



**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222**  
**Phone: (412) 391-5555 Fax: (412) 391-7608**  
**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**  
  
**[www.GrantStreet.com](http://www.GrantStreet.com)**



## UPDATE REPORT

**UPDATE ORDER DATE:** 10/23/2018

**REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO** 10/22/2018

**CERTIFICATE #** 2011-10896

**ACCOUNT #** 494136BA0020

**ALTERNATE KEY #** 366251

**TAX DEED APPLICATION #** 40984

**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. 102, BUILDING 19, PARK SOUTH SIX, INC., A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 3818, PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PROPERTY ADDRESS:** 1590 NW 43 AVENUE #102, LAUDERHILL FL 33313

### **OWNER OF RECORD ON CURRENT TAX ROLL:**

MARY A MCDONALD

3571 NW 85 WAY APT 207

SUNRISE, FL 33351-6628 (Matches Property Appraiser records.)

### **APPARENT TITLE HOLDER & ADDRESS OF RECORD:**

MARY A. MCDONALD

1590 NW 43RD AVE. #102

LAUDERHILL, FL 33313 (Per Deed)

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

### **MORTGAGE HOLDER OF RECORD:**

No new documents found.

### **LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:**

No new documents found.



**UPDATE REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4941 36 BA 0020

**CURRENT ASSESSED VALUE:** \$6,320

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:**

1. 2018-7428

**OPEN BANKRUPTCY FILINGS FOUND?** No

**OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:**

No new documents found.

\*\*Update search found no new recorded documents, but a new Tax Certificate.



**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





<b>Site Address</b>	<b>1590 NW 43 AVENUE #102, LAUDERHILL FL 33313</b>	<b>ID #</b>	4941 36 BA 0020
<b>Property Owner</b>	MCDONALD,MARY A	<b>Millage</b>	1912
<b>Mailing Address</b>	3571 NW 85 WAY APT 207 SUNRISE FL 33351-6628	<b>Use</b>	00
<b>Abbr Legal Description</b>	PARK SOUTH SIX CONDO UNIT 102 BLDG 19		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$6,320		\$6,320	\$6,320	
2018	\$6,320		\$6,320	\$6,320	
2017	\$6,320		\$6,320	\$6,320	\$150.57

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$6,320	\$6,320	\$6,320	\$6,320
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$6,320	\$6,320	\$6,320	\$6,320
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$6,320	\$6,320	\$6,320	\$6,320

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/29/2001	SWD	\$30,000	31577 / 1860			
11/3/2000	CET	\$100	31042 / 1227			
3/26/1999	WD	\$32,000	29389 / 848			
3/1/1994	QCD	\$100	21896 / 937			
5/1/1972	WD	\$23,500				
				Adj. Bldg. S.F.		

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





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**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**  
  
**[www.GrantStreet.com](http://www.GrantStreet.com)**



## PROPERTY INFORMATION REPORT

**ORDER DATE:** 05/09/2018

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 05/08/2018

**CERTIFICATE #** 2011-10896

**ACCOUNT #** 494136BA0020

**ALTERNATE KEY #** 366251

**TAX DEED APPLICATION #** 40984

**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. 102, BUILDING 19, PARK SOUTH SIX, INC., A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 3818, PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PROPERTY ADDRESS:** 1590 NW 43 AVENUE #102, LAUDERHILL FL 33313

### OWNER OF RECORD ON CURRENT TAX ROLL:

MARY A MCDONALD

3571 NW 85 WAY APT 207

SUNRISE, FL 33351-6628 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

MARY A. MCDONALD

OR: 31577, Page: 1860

1590 NW 43RD AVE. #102

LAUDERHILL, FL 33313 (Per Deed)

### MORTGAGE HOLDER OF RECORD:

ALLIANCE FUNDING, A DIVISION

OR: 31577, Page: 1861

OF SUPERIOR BANK FSB

ONE RAMLAND ROAD

ORANGEBURG, NY 10962 (Per Mortgage)

BANK OF AMERICA, NA

OR: 43187, Page: 1747

100 NORTH TRYON STREET

CHARLOTTE, NC 28255 (Per Mortgage)

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

5T WEALTH PARTNERS LP

DEPARTMENT #6200, P.O. BOX 830539

BIRMINGHAM, AL 35283 (Tax Deed Applicant)

CITY OF LAUDERHILL

OR: 48018, Page: 1950

CODE ENFORCEMENT UNIT

5581 W. OAKLAND PARK BLVD.

LAUDERHILL, FL 33313 (Per Lien)



LORD HILL REC. CENTERS, INC. AS THE  
SUCCESSOR IN INTEREST TO PARK SOUTH  
RECREATION CENTER, INC.  
1331 N W 43RD AVENUE  
LAUDERHILL, FL 33313 (Per Lien)

OR: 47707, Page: 363

MARIA JEVREMOV, REGISTERED AGENT  
O/B/O LORD HILL REC CENTERS, INC.  
1331 NW 43RD AVENUE  
LAUDERHILL, FL 33313 (Per Sunbiz. Lease recorded in 3818-182.)

CONSYWELIA HOWARD, REGISTERED AGENT  
O/B/O PARK SOUTH SIX, INC., A CONDOMINIUM  
1590 NW 43RD AVE  
110  
LAUDERHILL, FL 33313 (Per Sunbiz. Declaration recorded in 3818-182.)



**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4941 36 BA 0020

**CURRENT ASSESSED VALUE:** \$6,320

**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:**

Quit Claim Deed

OR: 21896, Page: 937

Warranty Deed

OR: 29389, Page: 848

Certificate of Title

OR: 31042, Page: 1227



**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





<b>Site Address</b>	1590 NW 43 AVENUE #102, LAUDERHILL FL 33313	<b>ID #</b>	4941 36 BA 0020
<b>Property Owner</b>	MCDONALD,MARY A	<b>Millage</b>	1912
<b>Mailing Address</b>	3571 NW 85 WAY APT 207 SUNRISE FL 33351-6628	<b>Use</b>	00
<b>Abbr Legal Description</b>	PARK SOUTH SIX CONDO UNIT 102 BLDG 19		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$6,320		\$6,320	\$6,320	
2017	\$6,320		\$6,320	\$6,320	\$150.57
2016	\$6,090		\$6,090	\$6,090	\$142.44

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$6,320	\$6,320	\$6,320	\$6,320
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$6,320	\$6,320	\$6,320	\$6,320
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$6,320	\$6,320	\$6,320	\$6,320

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/29/2001	SWD	\$30,000	31577 / 1860			
11/3/2000	CET	\$100	31042 / 1227			
3/26/1999	WD	\$32,000	29389 / 848			
3/1/1994	QCD	\$100	21896 / 937			
5/1/1972	WD	\$23,500				
				Adj. Bldg. S.F.		

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



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

CERTIFICATE OF MAILING NOTICES

Tax Deed #40984

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of December 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:

MARY A. MCDONALD 1590 NW 43RD AVE. #102 LAUDERHILL, FL 33313	ALLIANCE FUNDING, A DIVISION OF SUPERIOR BANK FSB ONE RAMLAND ROAD ORANGEBURG, NY 10962 CONSYWELIA HOWARD, REGISTERED AGENT O/B/O PARK SOUTH SIX, INC., A CONDOMINIUM 1590 NW 43RD AVE 110 LAUDERHILL, FL 33313	BANK OF AMERICA, NA 100 NORTH TRYON STREET CHARLOTTE, NC 28255	CITY OF LAUDERHILL, CODE ENFORCEMENT UNIT 5581 W. OAKLAND PARK BLVD. LAUDERHILL, FL 33313
LORD HILL REC. CENTERS, INC. AS THE SUCCESSOR IN INTEREST TO PARK SOUTH RECREATION CENTER, INC. 1331 N W 43RD AVENUE LAUDERHILL, FL 33313		MARIA JEVREMOV, REGISTERED AGENT O/B/O LORD HILL REC CENTERS, INC. 1331 NW 43RD AVENUE LAUDERHILL, FL 33313	BANK OF AMERICA, NA 9000 SOUTHSIDE BLVD., BLDG 700 JACKSONVILLE, FL 32256
CITY OF LAUDERDALE LAKES 4300 NW 36 ST LAUDERDALE LAKES, FL 33319	CITY OF LAUDERHILL ATTN: ANA SANCHEZ 5581 W. OAKLAND PARK BLVD. LAUDERHILL, FL 33313	FISERV LENDING SOLUTIONS 27 INWOOD ROAD ROCKY HILL, CT 06067	MARY A MCDONALD 3571 NW 85 WAY APT 207 SUNRISE, FL 33351-6628
MARY A MCDONALD 1590 NW 43 AVE APT 201 LAUDERDALE LAKES, FL 33313	MARY A. MCDONALD 8166 NW 21 CT SUNRISE, FL 33322-3933	SUPERIOR BANK FSB ONE RAMLAND ROAD ORANGEBURG, NY 10962	

