERCE ST
AMARILLO TX 79107

7017 2620 0000 2943 2083

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

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

OFFICIAL USE

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

Postmark
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**TD 40114 JULY 2018 WARNING
STEMLER, BRUCE E
530 NW 214 AVENUE,
PEMBROKE PINES FL 33029-0900**

7017 2620 0000 2943 2076

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

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

OFFICIAL USE

7017 2620 0000 2941 2069

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

Postmark
Here

Postage

**TD 40114 JULY 2018 WARNING
HOLLY LAKE ASSOCIATION, INC.
C/O NEXTGEN MANAGEMENT, LLC
15951 SW 41 STREET SUITE #300
DAVIE, FL 33331**

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

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 40114 JULY 2018 WARNING
 DARLING, JULIA
 724 N PIERCE ST
 AMARILLO TX 79107



9590 9402 3578 7305 4030 43

2. Article Number (Transfer from service label)

7017 2620 0000 2941 2106

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

Yes

No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery (1) | |

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 40114 JULY 2018 WARNING
 U.S. SMALL BUSINESS ADMINISTRATION
 801 TOM MARTIN DRIVE, SUITE 120
 BIRMINGHAM, AL 35211



9590 9402 3578 7305 4029 54

2. Article Number (Transfer from service label)

7017 2620 0000 2941 2113

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

6/7

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

3. Service Type

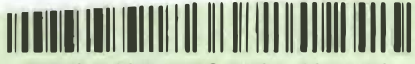
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 40114 JULY 2018 WARNING
 STRALEY & OTTO, P.A.,
 O/B/O HOLLY LAKE ASSOCIATION, INC.
 2899 STIRLING ROAD C-207
 FORT LAUDERDALE, FL 33312



9590 9402 3578 7305 4029 30

2 Article Number (Transfer from sender label)

7017 2620 0000 2941 2137

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

[Handwritten Signature]

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"/> Mail Restricted Delivery | |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 40114 JULY 2018 WARNING
 STEMLER, BRUCE E
 724 N PIERCE ST
 AMARILLO TX 79107



9590 9402 3578 7305 4035 79

2. Article Number (Transfer from service label)

7017 2620 0000 2941 2083

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

6-7

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 40114 JULY 2018 WARNING
 CITY OF PEMBROKE PINES
 FINANCE DEPARTMENT
 ATTN MELINDA
 10100 PINES BLVD
 PEMBROKE PINES, FL 33026



9590 9402 3578 7305 4035 48

2. Article Number (Transfer from service label)

7017 2620 0000 2941 2052

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Robin Abel* Agent
 Addressee

B. Received by (Printed Name)

Robin Abel

C. Date of Delivery

6/6/2018

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 |
| Mail | |
| Mail Restricted Delivery (00) | |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 40114 JULY 2018 WARNING
 VINOD C GUPTA
 C/O BANCO POPULAR NA
 17962 FOXBOROUGH LANE
 BOCA RATON, FL 33496



9590 9402 3578 7305 4029 47

7017 2620 0000 2941 2120

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 |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 40114 JULY 2018 WARNING
 HOLLY LAKE ASSOCIATION, INC.
 C/O NEXTGEN MANAGEMENT, LLC
 15951 SW 41 STREET SUITE #300
 DAVIE, FL 33331



9590 9402 3578 7305 4035 31

7017 2620 0000 2941 2069

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

Samara G.

C. Date of Delivery

6-2-18

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 40114 JULY 2018 WARNING
 HOLLY LAKE ASSOCIATION, INC.
 15951 SW 41 STREET SUITE #300
 DAVIE, FL 33331



9590 9402 3578 7305 4029 16

2

7017 2620 0000 2941 2151

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)

Samara G.

C. Date of Delivery

6-7-18

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

Domestic Return Receipt