



**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: 05/02/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 05/01/2018

CERTIFICATE # 2014-7612

ACCOUNT # 494125HD0350

ALTERNATE KEY # 247708

TAX DEED APPLICATION # 40927

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Unit No. 235 of Wood Hue Condominium No. 1, according to the Declaration of Condominium thereof, as recorded in OR Book 6434, at Page 936, of the Public Records of Broward County, Florida

PROPERTY ADDRESS: 4230 NW 21 STREET #235, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

WOOD HUE CONDO ASSN INC

% AMBASSADOR MANAGEMENT

7100 W COMMERCIAL BLVD #107

LAUDERHILL, FL 33319 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

WOOD HUE CONDO ASSN INC

OR: 49807, Page: 1245

C/O AMBASSADOR MANAGEMENT

7100 WEST COMMERCIAL BLVD. #107

LAUDERHILL, FL 33319

(Per Corrective Certificate of Title. Corrects Certificate of Title recorded in 49451-224.)

AMBASSADOR COMMUNITY MANAGEMENT, REGISTERED AGENT

O/B/O WOOD HUE CONDOMINIUM ASSOCIATION, INC.

7100 W. COMMERCIAL BLVD. SUITE 107

LAUDERHILL, FL 33319 (Per Sunbiz, Declaration recorded in 6434-936.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

5T WEALTH PARTNERS LP

DEPARTMENT #6200, P.O. BOX 830539

BIRMINGHAM, AL 35283 (Tax Deed Applicant)

FLORIDA HOUSING FINANCE CORPORATION

OR: 43690, Page: 1849

227 NORTH BRONOUGH STREET, SUITE 5000

TALLAHASSEE, FL 32301-1329

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

PROVINCIAL INVESTMENTS, INC.

OR: 43914, Page: 139

1497 N. W. 7TH STREET

MIAMI, FL 33125

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

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 25 HD 0350

CURRENT ASSESSED VALUE: \$36,670

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: 27016, Page: 390
Quit Claim Deed	OR: 38465, Page: 1080
Warranty Deed	OR: 43690, Page: 1826
Certificate of Title	OR: 49451, Page: 224

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #40927

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 4th day of September 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:

WOOD HUE CONDO ASSN INC
C/O AMBASSADOR MANAGEMENT
4230 NW 21 STREET #235
LAUDERHILL, FL 33313

WOOD HUE CONDO ASSN INC
C/O AMBASSADOR MANAGEMENT
7100 WEST COMMERCIAL BLVD. #107
LAUDERHILL, FL 33319

FLORIDA HOUSING FINANCE
CORPORATION
227 NORTH BRONOUGH STREET,
SUITE 5000
TALLAHASSEE, FL 32301-1329
WOOD HUE CONDOMINIUM
ASSOCIATION, INC.
7100 W COMMERCIAL BLVD STE 107
LAUDERHILL, FL 33319

PROVINCIAL INVESTMENTS, INC.
1497 N. W. 7TH STREET
MIAMI, FL 33125

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

AMBASSADOR COMMUNITY
MANAGEMENT, REGISTERED AGENT
O/B/O WOOD HUE CONDOMINIUM
ASSOCIATION, INC.
7100 W. COMMERCIAL BLVD. SUITE
107
LAUDERHILL, FL 33319

*5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX
830539
BIRMINGHAM, AL 35283

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

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

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

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

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

PUBLIC WORKS DEPT REAL PROPERTY
GOVERNMENTAL CENTER, RM 326,
115 S. ANDREWS AVE
FT. LAUDERDALE, FL 33301

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

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 4th day of September 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 40927

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: 494125-HD-0350
Certificate Number: 7612
Date of Issuance: 06/01/2015
Certificate Holder: 5T WEALTH PARTNERS LP
Description of Property: WOOD HUE I CONDO
UNIT 235

According to the Declaration of Condominium thereof, as recorded in OR Book 6434, at Page 936, of the Public Records of Broward County, Florida

Name in which assessed: WOOD HUE CONDO ASSN INC % AMBASSADOR MANAGEMENT
Legal Titleholders: WOOD HUE CONDO ASSN INC
% AMBASSADOR MANAGEMENT
7100 W COMMERCIAL BLVD #107
LAUDERHILL, FL 33319

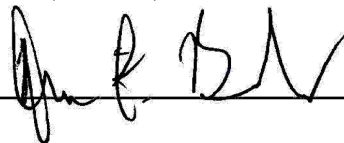
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of October, 2018. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 13th day of September, 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: 09/13/2018, 09/20/2018, 09/27/2018 & 10/04/2018
Minimum Bid: 4635.22

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

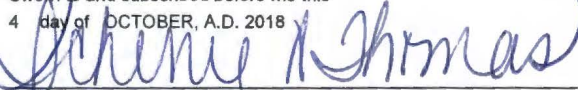
40927
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 7612

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

09/13/2018 09/20/2018 09/27/2018 10/04/2018

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.

Sworn to and subscribed before me this
4 day of OCTOBER, A.D. 2018



(SEAL)

GUERLINE WILLIAMS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 40927

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: 494125-HD-0350

Certificate Number: 7612

Date of Issuance: 06/01/2015

Certificate Holder:

5T WEALTH PARTNERS LP

Description of Property:

WOOD HUE I CONDO
UNIT 235

According to the Declaration of Condominium thereof, as recorded in OR Book 6434, at Page 936, of the Public Records of Broward County, Florida

Name in which assessed:

WOOD HUE CONDO ASSN INC %
AMBASSADOR MANAGEMENT

Legal Titleholders:

WOOD HUE CONDO ASSN INC
% AMBASSADOR MANAGEMENT
7100 W COMMERCIAL BLVD #107
LAUDERHILL, FL 33319

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 17th day of October, 2018. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

*Pre-registration is required to bid.

Dated this 13th day of September, 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: 4635.22

401-314

9/13-20-27 10/4 18-07/0000339570B

Assignment: 0199 Service Sheet # 18-040204

BROWARD COUNTY, FL vs. WOOD HUE CONDO ASSN INC

PLAINTIFF vs. DEFENDANT
TAX SALE NOTICE COUNTY/BROWARD
TYPE OF WRIT COURT HEARING DATE

WOOD HUE CONDO ASSN INC SERVE 4230 NW 21ST STREET #235
%AMBASS MNGMNT LAUDERHILL, FL 33313

Received this process on 9/10/18 14932 0600

Date 05/2018

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

Served
 Not Served - see comments
9/11/2018 at 0610
Date Time

JULIE AIKMAN, SUPV.
Attorney
10724

On WOOD HUE CONDO ASSN INC %AMBASS MNGMNT 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: 9/11/2018 AT 0610 POSTED AT FRONT DOOR

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: Joe Penner det 14932 D.S.
Penner det

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494125-HD-0350 (TD #40927)

WARNING

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

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

RECEIVED SHERIFF
2018 SEP -5 AM 10: 02
BROWARD COUNTY, FLORIDA

NOTE

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

FLA. STATUTES 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 September 28, 2018\$4,931.22
- Or
- * Amount due if paid by October 16, 2018\$4,987.22

*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 October 17, 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

WOOD HUE CONDO ASSN INC
% AMBASSADOR MANAGEMENT
4230 NW 21 STREET #235
LAUDERHILL, FL 33313

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

Assignment: 16670 Service Sheet # 18 040212
BROWARD COUNTY vs. WOOD HUE CONDO ASSN INC TD 40027
PLAINTIFF VS. DEFENDANT CASE
TAX SALE NOTICE COUNTY/BROWARD 10/17/2018
TYPE OF WRIT COURT HEARING DATE
WOOD HUE CONDO ASSN INC SERVE 7100 W COMMERCIAL BLVD #107
% AMBASS MNGMNT LAUDERHILL, FL 33319

14279
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301
JULIE AIKMAN SUPV.
Attorney
10724

Received this process on
Date 9-7-18 1100
7/16670
 Served
 Not Served - see comments
9-11-18 at 1042
Date Time

On WOOD HUE CONDO ASSN INC % AMBASS MNGMNT 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

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1st attempt date/time: _____ 2nd attempt date/time: _____

POSTED COMMERCIAL: By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183
1st attempt date/time: _____ 2nd attempt date/time: _____

OTHER RETURNS: See comments

COMMENTS: Posted 9-11-18 1043 16670

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] 16670 D.S.
Loper

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494125-HD-0350 (TD # 40927)

RECEIVED SHERIFF
2018 SEP -5 AM 10:02
BROWARD COUNTY, FLORIDA

WARNING

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

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

**ORIGINAL
DOCUMENT**

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Or

* Amount due if paid by October 16, 2018\$4,987.22

*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 October 17, 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

WOOD HUE CONDO ASSN INC
% AMBASSADOR MANAGEMENT
7100 W COMMERCIAL BLVD #107
LAUDERHILL, FL 33319

**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
WOOD HUE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	734421
FEI/EIN Number	59-1767360
Date Filed	11/21/1975
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/02/2003