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 3rd day of December 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 40984

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: 494136-BA-0020  
Certificate Number: 10896  
Date of Issuance: 06/01/2012  
Certificate Holder: 5T WEALTH PARTNERS LP  
Description of Property: PARK SOUTH SIX CONDO  
UNIT 102 BLDG 19

UNIT NO. 102, BUILDING 19, PARK SOUTH SIX, INC., A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 3818, PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name in which assessed: MCDONALD,MARY A  
Legal Titleholders: MCDONALD,MARY A  
3571 NW 85 WAY APT 207  
SUNRISE, FL 33351-6628

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 16th day of January, 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 13th day of December, 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: 12/13/2018, 12/20/2018, 12/27/2018 & 01/03/2019  
Minimum Bid: 5239.74



# 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 BARBARA JEAN COOPER, 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

40984

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 10896

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

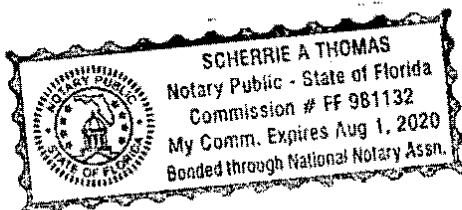
12/13/2018 12/20/2018 12/27/2018 01/03/2019

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

Sworn to and subscribed before me this  
3 day of JANUARY, A.D. 2019

(SEAL)

BARBARA JEAN COOPER personally known to me



### Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 40984

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: 494136-BA-0020

Certificate Number: 10896

Date of Issuance: 06/01/2012

Certificate Holder:

ST WEALTH PARTNERS LP

Description of Property:

PARK SOUTH SIX CONDO  
UNIT 102 BLDG 19

UNIT NO. 102, BUILDING 19, PARK SOUTH SIX, INC., A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 3818, PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name in which assessed:

MCDONALD, MARY A

Legal Titleholders:

MCDONALD, MARY A

3571 NW 85 WAY APT 207

SUNRISE, FL 33351-6628

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

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broward.deedauction.net

\*Pre-registration is required to bid.

Dated this 13th day of December, 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

SEE ATTACHED



Government Easements. The successful bidder is responsible to pay any outstanding taxes.  
Minimum Bid: 5239.74  
401-314.  
12/13-20-27 1/3 18-14/0000360380B





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

## Detail by Entity Name

Florida Not For Profit Corporation  
PARK SOUTH SIX, INC., A CONDOMINIUM

### Filing Information

<b>Document Number</b>	714975
<b>FEI/EIN Number</b>	59-1296233
<b>Date Filed</b>	07/22/1968
<b>State</b>	FL
<b>Status</b>	INACTIVE
<b>Last Event</b>	ADMIN DISSOLUTION FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/23/2011
<b>Event Effective Date</b>	NONE

### Principal Address

1590 N.W. 43RD AVE.  
LAUDERHILL, FL 33313

### Mailing Address

1590 N.W. 43RD AVE.  
LAUDERHILL, FL 33313

### Registered Agent Name & Address

HOWARD, CONSYWELIA  
1590 NW 43RD AVE  
110  
LAUDERHILL, FL 33313

Name Changed: 10/10/2007

Address Changed: 10/10/2007

### Officer/Director Detail

#### **Name & Address**

Title D

THOMPSON, ADOLPHUS  
1590 NW 43RD AVE, #308  
LAUDERHILL, FL 33313

Title D



BOUBEAU, AGNES  
1590 NW 43RD AVE, #204  
LAUDERHILL, FL 33313

Title P

HOWARD, CONSYWELIA  
1590 NW 43RD AVE, #110  
LAUDERHILL, FL 33313

Title SD

VALDES, JENNIE M  
1590 NW 43RD AVENUE, #107  
LAUDERHILL, FL 33313

Title D

MEYERS, LINDA  
1590 NW 43RD AVENUE, #101  
LAUDERHILL, FL 33313

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2008	01/09/2008
2010	05/13/2010

#### **Document Images**

<a href="#">06/15/2012 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">05/13/2010 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/10/2007 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2006 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/19/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/29/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/17/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/12/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/28/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/06/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/23/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>





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

## Detail by Entity Name

Florida Profit Corporation

LORD HILL REC CENTERS, INC.

### Filing Information

<b>Document Number</b>	F65870
<b>FEI/EIN Number</b>	52-1538200
<b>Date Filed</b>	02/03/1982
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/17/2012

### Principal Address

LORD HILL RECREATION CENTER  
1331 N.W. 43RD AVENUE  
LAUDERHILL, FL 33313

Changed: 08/10/1995

### Mailing Address

LORD HILL RECREATION CENTER  
1331 N.W. 43RD AVENUE  
LAUDERHILL, FL 33313

Changed: 04/19/2010

### Registered Agent Name & Address

JEVREMOV, MARIA  
1331 NW 43RD AVENUE  
LAUDERHILL, FL 33313

Name Changed: 12/28/1989

### Officer/Director Detail

#### **Name & Address**

Title P

JEVREMOV, DUSHAN  
1331 N.W. 43RD AVENUE  
LAUDERHILL, FL 33313



true vP

JEVREMOV, MARIA  
 1331 N.W. 43RD AVENUE  
 LAUDERHILL, FL 33313

### Annual Reports

Report Year	Filed Date
2016	03/14/2016
2017	03/17/2017
2018	04/13/2018

### Document Images

<a href="#">04/13/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/17/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/11/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/17/2012 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/08/2008 -- Amendment</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/20/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/05/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/07/2005 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
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<a href="#">03/24/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/10/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>



3-70  
3

IN THE CIRCUIT COURT OF THE 17TH JUDICIAL  
CIRCUIT OF FLORIDA IN AND FOR BROWARD COUNTY  
GENERAL JURISDICTION DIVISION

Washington Mutual Bank, FA,

PLAINTIFF,

vs.

Jeannie M. Filicsky, individually and as  
Executor of the Estate of Floyd A. Rice; The  
Unknown Heirs, devisees, grantees,  
assignees, lienors, creditors, trustees, or other  
claimants, claiming by, through, under or  
against Floyd A. Rice, deceased; Doris M.  
Pichon, et al.,

DEFENDANTS.

No. CACE 00-4759-14

09 NOV -3 AM 8:02  
CLERK OF THE COURT  
BROWARD COUNTY, FLORIDA

INSTR # 100672407 OR BK 31042 PG 1227 RECD 11/22/2000 03:08 PM  
COMMISSION BROWARD COUNTY DEPUTY CLERK 2000  
DOC TAX PD(F.S.201.02)  
9/30/00

CERTIFICATE OF TITLE

The undersigned, Ed Kennedy, Clerk of the Court, certifies that he/she executed and filed a  
Certificate of Sale in this action on Oct 23rd, 2000, for the property described herein and that no  
objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

UNIT NO. 102 BUILDING 19, PARK SOUTH SIX, INC., A CONDOMINIUM, ACCORDING  
TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL  
RECORDS BOOK 3818, PAGE 182, OF THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON  
ELEMENTS APPURTENANT THERETO; A/K/A 1590 NW 43RD AVENUE, UNIT 102,  
LAUDERHILL, FL 33313.

was sold to Washington Mutual Bank, FA. 9451 Corbin Ave, Northridge CA 91324

WITNESS my hand and the seal of the court this 3rd day of November, 2000.

ED KENNEDY, as Clerk

By: [Signature]

As Deputy Clerk

C&S #10-00-0783

(2)



ADDRESS OF GRANTEE, SEND TAXES TO:

Washington Mutual Bank, FA  
c/o Washington Mutual Bank, FA  
9451 Corbin Avenue  
Mail Stop N 010204  
Northridge, CA 91328-1093



Return to:(enclosed self addressed stamped envelope)  
Name: Universal Title Insurors, Inc.

Address: 2720 N. University Drive  
Sunrise, Florida 33322  
This Instrument Prepared by: DONALD BLACK  
Universal Title Insurors, Inc.

Address: 2720 N. University Drive  
Sunrise, Florida 33322  
Property Appraisers Parcel Identification (Folio) Number(s):  
91-36-BA-00200  
Grantee(s) S.S.#(s):

WARRANTY DEED  
INDIVID. TO INDIVID.

INSTR # 99202443  
OR BK 29389 PG 0848  
RECORDED 04/19/99 03:50 PM  
COUNTY RECORDS DIVISION  
BROWARD COUNTY  
DOC TAX PD(F.S.201.02) 224.00  
DEPUTY CLERK 1032

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 26th day of March A.D. 1999 by  
Frank Ricigliano and Christine Ricigliano, husband and wife

hereinafter called the grantor, to Floyd A. Rice, a single man, and Doris M. Pichon,  
a single woman  
whose post office address is 1590 NW 43 Avenue, #102  
Lauderhill, 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 grantor, for and in consideration of the sum of \$ 10.00 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 NO. 102 BUILDING 19, PARK SOUTH SIX, INC., A CONDOMINIUM, ACCORDING TO THE  
DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3818,  
PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record,  
if any; taxes and assessments for the year 1999 and subsequent years; and to all applicable zoning ordinances and/or  
restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.  
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee  
simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the  
title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Amy Terrell  
Signature

AMY TERRELL  
Printed Signature

Tara M. Heller  
Signature

TARA M. HELLER  
Printed Signature

Signature

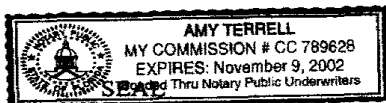
Printed Signature

Signature

Printed Signature

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 26th day of March, 1999 by  
Frank Ricigliano and Christine Ricigliano, husband and wife  
who produced Florida State Driver's License as identification and who take an oath.



Frank Ricigliano  
Signature

Frank Ricigliano  
Printed Signature

1590 NW 43 Avenue #102  
Post Office Address

Lauderhill, FL 33313

Christine Ricigliano  
Signature

Christine Ricigliano  
Printed Signature

1590 NW 43 Avenue #102  
Post Office Address

Lauderhill, FL 33313

Notary Public, State and County Aforesaid

Amy Terrell  
Notary Signature

AMY TERRELL  
Printed Notary Signature

My Commission Expires:

WILL CALL  
Tri County Courier  
For Universal Title  
RETURN TO:  
UNIVERSAL TITLE INSURORS, INC.  
2720 N. UNIVERSITY DRIVE  
SUNRISE, FL 33322



PARK SOUTH SIX, INC.

This is to certify that FLOYD A. RICE AND DORIS M. PICHON  
has been approved by , as the purchasers of the following described  
property in Broward County, Florida:

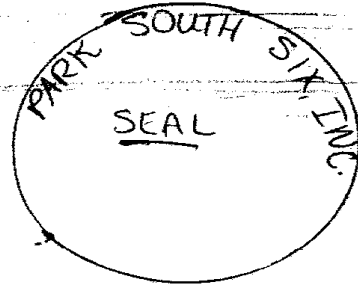
UNIT NO. 102 BUILDING 19, PARK SOUTH SIX, INC., A CONDOMINIUM,  
ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN  
OFFICIAL RECORDS BOOK 3818, PAGE 182, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.

BOARD OF ADMINISTRATORS

BY Edward J. McLaughlin  
PRESIDENT *Edward J. McLaughlin*  
SEAL

ATTEST:

*Dorothy McLaughlin*  
SECRETARY  
*Dorothy McLaughlin*





94-134276 T#001  
03-21-94 10:06AM

Prepared by:  
Salvatore D. DeFelice, Esquire  
2637 North Andrews Avenue  
Fort Lauderdale, FL 33311  
(305) 563-3388  
Florida Bar #135390

\$ 0.70  
DOCU. STAMPS-DEED  
RECVD. BROWARD CTY  
B. JACK OSTERHOLT  
COUNTY ADMIN.

Return to: Frank & Christine Ricigliano  
1590 Northwest 43rd Avenue, #102  
Lauderhill, Florida 33313

THIS QUIT-CLAIM DEED, executed this 2<sup>nd</sup> day of MARCH, A.D. 1994, by CELIA RICIGLIANO, her postoffice address is 512 LALOR STREET, C511, TRENTON, MERCER COUNTY, NEW JERSEY 08618, first parties, to FRANK AND CHRISTINE RICIGLIANO, whose postoffice address is 1509 NW 43RD AVENUE, #102, LAUDERHILL, BROWARD COUNTY, FLORIDA, 33313 second party:

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

WITNESSETH, That the said first party, for and in consideration of the sum of \$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 lot, piece or parcel of land, situate, lying and being in the County of Broward State of Florida, to wit:

Apartment No. 102 in Building 19 of PARK SOUTH SIX, INC., a condominium according to the Declaration thereof, dated the 20th day of December, 1968, recorded in Official Records Book 3818 at Page 182, of the Public Records of Broward County, Florida; together with all of the appurtenances thereto, all according to said Declaration of Condominium and exhibits attached thereto.

Tax Folio No.: 19136-BA-00200

Frank Ricigliano S.S. [REDACTED]  
Christine Ricigliano S.S. [REDACTED]

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 party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]  
Witness  
JEFFREY A. SIKORA  
Print Witness Name

[Signature]  
Witness  
PHIL VINCH  
Print Witness Name

[Signature]  
CELIA RICIGLIANO

BK21896PG0937



STATE OF NEW JERSEY )

COUNTY OF MERCER )

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared CELIA RICIGLIANO, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same and who produced a Drivers License.

WITNESS my hand and official seal in the County and State last aforesaid this 2<sup>nd</sup> day of March, 1994.

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

Lori A. Hibbert  
Notary Public, State of New Jersey

Lori A. Hibbert  
Print Name of Notary

My Commission Expires:

LORI A. HIBBERT  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires May 19, 1994

BK21896PG0938



TRI-COUNTY  
WILL CALL  
WATSON TITLE & INSURANCE, INC.

WATSON TITLE INSURANCE, INC.  
1800 NW 49th ST.  
SUITE 120  
FT LAUDERDALE, FL 33309

INSTR # 101022879  
OR BK 31577 PG 1861  
RECORDED 05/10/2001 10:33 AM  
COMMISSION  
BROWARD COUNTY  
DOC STEP-H 89.25  
INT TAX 51.00  
DEPUTY CLERK 1047

This Mortgage was prepared by:  
(Print, type or stamp Name and P.O. Address)

KARLA  
ONE RAMLAND ROAD  
ORANGEBURG, NY 10962

ACCOUNT #:

## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on MARCH 29, 2001. The mortgagor is MARY A MACDONALD, A SINGLE WOMAN

("Borrower").

This Security Instrument is given to Alliance Funding, a Division of Superior Bank FSB which is organized and existing under the laws of The United States, and whose address is One Ramland Road, Orangeburg, New York 10962 ("Lender"). Borrower owes Lender the principal sum of TWENTY-FIVE THOUSAND FIVE HUNDRED AND NO/100 Dollars (U.S. \$ 25,500.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on APRIL 01, 2016. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in BROWARD County, Florida:

UNIT NO.102,BUILDING 19, PARK SOUTH SIX,INC. A  
CONDOMINIUM,ACCORDING TO THE DECLARATION THEREOF  
DATED 20TH DAY OF DECEMBER 1968 AND RECORDED IN OFFICIAL  
RECORDS BOOK 3818,PAGE 182, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY,FLORIDA.