Principal Address

7100 W COMMERCIAL BLVD STE 107
LAUDERHILL, FL 33319

Changed: 04/23/2007

Mailing Address

7100 W COMMERCIAL BLVD STE 107
LAUDERHILL, FL 33319

Changed: 04/23/2007

Registered Agent Name & Address

AMBASSADOR COMMUNITY MANAGEMENT
7100 W. COMMERCIAL BLVD.
SUITE 107
LAUDERHILL, FL 33319

Name Changed: 03/20/2012

Address Changed: 03/20/2012

Officer/Director Detail

Name & Address

Title President

Newman, Delores
7100 W. COMMERCIAL BLVD., STE. 107
LAUDERHILL, FL 33319

Title Treasurer

Hubbard, La Trece
7100 W. COMMERCIAL BLVD., STE. 107
LAUDERHILL, FL 33319

Title Secretary

Green, Louise
7100 COMMERCIAL BLVD., STE. 107
LAUDERHILL, FL 33319

Title D

MITCHELL, MARTY
7100 W. COMMERCIAL BLVD., STE. 107
LAUDERHILL, FL 33319

Title VP

RICKETTS, MAUREEN J
7100 W. COMMERCIAL BLVD., STE. 107
LAUDERHILL, FL 33319

Title Director

LOVETT, JAMES F
7100 W COMMERCIAL BLVD STE 107
LAUDERHILL, FL 33319

Title Director

SCHWARTZ, SUSAN P
7100 W COMMERCIAL BLVD STE 107
LAUDERHILL, FL 33319

Annual Reports

Report Year	Filed Date
2016	03/15/2016
2017	03/15/2017
2018	03/19/2018

Document Images

03/19/2018 -- ANNUAL REPORT	View image in PDF format
03/15/2017 -- ANNUAL REPORT	View image in PDF format
03/15/2016 -- ANNUAL REPORT	View image in PDF format
03/18/2015 -- ANNUAL REPORT	View image in PDF format
03/20/2014 -- ANNUAL REPORT	View image in PDF format
04/17/2013 -- ANNUAL REPORT	View image in PDF format
03/20/2012 -- ANNUAL REPORT	View image in PDF format

03/31/2011 -- ANNUAL REPORT	View image in PDF format
06/25/2010 -- Reg. Agent Change	View image in PDF format
04/02/2010 -- ANNUAL REPORT	View image in PDF format
03/30/2009 -- ANNUAL REPORT	View image in PDF format
07/28/2008 -- ANNUAL REPORT	View image in PDF format
04/23/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
05/12/2004 -- ANNUAL REPORT	View image in PDF format
04/24/2003 -- ANNUAL REPORT	View image in PDF format
01/02/2003 -- REINSTATEMENT	View image in PDF format
06/29/2001 -- Reg. Agent Change	View image in PDF format
05/16/2001 -- ANNUAL REPORT	View image in PDF format
03/24/2000 -- ANNUAL REPORT	View image in PDF format
01/27/1999 -- ANNUAL REPORT	View image in PDF format
11/17/1998 -- REINSTATEMENT	View image in PDF format
02/10/1997 -- ANNUAL REPORT	View image in PDF format
08/01/1996 -- ANNUAL REPORT	View image in PDF format
03/27/1995 -- ANNUAL REPORT	View image in PDF format

Parcel Tax I.D. #: 9125-HD-0350

97-494743 T#003
09-18-97 03:15PM

\$ 70.00
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY
B. JACK OSTERHOLT
COUNTY ADMIN.

Grantee S.S. #: [REDACTED]
Name: PAUL WEISS
Grantee S.S. #: [REDACTED]
Name: DEBRA WEISS

This Instrument Prepared By:
LILI M. BECKWITH
THE CLOSING SPECIALISTS, INC.
2085 NORTH UNIVERSITY DRIVE
SUNRISE, FL 33322

W/C TRI-COUNTY for: --

The Closing Specialists, Inc.
2085 N. University Drive 971029A
Sunrise, FL 33322

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ^{12th} day of September, 1997, BETWEEN TCF INTERESTS PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, ("Grantor"), whose address is 3200 Trammell Crow Center, 2001 Ross Avenue, Dallas, TX 75201, party of the first part, and PAUL WEISS and DEBRA WEISS, his wife ("Grantee"), whose post office address is: 1330 N.W. 94th Terrace, Plantation, Florida 33322, party of the second part.

WITNESSETH

That Grantor, for good and valuable consideration, receipt of which is acknowledged, sells, grants and conveys to Grantee all of the real property located in Broward County, Florida, more particularly described as follows, together with all tenements, hereditaments and appurtenances thereto subject to all zoning and other governmental restrictions, all covenants, conditions, restrictions, easements, rights of way, other matters of record, and taxes subsequent to September 16, 1997.

Unit 235 of WOOD HUE CONDOMINIUM I, according to the Declaration thereof as recorded in Official Record Book 6434, Page 936 of Public Records of Broward County, Florida.

Grantor warrants title to said land and will forever defend Grantee against claims of all persons claiming by, through, or under Grantor, but not otherwise, except as to the reservations from and exceptions to this conveyance as aforementioned. Grantor makes no other covenants or warranties, express or implied, of merchantability, marketability, fitness or suitability for a particular purpose or otherwise except as set forth and limited herein. Any implied covenants or warranties are express disclaimed and excluded by this Special Warranty Deed.

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

Signed, sealed and delivered in the presence of:

Lynda Mostyn
Witness:
Print name: LYNDA MOSTYN

TCF INTERESTS PARTNERSHIP, LTD.,
A TEXAS LIMITED PARTNERSHIP.

M. Louise McMiller
Witness:
Print name: M. Louise McMiller

Thomas H. Burleson
By: Thomas H. Burleson, Vice-President
of Mill Spring Holdings, Inc., as
General Partner

STATE OF TEXAS
COUNTY OF Dallas

The forgoing instrument was acknowledged before me this ^{16th} day of September, 1997, by THOMAS H. BURLESON, as Vice-President of Mill Spring Holdings, Inc., as General Partner of TCF INTERESTS PARTNERSHIP, LTD., who did take an oath.



NOTARY PUBLIC:

Linda Flynn
State of TEXAS at Large (Seal)
My Commission Expires:

Personally known or Identification Produced
Type of Identification Produced: License(s); Passport; Other: _____

BK27016PG0390

CM

WOOD AVE CONDOMINIUM ASSOCIATION, INC.

CERTIFICATE OF APPROVAL FOR SALE

Unit #/Lot # 235

Address 4230 NW 21ST, LAUDERHALL, FL 33313

At the request of the present owner(s) of the above referenced property, the undersigned officer(s) of WOOD AVE CONDOMINIUM Association, Inc. hereby certify as follows:

The transfer by CROW PROPERTIES as seller(s) and current owner(s) of the above referenced property to PAUL WEISS as purchaser(s), has been duly approved by the undersigned officer(s) of the Association. This approval is subject to all maintenance fees and assessments being current as of the date of the closing of the property.

Dated this 15 day of SEPT., 1997.

Herci Terwilliger
Officer's Signature and Title

Officer's Signature and Title

STATE OF FLORIDA :
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 15th day of SEPT,

1997 by H2101 TERWILLIGER

as an officer(s) of WOOD AVE COND Association, Inc.

Jerome Griffin
Notary Public

My Commission Expires:

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

JEROME GRIFFIN
Notary Public
State of Florida
My Comm. Exp: 11/11/00
Comm#: CC800450

BK27016PG0391

Parcel Tax I.D. #: See Attached Exhibit 'A'

This Instrument Prepared By:
The Closing Specialists, Inc.
Dawn Lombardo
10050 NW 1st Court
Plantation, FL 33324

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 16 day of August, 2004, by **PAUL D. WEISS, A SINGLE MAN AND DEBRA A. WEISS, A SINGLE WOMAN**, party, to **PAUL D. WEISS, TRUSTEE OF THE PAUL D. WEISS LIVING TRUST AGREEMENT DATED 7/16/2004**, granting trustee full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described herein pursuant to Section 689.071, F.S., whose post office address is: 401 NW 127TH AVENUE, APARTMENT #6, PLANTATION, FL 33325.

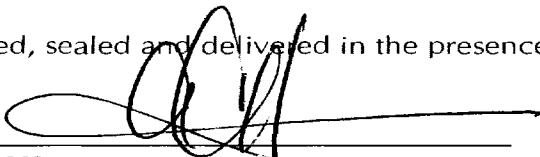
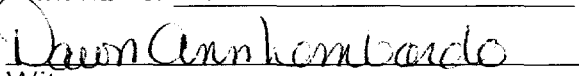
WITNESSETH, That the said first party, for and in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described real property, situate, lying and being in the County of Broward, State of Florida.