☐ If this box is checked see Schedule A annexed hereto and made a part hereof.

which has the address of 1590 NORTHWEST 43RD AVENUE#102

FORT LAUDERDALE, Florida 33313 ("Property Address");  
[City] [Zip Code]

In accordance with the rulings of the Florida Department of Revenue, the Documentary Stamp Tax and Intangible Tax should be calculated on \$ 25,500.00, the amount financed in this transaction.

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

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

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

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

1. **Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.



**2. Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in the amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at the Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

**3. Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

**4. Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

**5. Hazard or Property Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened,



the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

**6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonable withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

**7. Protection of Lender's Rights in the Property.** If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this Paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

**8. Mortgage Insurance.** If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

**9. Inspection.** Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

**10. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the

LOAN ID: [REDACTED]  
ALMH Form 3010 9/90 (page 3 of 6 pages)



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

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

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

**12. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

**13. Loan Charges.** If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

**14. Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

**15. Governing Law; Severability.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

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

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

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

**18. Borrower's Right to Reinstate.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before the sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgement enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure

LOAN ID: [REDACTED]  
ALMI Form 5010-3/90 (page 4 of 6 pages)



that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

**19. Sale of Note; Change of Loan Servicer.** The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

**20. Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazard Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

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

**21. Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

**22. Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

**23. Attorneys' Fees.** As used in this Security Instrument and the Note, "attorneys' fees" shall include any attorneys' fees awarded by an appellate court.

**24. Riders to this Security Instrument.** If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

[Check applicable box(es)]

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



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

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

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

[Print or Type Name of Witness]

*Francis J. Smith*  
*Suzanne B. Leary*  
*SUZANNE B. LEARY*

*Mary A. McDonald* (Seal)  
MARY A. McDONALD  
Borrower

(Seal)  
Borrower

(Seal)  
Borrower

(Seal)  
Borrower

(Seal)  
Borrower

(Seal)  
Borrower

STATE OF *FL*  
COUNTY OF *Broward*

The foregoing instrument was acknowledged before me this *29<sup>th</sup>* day of *March* 2001,  
by *Mary A. McDonald*  
who is (are) personally known to me or who has (have) produced *Driver's License*  
as identification and who did (did not) take an oath.

\_\_\_\_\_  
(SEAL)  
Signature of Notary

*Francis J. Smith*  
Name of Notary (typed, printed or stamped)

Notary Public

*CC 797599*  
Serial number, if any



Francis J. Smith  
Commission # CC 797599  
Expires Jan. 4, 2003  
Bonded Thru  
Atlantic Bonding Co., Inc.

**RECORD & RETURN TO:**

SUPERIOR BANK FSB  
ONE RAMLAND ROAD  
ORANGEBURG, NY 10962  
ATTN: RECORDED DOCUMENTS DEPT.



ACCOUNT#: [REDACTED]

**ADDENDUM TO MORTGAGE/DEED OF TRUST/  
DEED TO SECURE DEBT/SECURITY DEED**

This ADDENDUM TO MORTGAGE/DEED OF TRUST/DEED TO SECURE DEBT/SECURITY DEED (also known as "Security Instrument") is made this 29th day of MARCH, 2001, and is incorporated into and amends the Security Instrument of the same date given by the undersigned (the "Borrower") to secure Borrower's Note (the "Note") to Alliance Funding, a Division of Superior Bank FSB (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

1590 NORTHWEST 43RD AVENUE#102, FORT LAUDERDALE, FL 33313  
(Property Address)

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

1. The paragraph of the Security Instrument entitled, "**Application of Borrower's Payments**" or alternately "**Application of Payments**," is deleted in its entirety and the application of payments is governed by the Note.
2. Unless prohibited by applicable law, the paragraph of the Security Instrument entitled, "**Acceleration; Remedies**" or alternately "**Lender's Rights if Borrower Fails to Keep Promises and Agreements**," is supplemented by adding the following provisions:  
"Additionally, Lender may require immediate payment in full of the entire amount remaining unpaid under the Note and this Security Instrument, if:
  - (1) On application of Lender, two or more insurance companies licensed to do business in the State in which the Property is located, refuse to issue policies insuring the buildings and improvements on the Property; or
  - (2) Borrower fails to make any payment required by a senior mortgage, deed of trust, deed to secure debt or other security instrument encumbering or affecting the Property or fails to keep any other promise or agreement in any senior mortgage, deed of trust, deed to secure debt or other security instrument encumbering or affecting the Property; or
  - (3) Any representation made or information given to Lender by Borrower in connection with Borrower's application for the loan evidenced by the Note is false or misleading in any material respect; or
  - (4) Borrower allows the Property to be used in connection with any illegal activity."
3. For a loan secured by Iowa real property:
  - a. The following sentence is added to the end of the paragraph of the Security Instrument entitled, "**Release**" or alternately "**Redemption Period**:"  
"Borrower shall pay any recordation and/or official costs in connection with this mortgage."
  - b. Language is added to the Security Instrument as follows:

**"NOTICE TO BORROWER"**

I UNDERSTAND THAT HOMESTEAD PROPERTY IS IN MANY  
CASES PROTECTED FROM THE CLAIMS OF CREDITORS



AND EXEMPT FROM JUDICIAL SALE; AND THAT BY SIGNING THIS MORTGAGE, I VOLUNTARILY GIVE UP MY RIGHT TO THIS PROTECTION FOR THIS MORTGAGED PROPERTY WITH RESPECT TO CLAIMS BASED UPON THIS MORTGAGE."

4. The paragraph of the Security Instrument entitled, "**Transfer of the Property or a Beneficial Interest in Borrower**," is amended by changing the notice of default or acceleration to be at least **60 days** if the loan is secured by a secondary lien on real property in the State of Connecticut and at least **35 days** if the loan is secured by a lien on real property in the State of Oklahoma.
5. For a loan secured by Kansas real property, if the Security Instrument is Form 3017, the last sentence in the paragraph entitled, "**Acceleration; Remedies**," is deleted and replaced with the following:

**"Lender shall be entitled to collect all reasonable expenses incurred in pursuing the remedies provided in this paragraph, including but not limited to, reasonable attorneys' fees, to the extent allowed by applicable law."**

In addition, the paragraph entitled, "**Attorneys' Fees**," is deleted in its entirety.

6. For a loan secured by Ohio real property, the following language is added after the legal description section of the Security Instrument:

"This mortgage is given upon the statutory condition. "Statutory Condition" is defined in Section 5302.14 of the Revised Code and provides generally that if Borrower pays the indebtedness and performs the other obligations secured by this mortgage, pays all taxes and assessments, maintains insurance against fire and other hazards and does not commit or permit waste, then this mortgage will become null and void."

7. For a loan secured by South Carolina real property:

If the Security Instrument is Form 3041, the second sentence of the paragraph entitled, "**Waivers**," is deleted. If the Security Instrument is Form 3841 the paragraph entitled, "**Waiver of Right of Appraisal**," is deleted.

8. The paragraph of the Security Instrument entitled, "**Law That Governs This Security Instrument/Mortgage**" or alternately "**Governing Law; Severability**," is amended by deleting the first sentence and replacing it with the following language:

"This Security Instrument shall be governed by federal law and, to the extent not inconsistent with or more restrictive than federal law or regulation governing Lender, the laws of the jurisdiction in which the Property is located."

9. If the Security Instrument is a second or junior priority Security Instrument, then a paragraph is added to the Security Instrument as follows:

**"WAIVER OF RIGHT TO INCREASE PRIOR MORTGAGE/DEED OF TRUST.** Borrower hereby waives Borrower's rights if any, to increase any senior deed of trust, mortgage or other security instrument on the Property under any provision contained therein governing optional future advances,



and, to the extent permitted by law, waives Borrower's rights under any law which provides for an increase of said prior deed of trust, mortgage, deed to secure debt or other security instrument to pay for repairs, improvements, replacements, taxes, municipal liens, assessments or other charges on the Property. If, notwithstanding the foregoing waiver, such funds are advanced to or on behalf of Borrower, whether voluntarily or involuntarily, Borrower agrees that Lender, at its option, may accelerate the indebtedness secured hereby."

10. A provision is added to the Security Instrument as follows:

"Borrower hereby acknowledges receipt, without charge, of a true copy of the Security Instrument."

11. **Escrow Waiver** ☒

If the box above has been checked, Lender waives the requirement for Borrower to make payment to Lender for the escrow items referred to in the paragraph of the Security Instrument entitled, "**Funds/Monthly Payments for Taxes and Insurance.**" Borrower shall pay these obligations on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph, and receipts evidencing such payment.

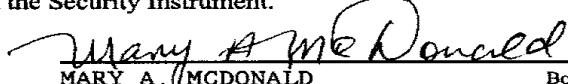
Unless otherwise prohibited by applicable law, Lender reserves the right to require Borrower to make payment to Lender for the escrow items referred to in the paragraph of the Security Instrument entitled, "**Funds/Monthly Payments for Taxes and Insurance,**" if Borrower defaults in the payment of such escrow items and such default is not cured within the time set forth in any notice sent to Borrower by Lender. Lender reserves such right even though Lender did not establish such escrow account as a condition to closing the loan. If Lender requires Borrower to make payments to Lender as provided herein, the provisions of the paragraph of the Security Instrument entitled, "**Funds/Monthly Payments for Taxes and Insurance**" will be in full force and effect.

12. A paragraph is added to the Security Instrument as follows:

**"FORCE PLACED INSURANCE.** Unless otherwise prohibited by applicable law, if Borrower does not provide Lender with evidence of insurance coverage (for any type of insurance that is required by Lender), Lender may purchase insurance at Borrower's expense to protect Lender's interests in Borrower's Property. This insurance may, but need not, protect Borrower's interests. The coverage that Lender purchases may not pay any claim that Borrower makes or any claim that is made against Borrower in connection with the Property. Borrower may later cancel any insurance purchased by Lender, but only after providing Lender with evidence that Borrower has obtained the required insurance. If Lender purchases insurance for the Property, Borrower will be responsible for the costs of that insurance, including the insurance premium, interest at the rate provided by the terms of the Note and any other charges that the Lender or the insurer may impose in connection with the placement of the insurance (for example, a fee from the carrier for processing the force placed insurance), until the effective date of the cancellation or expiration of the insurance. The costs of the insurance may be added to Borrower's total outstanding balance and secured by this Security Instrument. The costs may be more than the cost of insurance that Borrower may be able to obtain directly because Lender will be purchasing insurance under a general policy that does not consider Borrower's individual insurance situation."



13. A paragraph is added to the Security Instrument as follows:  
 "Verification or reverification of the Property's valuation or any other information normally contained in an appraisal may be required as part of Lender's ongoing quality control procedures. Borrower agrees to cooperate fully with Lender and/or its agents, successors or assigns in obtaining and completing a full appraisal in the future at Lender's sole option and expense."
14. If an Adjustable Rate Rider is executed in conjunction with the Security Instrument, such rider is amended by: a) deleting the section entitled, **"Transfer of the Property or a Beneficial Interest in Borrower"** and b) adding to the section entitled, **"Interest Rate and Monthly Payment Changes" (D) "Limits on Interest Rate Changes,"** the following language:  
 "My interest rate will never be less than N/A %."
15. If the Security Instrument is assigned or transferred, all or a portion of this Addendum may be voided at the option of the assignee or transferee. Any terms and provisions of this Addendum which are voided will be governed by the original terms of the Security Instrument.

  
 MARY A. MCDONALD Borrower

\_\_\_\_\_  
 Borrower

\_\_\_\_\_  
 Borrower

\_\_\_\_\_  
 Borrower

\_\_\_\_\_  
 Borrower

\_\_\_\_\_  
 Borrower



ACCOUNT#: [REDACTED]

**CONDOMINIUM RIDER**

THIS CONDOMINIUM RIDER is made this 29th day of MARCH, 2001, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Alliance Funding, a Division of Superior Bank FSB (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

1590 NORTHWEST 43RD AVENUE#102, FORT LAUDERDALE, FL 33313

(Property Address)

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

(Name of Condominium Project)

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

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

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

**B. Hazard Insurance.** So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy on the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and hazards included within the term "extended coverage," then:

(i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of the yearly premium installments for hazard insurance on the Property; and

(ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

Borrower's shall give Lender prompt notice of any lapse in required hazard insurance coverage.

AMCV



In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, with any excess paid to Borrower.

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

**D. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Covenant 10.

**E. Lender's Prior Consent.** Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to:

(i) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;

(ii) any amendment to any provision of the Constituent Documents if the provision is for the express benefit of Lender;

(iii) termination of professional management and assumption of self-management of the Owners Association; or

(iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

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

[CONTINUED ON PAGE 3]

LOAN ID#:

MULTISTATE CONDOMINIUM RIDER - Single Family - FNMA/FHLMC UNIFORM INSTRUMENT  
RD3140A.USM [I/R 3/17/98]

FORM 3140 9/90  
(page 2 of 3 pages)

AMCW



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

Mary A. McDonald (Seal)  
MARY A. McDONALD

Borrower

\_\_\_\_\_ (Seal)

Borrower

\_\_\_\_\_ (Seal)

Borrower

\_\_\_\_\_ (Seal)

Borrower

\_\_\_\_\_ (Seal)

Borrower

\_\_\_\_\_ (Seal)

Borrower

PLEASE RECORD AND RETURN TO:  
SUPERIOR BANK FSB  
ONE RAMLAND ROAD  
ORANGEBURG, NY 10962  
ATTN: RECORDED DOCUMENTS DEPT.

LOAN ID#:



MULTISTATE CONDOMINIUM RIDER - Single Family - FNMA/FHLMC UNIFORM INSTRUMENT  
RD3140A.USM [I/R 3/17/98]

FORM 3140 9/90  
(page 3 of 3 pages)  
AMCX

OR BK 31577 PG 1873



This Instrument Prepared By: *Sharon Robbins*

Bank of America, NA

*9000 Southside Blvd, Bldg 700  
Jacksonville FL 32256*



McDonald, Mary A

Loan Number: [REDACTED]

Record and Return To:  
Fiserv Lending Solutions  
27 Inwood Road  
ROCKY HILL, CT 06067

*Acc #* [REDACTED]

[Space Above This Line For Recording Data]

**HOME EQUITY LINE OF CREDIT SHORT FORM MORTGAGE**  
RECORDED PURSUANT TO FLORIDA STATUTE 695.02

**DEFINITIONS**

(A) **"Security Instrument"** means this document, which is dated OCTOBER 7, 2006, together with all Riders to this document.

(B) **"Borrower"** is MARY A MCDONALD

the party or parties who have signed this Security Instrument.

Borrower is the Mortgagor under this Security Instrument.

(C) **"Lender"** is Bank of America, NA

Lender is a National Banking Association organized

and existing under the laws of THE UNITED STATES OF AMERICA

Lender's address is 100 North Tryon Street, Charlotte, North Carolina 28255

Lender is the Mortgagee under this Security Instrument.