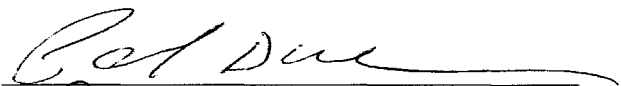
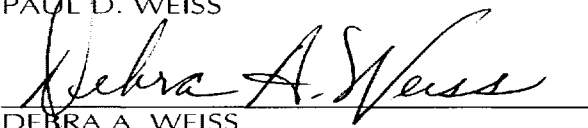
SEE EXHIBIT "A"

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 behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:


Witness:
Print name: ANNETTE M. CAPORELLA

Witness:
Print name: DAWN ANN LOMBARDO


PAUL D. WEISS

DEBRA A. WEISS

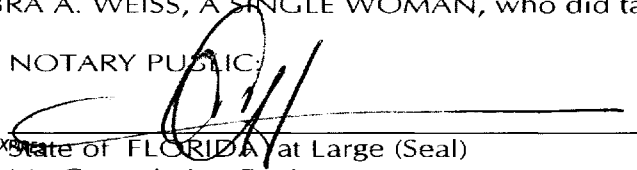
STATE OF FLORIDA
COUNTY OF BROWARD

The forgoing instrument was acknowledged before me this 16 day of August, 2004, by PAUL D. WEISS, A SINGLE MAN AND DEBRA A. WEISS, A SINGLE WOMAN, who did take an oath.

NOTARY PUBLIC:



Annette M. Caporella
MY COMMISSION # CC963005 EXPIRES
December 10, 2004
BONDED THRU TROY FAIR INSURANCE, INC.
State of FLORIDA at Large (Seal)
My Commission Expires:



Personally known or Identification Produced
Type of Identification Produced: License(s); Passport; Other: _____

13

EXHIBIT "A"

PARCEL #1:

UNIT 25, INVERNESS VILLAGE TWO CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 8459, AT PAGE 484, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX ID # - 19126-CM-00500

PARCEL #2:

CONDOMINIUM PARCEL NO. 8-A, OF DEVONHUT ONE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 7308, AT PAGE 488, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX ID # - 19126-CH-00400

PARCEL #3:

CONDOMINIUM PARCEL 139 OF INVERNESS VILLAGE THREE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8752, AT PAGE 698, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX ID# 19126-DB-03100

PARCEL #4:

UNIT 203, BUILDING 2, NUMBER 1796, TREE GARDENS CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 6345, AT PAGE 416, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH ALL APPURTENANCES THERETO, INCLUDING AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM AS SET FORTH IN THE DECLARATION TOGETHER WITH ALL EXHIBITS THERETO AND ANY AMENDMENTS THEREOF.

TAX ID# 19135-HK-02700

PARCEL #5

UNIT NO. 6, BUILDING 16, OF HIDDEN FOREST CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 11740, PAGE 508, AND ALL EXHIBITS AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX ID# 19125-KA-12600

PARCEL #6:

UNIT 222 OF WOODHUE CONDOMINIUM 1, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 6434, PAGE 936, OF THE PUBLIC RECORDS OF BROWARD FLORIDA.

TAX ID # 19125-HD-02200

PARCEL #7:

UNIT 235 WOOD HUE CONDOMINIUM 1, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 6434, PAGE 936, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX ID # 19125-HD-03500

PARCEL #8:

UNIT 154 OF WOODHUE CONDOMINIUM III, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 7573, AT PAGE 541, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX ID # 19125-JB-00600

PARCEL #9:

UNIT 196 OF WOODHUE III CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 7573, PAGE 541, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX ID # 19125-JB-04800

PARCEL #10

UNIT 133 OF WOODHUE II CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 6435, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX ID# 19125-HG-03300

PARCEL #11

UNIT 207, OF FLORAL PARK VILLAS #10, INC. CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2878, AT PAGE 188, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX ID#19125-AD-01700

PARCEL #12

UNIT 7, BUILDING 3 OF HIDDEN FOREST CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 11740, AT PAGE 508, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX ID# 19125-KA-02300

PARCEL #13

UNIT A-3 OF THE PALM VILLAS AND CONDOMINIUMS SECTION II, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 9076 AT PAGE 307, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX ID# 18120-BC-00300

PARCEL #14

UNIT 247 OF WOOD HUE CONDOMINIUM I, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 6434, AT PAGE 936, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX ID# 19125-HD-04700

PARCEL #15

UNIT 5 OF BUILDING 9 OF HIDDEN FOREST CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 11740, AT PAGE 508, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, AS AMENDED BY THAT CERTAIN AMENDMENT TO THE DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 12052, AT PAGE 585, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX ID# 19125-KA-06900

PARCEL #16

UNIT 16 OF WOOD HUE CONDOMINIUM 2, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 6435 AT PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX ID# 19125-HG-01600

PARCEL #17

UNIT 1, BUILDING 20 OF HIDDEN FOREST CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 11740, AT PAGE 508, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX ID# 191258-KA-15300

PARCEL #18

UNIT 114D OF LAKESIDE MANOR NORTHEAST CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4978, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX ID# 19135-CG-02600

PARCEL #19

UNIT 5, BUILDING 23, OF HIDDEN FOREST CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 11740, AT PAGE 508, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX ID# 19125-KA-18100

PARCEL #20

UNIT 7, BUILDING 26 OF HIDDEN FOREST CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 11740, PAGE 508, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX ID# 19128-KA-20700

PARCEL #21

UNIT 250, WOOD HUE CONDOMINIUM IV, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 7573, AT PAGE 614, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX ID# 19125-JC-00200

PARCEL 22

Unit No. 203, Building 4, of COUNTRY VILLAGE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 11121, at Page 161, of the Public Records of Broward County, Florida.

TAX ID# 19102-BB-02300

PARCEL 23

Unit No. 3, Building 26, of Hidden Forest Condominium, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 11740, at Page 508, of the Public Records of Broward County, Florida.

TAX ID# 19125-KA-20300

PARCEL 24

Unit No. D-216, of Lakeside Manor Northeast, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4978, at Page 49, of the Public Records of Broward County, Florida.

TAX ID# 19135-CG-03700

PARCEL 25

Condominium Unit No. 107, of THE SUNRISER CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4102, at Page 489, of the Public Records of Broward County, Florida.

TAX ID# 19135-AA-00700

PARCEL 26

Unit No. 4, Building 6, of Hidden Forest Condominium, a Condominium according to the Declaration thereof, as recorded in Official Records Book 11740, at Page 508, of the Public Records of Broward County, Florida.

TAX ID # 19125-KA-04400

PARCEL 27

Condominium Apartment No. 101 of FLORAL PARK VILLAS #10, INC., A Condominium, according to the Declaration thereof, recorded in Official Records Book 2878, at Page 188 and according to the amended Declaration thereof, recorded in Official Records Book 3183, Page 619, both of the Public Records of Broward County, Florida.

TAX ID # 19125-AD-00100

PARCEL 28

Unit No. 203 of Floral Park Villas #10 Condominium, a Condominium according to the Declaration thereof as recorded in Official Records Book 2878, at Page 188, and according to the Amendment in Official Records Book 3183, at Page 619 of the Public Records of Broward County, Florida.

TAX ID # 19125-AD-01300

PARCEL 29

Unit 7, Building 1, of HIDDEN FOREST CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 11740, at Page 508, of the Public Records of Broward County, Florida.

TAX ID # 19125-KA-00700

PARCEL 30

Unit 2, Building 5, of HIDDEN FOREST CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 11740, at Page 508, of the Public Records of Broward County, Florida.

TAX ID# 19125-KA-03400

PARCEL 31

Unit 104 of the Sunriser Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4102, at Page 489, of the Public Records of Broward County, Florida.

TAX ID# 19135-AA-00400

PARCEL 32

Unit 209 of THE SUNRISER CONDOMINIUM, according to the Declaration thereof, as recorded in Official Records Book 4102, at Page 489 of the Public Records of Broward County, Florida.

TAX ID # 19135-AA-02200

PARCEL 33

Unit 206A of THE SUNRISER CONDOMINIUM, according to the Declaration thereof as recorded in Official Records Book 4102, at Page 489 of the Public Records of Broward County, Florida.

TAX ID # 19135-AA-01900

PARCEL 34

Unit 17, Building "A", of SUNRISE TERRACE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5047, at Page 742, and the Amendments thereto, recorded in Official Records Book 5055, at Page 874, both of the Public Records of Broward County, Florida.

TAX ID # 19135-CH-01700

PARCEL 35

The East 26.33 feet of the South 115.00 feet of the West 212.68 feet of Tract "A", SUNRISE GOLF VILLAGE SECTION 4, according to the Plat thereof, as recorded in Plat Book 55, at page 19, of the Public Records of Broward County, Florida.