(D) **"Agreement"** means the Home Equity Line of Credit Agreement signed by the Borrowers and dated OCTOBER 7, 2006

(E) **"Credit Limit"** means the maximum aggregate amount of principal that may be secured by this Security Instrument at any one time. The Credit Limit is \$ 20,000.00. Except to the extent prohibited by Applicable Law, the Credit Limit does not apply to interest, Finance Charges, and other fees and charges validly incurred by Borrower under the Agreement and this Security Instrument. The Credit Limit also does not apply to other advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

(E) **"Maturity Date"** is the date on which the entire Account Balance under the Agreement is due. The entire Account Balance on your Account, as defined in the Agreement and the Master Home Equity Line of Credit Mortgage, is due on OCTOBER 7, 2031

*T \$ 110.00  
F \$ 44.00*

*(5)*



## TRANSFER OF RIGHTS IN THE PROPERTY

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

COUNTY

of BROWARD

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

SCHEDULE A ATTACHED HERETO AND MADE A PART OF.

which currently has the address of 1590 NW 43 AVE APT 102

LAUDERDALE LAKES

FLORIDA

[Street]

33313

("Property Address"):

[City]

[State]

[Zip Code]

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

## INCORPORATION OF TERMS AND CONDITIONS OF MASTER FORM MORTGAGE

By the execution and delivery of this Security Instrument, Borrower agrees that all definitions, covenants, and provisions contained in the Home Equity Line of Credit Master Form Mortgage ("Master Form"), inclusive, a copy of which has been provided to Borrower by Lender, are hereby incorporated into, and shall govern, this Security Instrument. The Master Form is recorded in BROWARD County in O.R. Book 41803 at Page 924 or Instrument Number of the County Recorder of that County on APRIL 12, 2006 of the Official Records



**MORTGAGEE REQUESTS NOTICE OF ANY ADVERSE ACTION  
 THAT A PRIORITY LIEN HOLDER TAKES WITH REGARD TO  
 THE PROPERTY, INCLUDING DEFAULT AND FORECLOSURE**

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in (i) this Home Equity Line of Credit Short Form Mortgage and in any Rider executed by Borrower and recorded with it; and (ii) the Home Equity Line of Credit Agreement Master Form Mortgage, which was previously recorded and a copy of which has been given to Borrower.

Mary A McDonald (Seal)  
 MARY A McDONALD -Borrower  
 1590 NW 43 AVE APT 102,  
 LAUDERDALE LAKES, FLORIDA  
 33313

\_\_\_\_ (Seal)  
 -Borrower

\_\_\_\_ (Seal)  
 -Borrower

\_\_\_\_ (Seal)  
 -Borrower

\_\_\_\_ (Seal)  
 -Borrower

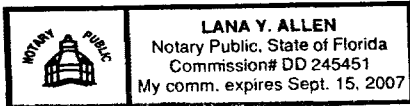
\_\_\_\_ (Seal)  
 -Borrower

Witness:  
Celia Blot  
Celia Blot

Witness:  
Lucas y Allen



[Space Below This Line For Acknowledgment]

STATE OF FLORIDA  
COUNTY OF BrowardThe foregoing instrument was acknowledged before me this 07 day of October/2006  
by MARY A MCDONALDwho is personally known to me or who has produced  
as identification.Driver licence.  
(Type of Identification)

(Seal)

[Signature]  
SignatureLana Y Allen  
Name of NotaryNotary Public  
TitleDD 245451  
Serial Number, if any



G2808437

### **SCHEDULE A**

THE FOLLOWING DESCRIBED REAL PROPERTY LYING AND BEING SITUATED  
IN BROWARD COUNTY, FLORIDA, TO-WIT:

UNIT 102, PARK SOUTH SIX, A CONDOMINIUM, ACCORDING TO THE  
DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL  
RECORDS BOOK 3818, PAGE(S) 182, ET SEQ., OF THE PUBLIC RECORDS  
OF BROWARD COUNTY, FLORIDA; AND ANY AMENDMENTS THERETO;  
TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THOSE COMMON  
ELEMENTS APPURTENANT TO SAID UNIT IN ACCORDANCE WITH AND  
SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND  
OTHER PROVISIONS OF THAT DECLARATION OF CONDOMINIUM.

• KNOWN: 1590 NORTHWEST 43 AVE APT 102



20

Prepared By:  
Maria Jevremov  
Vice-president of:  
Lord Hill Recreation Centers, Inc.  
1331 N W 43 rd Avenue  
Lauderhill, Fl 33313

### CLAIM OF LIEN

This is a Claim of Lien for unpaid rentals and interest together with costs and attorney's fees incurred by the undersigned incident to the collection of rental payments or enforcement of this Claim of Lien, which is granted by that Lease that is dated the 20 day off DEC, 1968, and recorded in O.R. Book 3818, Page 182 of the Public Records of Broward County Florida, wherein LORD HILL REC. CENTERS, INC., a Florida corporation, is the Lessor as the successor in interest to Park South Recreation Center, Inc. and Mc DONALD MARY is the Lessee as successor in the interest to Park South Company, a joint venture, upon the following described property in Broward County, Florida.

Apartment 102 of Building 19, of Park South 6 Inc., a Condominium, according to the Declaration thereof dated the 20 day of DEC., 1968, and recorded in Official Records Book 3818, Page 182, Of the Public Records of Broward County, Florida

The name of the record owner of the above described condominium unit is;

Mc DONALD-MARY

This Claim of Lien is to secure the payment of unpaid rentals owed by the owner to the undersigned in the following amounts (as well as reasonable attorney's fees and costs as due by paragraph 26 of said LEASE, and interest which may subsequently accrue) that were due upon the dates indicated:

AMOUNT DUE \$ 300.00 DATE DUE 3-1-11

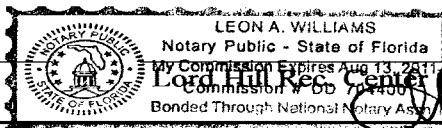
STATE OF FLORIDA  
COUNTY OF BROWARD

The forgoing instrument was acknowledged before me this 9<sup>th</sup> day of FEBRUARY, 2011 by, Maria Jevremov the Owner of Lord Hill Rec. Centers, Inc., a Florida corporation, who is personally known to me or produced

FL. D/L as identification.  
My Commission Expires: Dec 13, 2011

[Signature]  
NOTARY PUBLIC

Date 2-9-11



Lord Hill Rec. Center, Inc. Signature [Signature]



INKFORCE CE1

Page 1 of 3



Code Enforcement Unit  
6581 W. Oakland Park  
Blvd.  
Lauderhill, FL 33313  
Office: Code 954-730-  
3070/Business  
Licensing 954-730-  
3049  
Fax: 954-730-3071

## FINAL ORDER IMPOSING FINE/CLAIM OF LIEN

CE # 10040303

### CITY OF LAUDERHILL

Petitioner

vs.

### PARK SOUTH SIX INC NULL

Respondent(s)

The Code Enforcement ("Board")/Special Master, having heard testimony at the Hearing held on the 17th day of June, 2010 and based on the evidence, the Board, pursuant to a 6/0 vote/Special Master, enters the following:

#### FINDINGS OF FACT: In violation for

Ordinance/Regulation	Section	CONCLUSIONS OF LAW: That the following violations of the City Code/Land Development Regulations have occurred	NONCOMPLIANCE: In compliance with the Order Imposing Fine Claim of Lien dated  the Respondent was previously ordered by the Board to correct the violations by:	ORDER/NOTICE: The Board hereby order that, based upon the failure to comply, a fine is hereby levied for the following amount, commencing on the following date
Land Development Regulation - ART III	Section 5.18.17:	Repair/remove/replace damaged wall		7/2/2010 25.00
Land Development Regulation - ART III	Section 5.18.5:	Fence/wall/hedge/in setback area over six feet in height. Overgrown trees/shrubs need to be trimmed. Trees over roadway must allow 14 ft. vertical clearance for traffic. Trees and shrubs may not obstruct sidewalk.		7/2/2010 25.00
Code of Ordinance - Chapter10	Section 10-15 (c):	Fertilizing of lawn shall be managed so as to avoid weed growth. Sod/swale to be free of bare/deteriorated areas		7/2/2010 25.00
Land Development Regulation - SCH J	Section 1.2.3.D.8			7/2/2010 25.00
Land Development Regulation - SCH J	Section 2.1.1:			7/2/2010 25.00

#### PROPERTY IN VIOLATION

Date	2/1/2011 10:42:00 AM	CE#	10040303	Business Name	
Type	BZ	Verified by		Folio #	494136BA0000
Identified By	1590 NW 43 AVE Lauderhill, FL 33313				
Owner	PARK SOUTH SIX INC NULL				

This Notice/Order is issued to all condominium owners. See attached list of folio numbers and addresses.