TAX ID # 19135-09-02900

PARCEL 36

The East 22.67 feet of the West 59.01 feet of Tract "A", of Sunrise Golf Village Section Four, according to the Plat thereof, as recorded in Plat Book 55, at Page 19, of the Public Records of Broward County, Florida.

TAX ID # 19135-09-02200

PARCEL #37

UNIT 2 OF BUILDING 13, OF HIDDEN FOREST CONDOMINIUM, A CONDOMINIUM TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 11740, AT PAGE 508, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO.

TAX ID# 19125-KA-09800

PARCEL #38

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

TAX ID #19125-AD-08000

PARCEL #39

SEE EXHIBIT "C" ATTACHED HERETO AND MADE A PART HEREOF

TAX ID# 19125-AA-01200

EXHIBIT "B"

UNIT NO. 208 OF FLORAL PARK VILLAS #10, INC., A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 2878, AT PAGE 188, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

AN UNDIVIDED 4.938 PERCENTAGE INTEREST IN AND TO THE COMMON ELEMENTS OF THE CONDOMINIUM PROPERTY LOCATED ON THAT CERTAIN TRACT OR PARCEL OF LAND IN BROWARD COUNTY, FLORIDA, LEGALLY DESCRIBED AS:

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 25, THENCE DUE WEST ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 25 A DISTANCE OF 1220.16 FEET; THENCE SOUTH 0 DEGREES 55'50" EAST ALONG THE EAST BOUNDARY OF LAUDERDALE LAKES WESTGATE, SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 53, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 568.20 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 0 DEGREES 55'50" EAST ALONG THE SAID EAST BOUNDARY A DISTANCE OF 206 60 FEET, THENCE NORTH 89 DEGREES 04'10" EAST A DISTANCE OF 58.90 FEET; THENCE NORTH 37 DEGREES 04'06" EAST A DISTANCE 277 63 FEET, THENCE NORTH 0 DEGREES 55'50" WEST A DISTANCE OF 59.48 FEET, THENCE SOUTH 59 DEGREES 04'10" WEST A DISTANCE OF 143 32 FEET, THENCE SOUTH 89 DEGREES 04'10" WEST A DISTANCE OF 105 70 TO THE POINT OF BEGINNING, A/K/A 2980 NW 43RD TERRACE, UNIT 208, FT. LAUDERDALE, FL 33308.

PARCEL #38 ON EXHIBIT "A" TO WEISS

EXHIBIT "C"

An undivided 7.317 percentage interest in and to the common elements of the condominium property located on that certain tract or parcel of land in Broward County, Florida, legally described as follows:

a Portion of the Northeast one-quarter (NE1/4) of Section 25, Township 49 South, Range 41 East, Broward County, Florida, more fully described as follows:

Commencing at the Northeast corner of the said Northeast one-quarter (NE1/4) of Section 25; thence due West along the North line of the said Northeast one-quarter (NE1/4) of Section 25, a distance of 1220.16 feet thence South 0°55'50" East along the East boundary of LAUDERDALE LAKES WESTGATE SECTION 3, according to the plat thereof recorded in Plat Book 53, Page 10 of the public records of Broward County, Florida, a distance of 402.20 feet to the Point of Beginning; thence continuing South 0°55'50" East along the said East line a distance of 51.00 feet; thence North 89°04'10" East a distance of 84.57 feet; thence North 59°04'10" East a distance of 152.93 feet; thence North 7°01'52" West a distance of 94.50 feet; thence South 59°01'10" West a distance of 238.97 feet to the Point of Beginning,

together with unit (Apartment #206) as shown on Page 4 of Appendix B of Floral Park Villas #2, Inc. Condominium, which was filed with the Declaration of Restrictions, Reservations, Covenants, Conditions and Easements recorded on the 22nd day of January 1964 in Condominium Book 1 at Page 18 of the Public Records of Broward County, Florida.

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Denise Lechner
The Closing Specialists, Inc.
10050 N.W. 1st Court
Plantation, Florida 33324
Property Appraisers Parcel Identification (Folio) Numbers: 19125-HD-03500

THE CLOSING SPECIALISTS, INC.
10050 N.W. 1st COURT
PLANTATION, FLORIDA 33324
954-916-1633

WARRANTY DEED

07-1033A

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 28th day of February, 2007 by Paul D. Weiss, Individually and as Trustee of the Paul D. Weiss Living Trust Agreement Dated 07/16/2004, whose post office address is 401 N.W. 127th Avenue, Apt. 6, Plantation, Florida 33325, herein called the Grantors, to Nolan J. Crawford, a single man, whose post office address is 4230 NW 21st Street, Unit 235, Lauderdale, Florida 33313, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Broward County, State of Florida, viz.:

Unit 235 of WOOD HUE CONDOMINIUM I, according to the Declaration thereof as recorded in Official Record Book 6434, Page 936 of Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2007 and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

[Signature]
Paul D. Weiss, Trustee

C DENISE LECHNER
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Judith Schmidt
Witness #2 Printed Name

**STATE OF FLORIDA
COUNTY OF Broward**

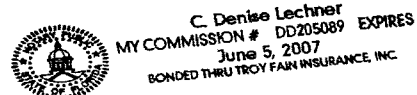
The foregoing instrument was acknowledged before me this 28th day of February, 2007 by Paul D. Weiss, Individually and as Trustee of the Paul D. Weiss Living Trust who are personally known to me or have produced Valid drivers license as identification.

SEAL

[Signature]
Notary Public

Printed Notary Name

My Commission Expires:





**WOOD HUE CONDOMINIUM ASSOCIATION, INC.
CERTIFICATE OF APPROVAL FOR SALE**

Unit# Apt. # 235

Address 4230 NW 21ST, LAUDERHILL, FL 33315

At the request of the present owner(s) of the above referenced property, the undersigned officer(s) of Woodhue Condominium Association, Inc., hereby certify as follows:

The transfer by PAUL WEISS as seller(s) and current owner(s) of above referenced property to NOLAN J. CRAW ^{FORD} as purchaser(s), has been duly approved by the undersigned being current as of the date of the closing of the property.

Dated this 16 day of FEB

[Signature] (PRESIDENT)

Officer's Signature and Title


Officer's Signature and Title

**STATE OF FLORIDA
COUNTY OF BROWARD**

The forgoing instrument was acknowledged before me, this 16 day of Feb by Philbert Rowe, as an officer of Woodhue Condominium Association, Inc.

[Signature]

Notary Public

NOTARY PUBLIC-STATE OF FLORIDA
 Marsha P. Cohen
Commission # DD554954
My Comm. Expires: 07/07/2010

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

WOOD HUE CONDO ASSN INC
Plaintiff

CACE-12-022756

Division: 25

VS.

CRAWFORD, NOLAN J ; PROVINCIAL INV INC ; FL HOUSING
FINANCE CORP
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 December 18, 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:

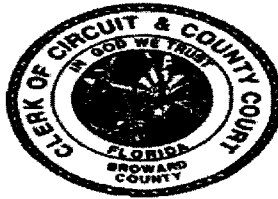
**Unit No. 235 of Wood Hue Condominium No. 1, according to the
Declaration of Condominium thereof, as recorded in OR Book 6434, at
Page 936, of the Public Records of Broward County, Florida**

a/k/a 4230 N.W. 21st Street # 235, Lauderhill, FL

Was sold to: WOOD HUE CONDO ASSN INC

c/o AMBASSADOR MANAGEMENT 7100 WEST COMMERCIAL BLVD. #107 LAUDERHILL, FL, 33319

Witness my hand and the seal of this court on January 02, 2013.



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

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

CFN # 111281261, OR BK 49451 Page 224, Page 1 of 1, Recorded 01/25/2013 at 02:14 PM, Broward County Commission, Deputy Clerk 2090

Handwritten initials and a circled number '14'.

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

WOOD HUE CONDO ASSN INC
Plaintiff

CACE-12-022756

VS.

Division: 25

CRAWFORD, NOLAN J ; PROVINCIAL INV INC ; FL HOUSING
FINANCE CORP
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 December 18, 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 No. 235 of Wood Hue Condominium No. 1, according to the Declaration of Condominium thereof, as recorded in OR Book 6434, at Page 936, of the Public Records of Broward County, Florida

a/k/a 423G N.W. 21st Street # 235, Lauderhill, FL

Was sold to: WOOD HUE CONDO ASSN INC

c/o AMBASSADOR MANAGEMENT 7100 WEST COMMERCIAL BLVD. #107 LAUDERHILL, FL, 33319

Witness my hand and the seal of this court on January 02, 2013.



Handwritten signature of Howard C. Forman.

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

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

CIRCUIT CIVIL 2013 JAN 02 AM 11:16 FILED FOR RECORD CLERK OF CIRCUIT COURT BROWARD COUNTY, FLA.



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 18th day of May, 2013
County Administrator
By [Signature]
Deputy Clerk

RECORDING CLERK'S NOTE: THIS DOCUMENT IS BEING RE-RECORDED TO AFFIX DOCUMENTARY STAMP TAX.