#### CONCLUSIONS OF LAW:



The fines shall continue to accrue daily with interest until payment is received in full by the City. These fines are being imposed pursuant to Florida Statutes, Sections 162.06 and 162.09 and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent. The City shall also be entitled to the costs of prosecution and/or costs of repairs in the total amount of \$ which is due on or before which covers the costs of the prosecution and recording in relation to this violation.

If the Respondent again repeats the same violation, the Respondent will then be a repeat violator of this Code Section pursuant to Florida Statutes Section 162.06. As a repeat violator, the Respondent may be fined up to \$500.00 per day.

**COMPLIANCE/RELEASE OF LIEN:** Once the Respondent corrects the above violation, the Respondent must contact the City Code Enforcement Department in order to obtain a Notice of Compliance. Once a Notice of Compliance is obtained and once all past due fines, interest and costs are paid, a Release of Lien can be obtained.

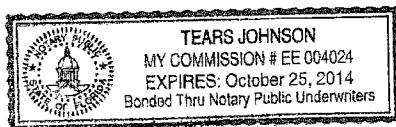
**RATIFICATION/CERTIFICATION OF FINE:** These fines were ratified and certified by the Code Board/Special Master at a hearing held on prior to the imposition of the Claim of Lien.

**APPEAL:** You may appeal a Final Order by filing an action in the Circuit Court. You must file within (30) THIRTY DAYS of the date of the Final Order. You will be required to furnish a transcript of the minutes of the Board. You can contact the City Clerk to obtain a copy.

**RECONSIDERATION/MITIGATION:** If you wish to request a reconsideration/mitigation of the time/fine after an Order has been issued, you must forward a written request to the Chief Code Officer, 5581 W. Oakland Park Blvd., Lauderdale, Florida, 33313, within sixty (60) months of the date of the Order.

**COMMENTS:**

DONE AND ORDERED this 1st day of February, 2011



*Arnold Seldin*

Arnold Seldin  
Chairperson, Code Enforcement Board

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Chairperson of the Code Enforcement Board/Special Master, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1st day of February, 2011

*[Signature]*

NOTARY PUBLIC, STATE OF FLORIDA

Folio Number	Address	APT/SUITE
494136BA0000	1590 NW 43 AVE	
494136BA0010	1590 NW 43 AVE	APT 101
494136BA0020	1590 NW 43 AVE	APT 102
494136BA0030	1590 NW 43 AVE	APT 103
494136BA0040	1590 NW 43 AVE	APT 104
494136BA0050	1590 NW 43 AVE	APT 105



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Page 3 of 3

494136BA0060	1590 NW 43 AVE	APT 106
494136BA0070	1590 NW 43 AVE	APT 107
494136BA0080	1590 NW 43 AVE	APT 108
494136BA0090	1590 NW 43 AVE	APT 109
494136BA0100	1590 NW 43 AVE	APT 110
494136BA0110	1590 NW 43 AVE	APT 201
494136BA0120	1590 NW 43 AVE	APT 202
494136BA0130	1590 NW 43 AVE	APT 203
494136BA0140	1590 NW 43 AVE	APT 204
494136BA0150	1590 NW 43 AVE	APT 205
494136BA0160	1590 NW 43 AVE	APT 206
494136BA0170	1590 NW 43 AVE	APT 207
494136BA0180	1590 NW 43 AVE	APT 208
494136BA0190	1590 NW 43 AVE	APT 209
494136BA0200	1590 NW 43 AVE	APT 210
494136BA0210	1590 NW 43 AVE	APT 301
494136BA0220	1590 NW 43 AVE	APT 302
494136BA0230	1590 NW 43 AVE	APT 303
494136BA0240	1590 NW 43 AVE	APT 304
494136BA0250	1590 NW 43 AVE	APT 305
494136BA0260	1590 NW 43 AVE	APT 306
494136BA0270	1590 NW 43 AVE	APT 307
494136BA0280	1590 NW 43 AVE	APT 308
494136BA0290	1590 NW 43 AVE	APT 309
494136BA0300	1590 NW 43 AVE	APT 310



**REO #0017802307**

This Instrument Prepared by and Return to:

**TERRY ELLIS**

WATSON TITLE INSURANCE INC.

1800 NW 49TH STREET, SUITE 120

FT. LAUDERDALE, FLORIDA 33309

**INSTR # 101022878****OR BK 31577 PG 1860**

RECORDED 05/10/2001 10:33 AM

COMMISSION

BROWARD COUNTY

DOC STRP-D

**210.00**

DEPUTY CLERK 1047

TRI-COUNTY  
WILL CALL

WATSON TITLE &amp; INSURANCE INC.

Property Appraisers Parcel Identification (Folio) Numbers:

**9136-BA-0020**

Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS SPECIAL WARRANTY DEED**, made and executed the **29th** day of **March**, A.D. 2001 by **WASHINGTON MUTUAL BANK, FA**, having its principal place of business at **9451 CORBIN AVE., NORTHBRIDGE, CA 91324**, herein called the grantor, to **MARY A. McDONALD, A SINGLE WOMAN** whose post office address is: **1590 NW 43RD AVE. #102, LAUDERHILL, FL 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 grantor, 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 NO. 102, BUILDING 19, PARK SOUTH SIX, INC., A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 3818, PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

**SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND LIMITATIONS OF RECORD AND TAXES AND ASSESSMENTS FOR THE YEAR 2001 AND ALL SUBSEQUENT YEARS THEREAFTER, WHICH ARE NOT YET DUE AND PAYABLE.**

**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 grantor hereby covenants with said grantee that except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by he/she, and he/she will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor.

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

Signed, sealed and delivered in the presence of:

*Elizabeth Patterson*  
Signature

Elizabeth Patterson

Printed Signature

*Jay Fisher*  
Signature

Jay Fisher

Printed Signature

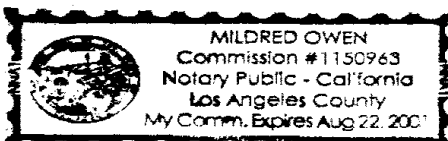
**WASHINGTON MUTUAL BANK, FA**

BY:

*Joan L. Shultz*  
Joan L. Shultz, ASSIST. VICE-PRES.

**STATE OF CALIFORNIA**  
**COUNTY OF LOS ANGELES**

The foregoing instrument was acknowledged before me this 29th day of March, 2001 by Joan L. Shultz, ASSIST. VICE-PRES. of WASHINGTON MUTUAL BANK, FA on behalf of the corporation. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

**SEAL**

*Mildred Owen*  
Notary Signature

*Mildred Owen*  
Printed Notary Signature

My Commission Expires:

8/22/2001



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

**DATE: December 3rd, 2018**

**PROPERTY ID # 494136-BA-0020 (TD # 40984)**

# WARNING

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

MARY A. MCDONALD  
1590 NW 43RD AVE. #102  
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1590 NW 43 AVE #102, 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 December 31, 2018 .....\$4,977.44

Or

\* Estimated Amount due if paid by January 15, 2019 .....\$5,032.07

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 16, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)



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

**DATE: December 3rd, 2018**

**PROPERTY ID # 494136-BA-0020 (TD # 40984)**

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ALLIANCE FUNDING, A DIVISION OF SUPERIOR BANK FSB  
ONE RAMLAND ROAD  
ORANGEBURG, NY 10962

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

**DATE: December 3rd, 2018**

**PROPERTY ID # 494136-BA-0020 (TD # 40984)**

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BANK OF AMERICA, NA  
100 NORTH TRYON STREET  
CHARLOTTE, NC 28255

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

**DATE: December 3rd, 2018**

**PROPERTY ID # 494136-BA-0020 (TD # 40984)**

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CITY OF LAUDERHILL CODE ENFORCEMENT UNIT  
5581 W. OAKLAND PARK BLVD.  
LAUDERHILL, FL 33313

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

**DATE: December 3rd, 2018**  
**PROPERTY ID # 494136-BA-0020 (TD # 40984)**

# WARNING

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

LORD HILL REC. CENTERS, INC.  
AS THE SUCCESSOR IN INTEREST TO  
PARK SOUTH RECREATION CENTER, INC.  
1331 NW 43<sup>RD</sup> AVENUE  
LAUDERHILL, FL 33313