3

This instrument was prepared by:

Wachovia Mortgage Corporation
3563 Phillips Highway
Suite 400, 2nd Floor
Jacksonville, FL 32207

07-1033A
THE CLOSING SPECIALISTS, INC.
10050 N.W. 1st COURT
PLANTATION, FLORIDA 33324
954-916-1633

**FLORIDA HOUSING FINANCE CORPORATION
HOMEOWNERSHIP ASSISTANCE DOWN PAYMENT ASSISTANCE PROGRAM
SUBORDINATE MORTGAGE**

THIS SUBORDINATE MORTGAGE ("Security Agreement") is made on this 28TH day of FEBRUARY 2007. The grantor is NOLAN J. CRAWFORD, AN UNMARRIED MAN (herein "Borrower/Mortgagor") whose address is 4230 NW 21ST STREET UNIT #235 LAUDERHILL, FL 33313. This Security Agreement is given to the Florida Housing Finance Corporation, a public corporation, whose address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329 (herein "Lender/Mortgagee"). Borrower has applied to Wachovia Mortgage Corporation and owes Lender the principal sum of SEVEN THOUSAND FIVE HUNDRED Dollars (U.S. \$ 7,500.00). This debt is evidenced by the Borrower's note ("Note") dated the same date as this Security Agreement.

The Note provides that payment shall be deferred until the term of the first mortgage or the first to occur of the following events: (a) Borrower sells, transfers or disposes of the Property or Home either voluntarily or involuntarily; (b) the Borrower fails or ceases to occupy the Home as a principal residence; (c) the Borrower, or if the Borrower is married, the survivor of the Borrower or the Borrower's spouse, dies; or (d) the Borrower refinances the first mortgage loan at which time the remaining principle balance is due.

TO SECURE to Mortgagee the repayment of the indebtedness evidenced by the Note, the payment of all other sums, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of the Mortgagor herein contained, the Mortgagor does hereby mortgage, grant and convey to Mortgagee the following described Property located in the County of BROWARD, State of Florida (Insert legal description):

UNIT 235 OF WOOD HUE CONDOMINIUM I, ACORDING TO THE DECLARATION THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 6434, PAGE 936, OF PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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" or "Home."

THIS MORTGAGE IS GIVEN TO THE FLORIDA HOUSING FINANCE CORPORATION AND IS EXEMPT FROM TAXATION PURSUANT TO SECTIONS 199.183, 420.513(1), FLORIDA STATUTES.

W.C.

7

MORTGAGOR COVENANTS represents and warrants to Mortgagee and its successors and assigns that Mortgagor is indefeasibly seized of the estate hereby conveyed in fee simple; has full right to mortgage, grant and convey the Property; and that the Property is unencumbered, except for other encumbrances of record. Mortgagor warrants title to the Property and will defend same against the lawful claims and demands of all persons whomsoever.

PROVIDED ALWAYS that if Mortgagor shall pay to Mortgagee, all sums due or to become due under the Note or this Mortgage and shall perform, comply with, and abide by each and every stipulation, agreement, condition, and covenant of the Note and of this mortgage, and shall pay all taxes that may accrue on the Property and all costs and expenses that Mortgagee, may be put to in collecting the Note in foreclosure of this Mortgage or otherwise, including costs and reasonable attorney's fee, then this Mortgage and the estate hereby created shall cease and be null and void.

MORTGAGOR FURTHER COVENANTS and agrees with Mortgagee as follows:

1. **Payment.** Mortgagor shall promptly pay when due the principal amount evidenced by the Note and all other sums of money payable by virtue of the Note or this Mortgage.

2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Mortgagee, Mortgagor shall pay to Mortgagee with the monthly payments of principal and interest under the Note, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessment, 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 Mortgagee on the basis of assessments and bills and reasonable estimates thereof. Mortgagor shall not be obligated to make such payments of Funds to Mortgagee to the extent that Mortgagor makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Mortgagor pays Funds to Mortgagee, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency. Mortgagee shall apply these funds to pay said taxes, assessments, insurance premiums and ground rents. Mortgagee may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Mortgagee pays Mortgagor interest on the Funds and applicable law permits Mortgagee to make such a charge. Mortgagor and Mortgagee may agree in writing at the time of execution of this Mortgage that interest or earnings on the Funds shall be paid to Mortgagor, and unless such agreement is made or applicable law requires such interest to be paid, Mortgagee shall not be required to pay Mortgagor any interest or earnings on the Funds. Mortgagee shall give to Mortgagor, without charge, an annual accounting of the Funds showing credits and debits to the Funds and 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 Mortgagee, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rent, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Mortgagor's option, either promptly repaid to Mortgagor or credited to Mortgagor on monthly installments of Funds.

If the amount of the Funds held by Mortgagee are not sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Mortgagor shall pay to Mortgagee any amount necessary to make up the deficiency in one or more payments, as Mortgagee may require.

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

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Mortgagee under the Note and paragraphs 1 and 2 hereof shall be applied by Mortgagee first in payment of amounts payable to Mortgagee by Mortgagor under paragraph 2 hereof; then to the interest due under the Note; then to principal of the Note; then to any other monies due under the Note or this Mortgage in that order.

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

5. Hazard Insurance. Mortgagor 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 Mortgagee may require and in such amounts and for such periods as Mortgagee may require. The insurance carrier providing the insurance shall be chosen by the Mortgagor subject to approval by Mortgagee; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Mortgagee and shall include a standard mortgage clause in favor of, and in a form acceptable to Mortgagee. Mortgagee shall have the right to hold the policies and renewals thereof, subject to the terms of any other mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage. In the event of loss, the Mortgagor shall give prompt notice to the insurance carrier and to the Mortgagee. Mortgagee may make proof of loss if not made promptly by the Mortgagor. If the Property is abandoned by the Mortgagor, or if the Mortgagor fails to respond to Mortgagee within thirty (30) days from the date notice is mailed by Mortgagee to the Mortgagor that the insurance carrier offers to settle a claim for insurance benefits, Mortgagee is authorized to collect and apply the insurance proceeds at Mortgagee'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. Mortgagor 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, Mortgagor shall perform all of Mortgagor's obligations under the declaration or covenants creating or governing such condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development and constituent any other documents.

7. Protection of Mortgagee's Security. If Mortgagor fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Mortgagee's interest in the Property, then Mortgagee, at Mortgagee's option, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Mortgagee's interest in the Property. If Mortgagor is required to maintain mortgage insurance as a condition of this Mortgage or any other mortgage or deed of trust, Mortgagor shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with the Mortgagor's written agreement or applicable law. Any amounts disbursed by Mortgagee pursuant to this paragraph, with interest thereon, at the rate of twelve percent (12%) per annum, shall become additional indebtedness of the Mortgagor secured by this Mortgage. Unless Mortgagor and Mortgagee agree otherwise, such amounts shall be payable upon demand. Nothing contained in this Paragraph 7 shall require Mortgagee to incur any expense or take any action hereunder.

8. Inspection. Mortgagee may make or cause to be made reasonable entries upon and inspections of the Property upon notice to Mortgagor specifying reasonable cause therefore related to the 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 to the extent of the unpaid balance of all sums due or to become due under the Note or this Mortgage, are hereby assigned and shall be paid to Mortgagee, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

10. Mortgagor Not Released; Forbearance by Mortgagee Not a Waiver. No extension of the time for payment or modification of the terms or conditions of the Note or this Mortgage granted to Mortgagor shall operate or release Mortgagor, in any manner, from liability under the Note or this Mortgage. Mortgagee 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 Mortgagor and Mortgagor's successors in interest. Any forbearance by Mortgagee 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 and references to Mortgagor and Mortgagee herein contained shall bind, and the rights hereunder shall inure to, their respective heirs, successors and assigns, subject to the provisions of Paragraph 16 hereof. All covenants and agreements of Mortgagor shall be joint and several. Any Mortgagor who co-signs this Mortgage, but does not execute the Note is co-signing this Mortgage only to mortgage, grant and convey that Mortgagor's interest in the property to Mortgagee under the terms of this Mortgage; is not personally liable on the Note or under this Mortgage; agrees that Mortgagee and any other Mortgagor 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 Mortgagor's consent and without releasing that Mortgagor or modifying this Mortgage as to that Mortgagor's interest in the Property. This Mortgage and the Note secured thereby are non-assumable, except as may be provided in Paragraph 16 hereof.

12. Notice. Except for any notice required under applicable law to be given in another manner: (a) any notice to the Mortgagor provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail at the Property Address or at such other address as Mortgagor may designate by notice to the Mortgagee as provided herein, and (b) any notice to Mortgagee shall be given by certified mail, to the address stated herein with a copy to U. S. Bank, N. A. , 17500 Rockside Road, Bedford, OH 44146, or to such other address as Mortgagee may designate by notice to the Mortgagor as provided herein.

13. Governing Law; Severability; Costs. 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. Mortgagor's Copy. Mortgagor shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation thereof.

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

16. Transfer of the Property. If all or any part of the Property or any interest in it is sold, transferred, gifted or otherwise conveyed, whether by voluntary act, involuntarily, by operation of law or otherwise, or if the Mortgagor is divested of title by judicial sale, levy or other proceeding, or if foreclosure action is instituted against the Property, or if a prior mortgage is refinanced, or if the Property is leased or rented, all sums secured by this Mortgage shall immediately become due and payable. Provided, however, a transfer to person who is an heir or devisee of Mortgagor, upon the death of Mortgagor, shall

be permissible provided that the Note and this Mortgage are not then in default and that said person: (a) occupies the Property as their principal place of residence; (b) qualifies under the income eligibility requirements set forth in Rule 67-45, F.A.C; and (c) executes such documents (including without limitation an agreement assuming the obligations under the Note and this Mortgage) and pays such fees and charges as Mortgagee may reasonably require. Mortgagee shall give Mortgagor notice of acceleration. The notice shall provide a period of not less than thirty (30) days from the date the notice is given in accordance with Paragraph 12 hereof within which Mortgagor must pay all sums secured by this Mortgage. If said sums are not paid in full prior to the expiration of this period, Mortgagee may invoke any remedies permitted by this Mortgage without further notice or demand.

17. Acceleration; Remedies. Except as provided in Paragraph 15 hereof, upon the Mortgagor's breach of any covenant or agreement of the Mortgagor in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, or in the event that the Mortgagor shall have made a material misrepresentation or material omission in Mortgagor's application for the loan evidenced by the Note, Mortgagee, 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. Prior to acceleration of this Mortgage, Mortgagee shall give notice to Mortgagor as provided in Paragraph 10 hereof specifying (1) the breach (if the breach is curable); (2) the action required to cure such breach; (3) a date, not less than ten (10) days from the date the notice is mailed to Mortgagor, 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 Mortgagor 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 Mortgagor acceleration and foreclosure. Mortgagee 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.

Catastrophic Exception: "In the event the Lender and the servicer, at their sole and absolute discretion, after a loss mitigation analysis, find that a catastrophic event, including but not limited to the Borrower's death or extended illness, or the extended illness of a close family member who depends primarily on the Borrower for support has occurred which substantially and permanently impairs their ability to repay this Note and requires them to sell the Property for an amount less than the Note, that portion of the Note which cannot be satisfied from the proceeds of such sale shall be released."

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

19. Assignment of Revenues; Appointment of Receiver. As additional security hereunder, Mortgagor hereby assigns to Mortgagee the revenues of the Property, provided that Mortgagor shall, prior to acceleration under Paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such revenues as they become due and payable. Upon acceleration under Paragraph 17 hereof or abandonment of the Property, Mortgagee 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 revenues of the Property including those past due. All revenues 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 the reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those revenues actually received.

20. Release. Upon payment of all sums secured by this Mortgage, Mortgagee shall prepare a written satisfaction of this Mortgage. The Mortgagee shall not bear the cost of recording the Satisfaction of Mortgage; it shall be the responsibility of the Mortgagor.

21. Subordination. Lender and Borrower acknowledge and agree that this Security Instrument is subject and subordinate in all respects to the liens, terms, covenants and conditions of the First Mortgage and to all advances heretofore made or which may hereafter be made pursuant to the First Mortgage including all sums advanced for the purpose of (a) protecting or further securing the lien of the First Mortgage, curing defaults by the Borrower under the First Mortgage, or for any other purpose expressly permitted by the First Mortgage or (b) constructing, renovating, repairing, furnishing, fixturing or equipping the Property. The terms and provisions of the First Mortgage are paramount and controlling, and they supersede any other terms and provisions hereof in conflict therewith. In the event of a foreclosure or deed in lieu of foreclosure of the First Mortgage, any provisions herein or any provisions in any other collateral agreement restricting the use of the Property to low or moderate income households or otherwise restricting the Borrower's ability to sell the Property shall have no further force or effect on subsequent owners or purchasers of the Property. Any person, including his successors or assigns (other than the Borrower or a related entity of the Borrower), receiving title to the Property through a foreclosure or deed in lieu of foreclosure of the First Mortgage shall receive title to the Property free and clear from such restrictions.

Further, if the Senior Lien Holder acquires title to the Property pursuant to a deed in lieu of foreclosure, the lien of this Security Instrument shall terminate at the discretion of the Lender upon the Senior Lien Holder's acquisition of title, such termination will not be unreasonably withheld provided that (i) the Lender has been given written notice of a default under the First Mortgage, (ii) the Lender shall not have cured the default under the First Mortgage within the 30-day period provided in such notice sent to the Lender, and (iii) there is not sufficient equity in the Property to satisfy the senior lien (assuming reasonable costs) and the lien of this HAP loan.

22. Attorneys' Fees. As used in this Mortgage and in the Note, "attorneys' fees" shall include attorneys' fees, if any, incurred in connection with the collection or enforcement of this Mortgage or of the Note, whether or not suit is brought and whether incurred at trial, on appeal, in bankruptcy proceedings or otherwise.

23. Special HAP Program Covenants, Warrants and Representations. Mortgagor covenants, represents and warrants to Mortgagee that: (a) the Mortgagor, along with his/her/their family, will occupy the Property as their principal residence; (b) the Property is a single-family residence and is an eligible homeownership activity under Rule 67-45; and (c) Mortgagor's total family income at the time of its application for the Loan was no greater than eighty percent (80%) of the area median income, so that Mortgagor is a Low-Income person or household within the meaning of Rule 67-45.

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

Mortgagee requests the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice, at Mortgagee'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.

HAP Subordinate Mortgage (Rev. 10/26/2005)

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage on the date first above written.

NOTICE TO MORTGAGOR
DO NOT SIGN THIS MORTGAGE IF IT CONTAINS BLANK SPACES.
ALL SPACES SHOULD BE COMPLETED BEFORE YOU SIGN.

Signed, sealed in the presence of and delivered:

Susan B. Greenberg

SUSAN B. GREENBERG

Printed Name of Witness

Nolan J. Crawford

NOLAN J. CRAWFORD

Printed Name of Mortgagor

Denise Ledwien

DENISE LEDWIEN

Printed Name of Witness

Printed Name of Witness

Printed Name of Mortgagor

Printed Name of Witness

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28TH day of FEBRUARY, 2007, by NOLAN J. CRAWFORD, Mortgagor. Said person is personally known to me or has produced a valid driver's license as identification.

Susan B. Greenberg

Notary Public, State of Florida

Print Name: **SUSAN B. GREENBERG**

My Commission Expires: _____

My Commission No.: _____



This instrument was prepared by:

SHELDON B. PALLEY, ESQUIRE
1497 N. W. 7th Street
Miami, Florida 33125

THIS MORTGAGE DEED, made and executed the 30th day of March, 2007,
by NOLAN J. CRAWFORD

hereinafter called the Mortgagor, which term shall include the heirs, legal representatives, successors and assigns of the said Mortgagor wherever the context so requires or admits,
to PROVINCIAL INVESTMENTS, INC.
(1497 N. W. 7th Street, Miami, FL 33125)

hereinafter called the Mortgagee, which term shall include the heirs, legal representatives, successors and assigns of the said Mortgagee wherever the context so requires or admits.

WITNESSETH: That for divers good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith hereinafter described, the said Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee, his heirs, successors and assigns, all the certain piece...., parcel... or tract... of land, of which the said Mortgagor is now seized and possessed and in actual possession, situate in the County of Broward and State of Florida, described as follows:

UNIT NO. 235 of WOOD HUE CONDOMINIUM NO. 1,
according to the Declaration of Condominium
thereof, as recorded in OR Book 6434, at
Page 936, of the Public Records of Broward
County, Florida; a/k/a 4230 N. W. 21st Street,
Unit #235, Lauderhill, Florida 33313-3657

(As per Warranty Deed recorded in OR Book 43690, Page 1826
Public Records Broward County, Florida)

THIS IS A SECOND MORTGAGE.

In the event the first mortgage payments are delinquent, in arrears or in any way in default, the second mortgagees may, at their option make the first mortgage payments, and immediately declare the entire balance due and payable on this second mortgage. In the event the first mortgage is increased or amended, this second mortgage and the indebtedness secured thereby shall become due and payable at once.

In the event the above described property is sold or conveyed in any manner, this second mortgage shall become due and payable at once at the option of the mortgagees.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and also all the estate, right, title, interest, property, possession, claim and demand whatsoever as well in law as in equity of the said Mortgagor in and to the same and every part and parcel thereof unto the said Mortgagee, and his heirs, successors and assigns, in fee simple.

And said Mortgagor, for himself, and his heirs, legal representatives, successors and assigns, hereby covenants with said Mortgagee, his heirs, legal representatives, successors and assigns, that said Mortgagor is lawfully seized of said land in fee simple; that the said Mortgagor has full power and lawful right to convey the same in fee simple as aforesaid; that it shall be lawful for said Mortgagee, his heirs, legal representatives, successors and assigns, at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land and every part thereof; that said land is free from all incumbrances; that said Mortgagor, his heirs, legal representatives, successors and assigns, will make such further assurances to perfect the fee simple title to said land in said Mortgagee, his heirs, legal representatives, successors and assigns, as may reasonably be required; and that said Mortgagor does hereby fully warrant the title to said land and every part thereof and will defend the same against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, That if said Mortgagor shall pay unto the said Mortgagee the certain promissory note of which the following in words and figures is a true copy, to-wit:

3

**MORTGAGE NOTE - MONTHLY PAYMENT.
INCLUDES INTEREST**

MORTGAGE NOTE

\$ 15,900.00 Miami-Dade County, Florida March 30, 2007, ~~18~~

FOR VALUE RECEIVED the undersigned jointly and severally promise to pay to the order of PROVINCIAL INVESTMENTS, INC. the principal

sum of FIFTEEN THOUSAND NINE HUNDRED AND NO/100***** Dollars (\$ 15,900.00)

together with interest thereon from Date at the rate of 13 1/2% per cent. per annum until maturity.

The said principal and interest being payable at 1497 N. W. 7th Street, Miami, FL 33125, Florida, or at such other place as the holder hereof may designate in writing. The said principal and interest being payable in monthly

installments of TWO HUNDRED SEVENTY-TWO AND NO/100***** Dollars (\$ 272.00), on the 1st day of each month, beginning on the the 1st day of June, 2007, ~~18~~, and continuing until

~~XXXXXXXXXXXX~~ PAID IN FULL 19, at which time the entire unpaid principal balance, together with accrued interest thereon, shall be due and payable. Each installment payment shall be credited first on the interest then due and the remainder on principal, and interest shall thereupon cease upon the principal so credited.

This note may be prepaid after at any time with no penalty of none per cent. of the unpaid balance.

This note is secured by a mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon the failure of the makers hereof to pay any sum required to be paid by the terms of this note or the securing mortgage, promptly when they severally become due, or upon the breach of any stipulation, agreement or covenant of this note or of the securing mortgage, the entire sum of principal and interest remaining unpaid shall, at the option of the holder hereof, become immediately due and payable. Failure to exercise said option shall not constitute a waiver of the right to exercise the same at any subsequent time.

This note, including any installment payments of principal and/or interest, shall bear interest at the rate of 13.50 per cent. per annum from the respective maturity date thereof until paid.

Each maker and endorser agrees, jointly and severally, to pay all cost of collection, including a reasonable attorney's fee, in the event this note, including any installment payment, is not paid promptly when due, and the same is given to an attorney for collection, whether suit be brought or not.

Each maker and endorser severally waives demand, protest and notice of maturity, non-payment or protest and all other requirements necessary to hold each of them liable as makers and endorsers.

X Nolan J. Crawford (SEAL)
NOLAN J. CRAWFORD (SEAL)

and shall duly, promptly and fully perform, discharge, execute, effect, complete, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said promissory note and of this mortgage, then this mortgage and the estate hereby created shall cease and be null and void.

It is understood that each of the words, "note," "mortgagor" and "mortgagee" respectively and the pronouns referring thereto, whether in the singular or plural anywhere in this mortgage, shall be singular if one only and shall be plural jointly and severally, if more than one, and shall be masculine, feminine and/or neuter, wherever the context so implies or admits.

And said Mortgagor for himself and his heirs, legal representatives, successors and assigns, hereby covenants and agrees to and with said Mortgagee, his legal representatives, successors and assigns:

1. To pay all and singular the principal and interest and the various and sundry sums of money payable by virtue of said promissory note, and this mortgage, each and every, promptly on the days respectively the same severally become due.
2. To pay all and singular the taxes, assessments, levies, liabilities, obligations and incumbrances of every nature and kind now on said described property, and/or that hereafter may be imposed, suffered, placed, levied or assessed thereupon, and/or that hereafter may be levied or assessed upon this mortgage and/or the indebtedness secured hereby, each and every, when due and payable according to law, before they become delinquent, and before any interest attaches or any penalty is incurred; and in so far as any thereof is of record the same shall be promptly satisfied and discharged of record and the original official document (such as, for instance, the tax receipt or the satisfaction paper officially endorsed or certified) shall be placed in the hands of said Mortgagee within ten days next after payment; and in the event that any thereof is not so paid, satisfied and discharged, said Mortgagee may at any time pay the same or any part thereof without waiving or affecting any option, lien, equity or right under or by virtue of this mortgage, and the full amount of each and every such payment shall be immediately due and payable and shall bear interest from the date thereof until paid at the rate of ten per centum per annum and together with such interest shall be secured by the lien of this mortgage.
3. To place and continuously keep on the buildings now or hereafter situate on said land fire and windstorm insurance in the usual standard policy form, in a sum not less than \$ highest insurable value, in such company or companies as may be approved by said Mortgagee; and all such insurance policies on any of said buildings, any interest therein or part thereof, in the aggregate sum aforesaid or in excess thereof, shall contain the usual standard mortgagee clause making the loss under said policies, each and every, payable to said Mortgagee as his interest may appear, and each and every such policy shall be promptly delivered to and held by said Mortgagee; and, not less than ten days in advance of the expiration of each policy, to deliver to said Mortgagee a renewal thereof, together with a receipt for the premium of such renewal; and there shall be no such insurance placed on any of said buildings, any interest therein or part thereof, unless in the form and with the loss payable as aforesaid; and in the event any sum of money becomes payable under such policy or policies said Mortgagee shall have the option to receive and apply the same on account of the indebtedness secured hereby or to permit said Mortgagor to receive and use it or any part thereof for other purposes without thereby waiving or impairing any equity, lien or right under or by virtue of this mortgage; and in the event said Mortgagor shall for any reason fail to keep the said premises so insured, or fail to deliver promptly any of said policies of insurance to said Mortgagee, or fail promptly to pay fully any premium therefor, or in any respect fail to perform, discharge, execute, effect, complete, comply with and abide by this covenant, or any part hereof, said Mortgagee may place and pay for such insurance or any part thereof without waiving or affecting any option, lien, equity or right under or by virtue of this mortgage, and the full amount of each and every such payment shall be immediately due and payable and shall bear interest from the date thereof until paid at the rate of ten per centum per annum and together with such interest shall be secured by the lien of this mortgage.
4. To permit, commit or suffer no waste, impairment or deterioration of said property or any part thereof.
5. To pay all and singular the costs, charges and expenses, including reasonable lawyer's fees and cost of abstracts of title, incurred or paid at any time by said Mortgagee because and/or in the event of the failure on the part of the said Mortgagor to duly, promptly and fully perform, discharge, execute, effect, complete, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said promissory note, and this mortgage, any or either, and said costs, charges and expenses, each and every, shall be immediately due and payable, whether or not there be notice, demand, attempt to collect or suit pending; and the full amount of each and every such payment shall bear interest from the date thereof until paid at the rate of ten per centum per annum; and all said costs, charges and expenses so incurred or paid, together with such interest, shall be secured by the lien of this mortgage.

6. That (a) in the event of any breach of this mortgage or default on the part of the Mortgagor, or (b) in the event any of said sums of money herein referred to be not promptly and fully paid within ten days next after the same severally become due and payable, without demand or notice, or (c) in the event each and every the stipulations, agreements, conditions and covenants of said promissory note and this mortgage, any or either, are not duly, promptly and fully performed, discharged, executed, effected, completed, complied with and abided by, then, in either or any such event, the said aggregate sum mentioned in said promissory note then remaining unpaid, with interest accrued, and all moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of said Mortgagee, as fully and completely as if all of the said sums of money were originally stipulated to be paid on such day, anything in said promissory note, and/or in this mortgage to the contrary notwithstanding; and thereupon or thereafter at the option of said Mortgagee, without notice or demand, suit at law or in equity, theretofore, or thereafter begun, may be prosecuted as if all moneys secured hereby had matured prior to its institution.

7. That in the event that at the beginning of or at any time pending any suit upon this mortgage, or to foreclose it, or to reform it, and/or to enforce payment of any claims hereunder, said Mortgagee shall apply to the court having jurisdiction thereof for the appointment of a Receiver, such court shall forthwith appoint a Receiver of said mortgaged property all and singular, including all and singular the rents, income, profits, issues and revenues from whatever source derived, each and every of which, it being expressly understood, is hereby mortgaged as if specifically set forth and described in the granting and habendum clauses hereof, and such Receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a Receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee, and without reference to the adequacy or inadequacy of the value of the property mortgaged or to the solvency or insolvency of said Mortgagor and/or of the defendants, and that such rents, profits, income, issues and revenues shall be applied by such Receiver according to the lien and/or equity of said Mortgagee and the practice of such court.

8. To duly, promptly and fully perform, discharge, execute, effect, complete, comply with and abide by each and every the stipulations, agreements, conditions and covenants in said promissory note and in this mortgage set forth.

9. It is mutually covenanted and agreed by and between the Mortgagor and the Mortgagee that this mortgage and the note secured hereby constitute a Florida contract and shall be construed according to the laws of that State.

IN WITNESS WHEREOF, the said Mortgagor has executed this mortgage under seal on the day and year herein first above written.

Signed, sealed and delivered in the presence of:

[Handwritten signatures: Kathleen Kaby, Fredeline Fredrick]
Kathleen Kaby
Fredeline Fredrick

[Handwritten signature: Nolan J. Crawford]
NOLAN J. CRAWFORD (SEAL)

4230 N. W. 21st Street, #235 (SEAL)
Lauderhill, Florida 33313-3657

STATE OF FLORIDA)
COUNTY OF BROWARD) ss.

Before me personally appeared NOLAN J. CRAWFORD

to me well known and known to me to be the individual... described in and who executed the foregoing instrument, and acknowledged before me that he... executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 30th day of March, 2007, XX

[Handwritten signature: Matthew Kirby]
Notary Public in and for the County and State Aforesaid.
My commission expires:

MATTHEW KIRBY
Notary Public, State of Florida
My Comm. Expires Oct. 10, 2009
No. DD479942

STATE OF)
COUNTY OF) ss.

Before me personally appeared

and , to me well known and known to me to be the President and Secretary respectively of

the corporation named in the foregoing instrument, and known to me to be the persons who as such officers of said corporation, executed the same; and then and there the said and the said

did acknowledge before me that said instrument is the free act and deed of said corporation by them respectively executed as such officers for the purposes therein expressed; that the seal thereunto attached is the corporate seal by them in like capacity affixed; all under authority in them duly vested by the Board of Directors of said corporation.

WITNESS my hand and official seal this day of 19

Notary Public in and for the County and State Aforesaid.
My commission expires:

DATE: September 4th, 2018
PROPERTY ID # 494125-HD-0350 (TD # 40927)

WARNING

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

- * Estimated Amount due if paid by September 28, 2018\$4,931.22
- Or
- * Estimated Amount due if paid by October 16, 2018\$4,987.22

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 17, 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: September 4th, 2018
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5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: September 4th, 2018
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WOOD HUE CONDO ASSN INC
C/O AMBASSADOR MANAGEMENT
4230 NW 21 STREET #235
LAUDERHILL, FL 33313

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WOOD HUE CONDO ASSN INC
C/O AMBASSADOR MANAGEMENT
7100 WEST COMMERCIAL BLVD. #107
LAUDERHILL, FL 33319

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

DATE: September 4th, 2018
PROPERTY ID # 494125-HD-0350 (TD # 40927)

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FLORIDA HOUSING FINANCE CORPORATION
227 NORTH BRONOUGH STREET, SUITE 5000
TALLAHASSEE, FL 32301-1329

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PROVINCIAL INVESTMENTS, INC.
1497 N. W. 7TH STREET
MIAMI, FL 33125

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

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AMBASSADOR COMMUNITY MANAGEMENT, REGISTERED AGENT O/B/O WOOD HUE
CONDOMINIUM ASSOCIATION, INC.
7100 W. COMMERCIAL BLVD. SUITE 107
LAUDERHILL, FL 33319

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7100 W COMMERCIAL BLVD STE 107
LAUDERHILL, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4230 NW 21 STREET #235, 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 September 28, 2018\$4,931.22
- Or
- * Estimated Amount due if paid by October 16, 2018\$4,987.22

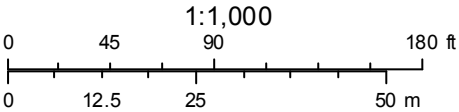
THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 17, 2018 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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



June 28, 2018



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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
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TD 40927 OCT' 2018 WARNING
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

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

See Reverse for Instructions

7018 0680 0002 2681 9514

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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
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TD 40927 OCT' 2018 WARNING
WOOD HUE CONDOMINIUM ASSOCIATION, INC
7100 W COMMERCIAL BLVD STE 107
LAUDERHILL, FL 33319

7018 0680 0002 2681 9507

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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	\$ _____

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TD 40927 OCT' 2018 WARNING
AMBASSADOR COMMUNITY MANAGEMENT,
REGISTERED AGENT O/B/O WOOD HUE
CONDOMINIUM ASSOCIATION, INC.
7100 W. COMMERCIAL BLVD. SUITE 107
LAUDERHILL, FL 33319

7018 0680 0002 2681 9491

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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 40927 OCT' 2018 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

7018 0680 0002 2681 9484

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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
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Postage

**TD 40927 OCT' 2018 WARNING
PROVINCIAL INVESTMENTS, INC.
1497 N. W. 7TH STREET
MIAMI, FL 33125**

7018 0680 0002 2681 9477

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7018 0680 0002 2681 9460

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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
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TD 40927 OCT' 2018 WARNING
FLORIDA HOUSING FINANCE CORPORATION
227 NORTH BRONOUGH STREET, SUITE 5000
TALLAHASSEE, FL 32301-1329

U.S. Postal Service™
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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 40927 OCT' 2018 WARNING
WOOD HUE CONDO ASSN INC
C/O AMBASSADOR MANAGEMENT
7100 WEST COMMERCIAL BLVD. #107
LAUDERHILL, FL 33319

701A 0680 0002 2681 9453

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OFFICIAL USE

7018 0680 0002 2681 9446

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 40927 OCT' 2018 WARNING
WOOD HUE CONDO ASSN INC
C/O AMBASSADOR MANAGEMENT
4230 NW 21 STREET #235
LAUDERHILL, FL 33313**

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 40927 OCT' 2018 WARNING
 FLORIDA HOUSING FINANCE CORPORATION
 227 NORTH BRONOUGH STREET, SUITE 5000
 TALLAHASSEE, FL 32301-1329



9590 9402 4097 8092 8928 57

2. Article Number (PSN)

7018 0680 0002 2681 9460

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *A. Williams*

- Agent
- Addressee

B. Received by (Printed Name)

A. Williams

C. Date of Delivery

9.7.18

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

3. Service Type

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

Registered Mail Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

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

1 Article Addressed to:

TD 40927 OCT' 2018 WARNING
 AMBASSADOR COMMUNITY MANAGEMENT,
 REGISTERED AGENT O/B/O WOOD HUE CONDOMINIUM
 ASSOCIATION, INC.
 7100 W. COMMERCIAL BLVD. SUITE 107
 LAUDERHILL, FL 33319



9590 9402 4097 8092 8928 26

2 Article Number (Transfer from service label)

7018 0680 0002 2681 9491

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)

[Handwritten Name]

C. Date of Delivery

[Handwritten Date]

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

3. Service Type

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

all Restricted Delivery

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 40927 OCT' 2018 WARNING
 WOOD HUE CONDOMINIUM ASSOCIATION, INC.
 7100 W COMMERCIAL BLVD STE 107
 LAUDERHILL, FL 33319



9590 9402 4097 8092 8928 19

2.

7018 0680 0002 2681 9507

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

Agent

Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

9-7-18

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

3. Service Type

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

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 40927 OCT' 2018 WARNING
 WOOD HUE CONDO ASSN INC
 C/O AMBASSADOR MANAGEMENT
 7100 WEST COMMERCIAL BLVD. #107
 LAUDERHILL, FL 33319



9590 9402 4097 8092 8928 64

2.

7018 0680 0002 2681 9453

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

Agent

Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

9-7-18

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

3. Service Type

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

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

Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 40927 OCT' 2018 WARNING
 CITY OF LAUDERHILL
 ATTN: ANA SANCHEZ
 5581 W OAKLAND PARK BLVD
 LAUDERHILL, FL 33313



9590 9402 4097 8092 8928 33

2. Article #

7018 0680 0002 2681 9484

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
- Signature Mail
- Signature Mail 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 40927 OCT' 2018 WARNING
 WOOD HUE CONDO ASSN INC
 C/O AMBASSADOR MANAGEMENT
 4230 NW 21 STREET #235
 LAUDERHILL, FL 33313



9590 9402 4097 8092 8928 71

2. Article Number (Transfer from service label)

7018 0680 0002 2681 9446

PS Form 3811, July 2016 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 Dolores News EP 1 2 REVD

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 | |

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 40927 OCT' 2018 WARNING
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283



9590 9402 4097 8092 8928 02

7018 0680 0002 2681 9514

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)

TD DAVIS

C. Date of Delivery

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



3. Service Type

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

Domestic Return Receipt