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

**DATE: December 3rd, 2018**  
**PROPERTY ID # 494136-BA-0020 (TD # 40984)**

# WARNING

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CONSYWELIA HOWARD, REGISTERED AGENT  
O/B/O PARK SOUTH SIX, INC., A CONDOMINIUM  
1590 NW 43RD AVE 110  
LAUDERHILL, FL 33313

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

- \* Estimated Amount due if paid by December 31, 2018 .....\$4,977.44
- Or
- \* Estimated Amount due if paid by January 15, 2019 .....\$5,032.07

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**FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT**  
**[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)**



**DATE: December 3rd, 2018**

**PROPERTY ID # 494136-BA-0020 (TD # 40984)**

# WARNING

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

MARIA JEVREMOV, REGISTERED AGENT  
O/B/O LORD HILL REC CENTERS, INC.  
1331 NW 43RD AVENUE  
LAUDERHILL, FL 33313

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

**DATE: December 3rd, 2018**

**PROPERTY ID # 494136-BA-0020 (TD # 40984)**

# WARNING

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BANK OF AMERICA, NA  
9000 SOUTHSIDE BLVD., BLDG 700  
JACKSONVILLE, FL 32256

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

**DATE: December 3rd, 2018**

**PROPERTY ID # 494136-BA-0020 (TD # 40984)**

# WARNING

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CITY OF LAUDERDALE LAKES  
4300 NW 36 ST  
LAUDERDALE LAKES, FL 33319

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

**DATE: December 3rd, 2018**  
**PROPERTY ID # 494136-BA-0020 (TD # 40984)**

# WARNING

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

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

**DATE: December 3rd, 2018**

**PROPERTY ID # 494136-BA-0020 (TD # 40984)**

# WARNING

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FISERV LENDING SOLUTIONS  
27 INWOOD ROAD  
ROCKY HILL, CT 06067

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**DATE: December 3rd, 2018**

**PROPERTY ID # 494136-BA-0020 (TD # 40984)**

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MARY A MCDONALD  
3571 NW 85 WAY APT 207  
SUNRISE, FL 33351-6628

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

**DATE: December 3rd, 2018**

**PROPERTY ID # 494136-BA-0020 (TD # 40984)**

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MARY A MCDONALD  
1590 NW 43 AVE APT 201  
LAUDERDALE LAKES, FL 33313

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MARY A. MCDONALD  
8166 NW 21 CT  
SUNRISE, FL 33322-3933

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SUPERIOR BANK FSB  
ONE RAMLAND ROAD  
ORANGEBURG, NY 10962

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U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark  
Here

Postage

\$

Total Postage

\$

Sent To

Street and

City, State, .

**TD 40984 JANUARY 2019 WARNING**  
**MARY A MCDONALD**  
**1590 NW 43 AVE APT 201**  
**LAUDERDALE LAKES, FL 33313**

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

See Reverse for Instructions



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U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
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OFFICIAL USE

Certified Mail Fee

\$

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

Postmark  
Here

Postage

\$

Total Postage

\$

Sent To

Street and

City, State, ZIP+4<sup>®</sup>

**TD 40984 JANUARY 2019 WARNING**

**MARY A MCDONALD**

**1590 NW 43 AVE APT 102  
LAUDERDALE LAKES, FL 33313**

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

See Reverse for Instructions



7018 0040 0000 6236 3101

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Certified Mail Fee

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

Postmark  
Here

Postage

\$

Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP

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**ALLIANCE FUNDING, A DIVISION OF**  
**SUPERIOR BANK FSB**  
**ONE RAMLAND ROAD**  
**ORANGEBURG, NY 10962**

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

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7018 0040 0000 6236 3118

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Certified Mail Fee

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Postmark  
Here

Postage

\$

Total Post

**TD 40984 JANUARY 2019 WARNING**

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Sent To

**BANK OF AMERICA, NA  
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Certified Mail Fee

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

Postmark  
Here

Postage

\$

Total Postage

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Sent To

Street and Ap

City, State, ZIP+4

TD 40984 JANUARY 2019 WARNING  
CITY OF LAUDERHILL  
CODE ENFORCEMENT UNIT  
5581 W. OAKLAND PARK BLVD.  
LAUDERHILL, FL 33313

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

See Reverse for Instructions



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

Postmark  
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Postage

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Total Postage

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Sent To

Street and Apt.

City, State, Z.

**TD 40984 JANUARY 2019 WARNING**  
**LORD HILL REC. CENTERS, INC. AS THE SUCCESSOR IN**  
**INTEREST TO PARK SOUTH RECREATION CENTER, INC.**  
**1331 N W 43RD AVENUE**  
**LAUDERHILL, FL 33313**

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

See Reverse for Instructions



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

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

Postmark  
Here

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Total Postage

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Sent To

Street and Apt.

City, State, ZIP+4

**TD 40984 JANUARY 2019 WARNING**  
**CONSYWELIA HOWARD, REGISTERED AGENT**  
**O/B/O PARK SOUTH SIX, INC., A CONDOMINIUM**  
**1590 NW 43RD AVE 110**  
**LAUDERHILL, FL 33313**

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

See Reverse for Instructions



701A 0040 0000 6236 3156

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

Postmark  
Here

Postage

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Total Postage

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Sent To

Street and /

City, State, .

TD 40984 JANUARY 2019 WARNING  
MARIA JEVREMOV, REGISTERED AGENT  
O/B/O LORD HILL REC CENTERS, INC.  
1331 NW 43RD AVENUE  
LAUDERHILL, FL 33313

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

See Reverse for Instructions



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

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

Postmark  
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Postage

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Total Postage

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Sent To

Street and

City, State, ZIP+4®

**TD 40984 JANUARY 2019 WARNING**  
**BANK OF AMERICA, NA**  
**9000 SOUTHSIDE BLVD., BLDG 700**  
**JACKSONVILLE, FL 32256**

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

See Reverse for Instructions



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

Postmark  
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Postage

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Total Postage

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Sent To

Street and Apt.

City, State, Zip

**TD 40984 JANUARY 2019 WARNING**  
**CITY OF LAUDERDALE LAKES**  
**4300 NW 36 ST**  
**LAUDERDALE LAKES, FL 33319**

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

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

Postmark  
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Postage

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Total Postage

TD 40984 JANUARY 2019 WARNING

CITY OF LAUDERHILL

ATTN: ANA SANCHEZ

Sent To

Street and Apt.

5581 W. OAKLAND PARK BLVD.

City, State, ZIP

LAUDERHILL, FL 33313

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

See Reverse for Instructions



701A 0040 0000 6236 3194

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

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

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Postage

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Total Postage

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Sent To

Street and Apt.

City, State, ZIP+4®

**TD 40984 JANUARY 2019 WARNING**  
**FISERV LENDING SOLUTIONS**  
**27 INWOOD ROAD**  
**ROCKY HILL, CT 06067**

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

See Reverse for Instructions



701A 0040 0000 6236 3200

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

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

Postmark  
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Postage

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Total Postage

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Street and A

City, State, ZIP+4<sup>®</sup>

**TD 40984 JANUARY 2019 WARNING**  
**MARY A MCDONALD**  
**3571 NW 85 WAY APT 207**  
**SUNRISE, FL 33351-6628**

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

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7018 0040 0000 6236 3224

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

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

Postmark  
Here

Postage

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Total Postage \$

**TD 40984 JANUARY 2019 WARNING**

**MARY A. MCDONALD**

**8166 NW 21 CT**

**SUNRISE, FL 33322-3933**

Sent To

Street and Apt. #

City, State, ZIP+

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

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7016 0040 0000 6236 3217

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

Postmark  
Here

Postage

\$

**Total Postage**

\$

Sent To

Street and Apt.

City, State, ZIP+4<sup>®</sup>

**TD 40984 JANUARY 2019 WARNING**  
**SUPERIOR BANK FSB**  
**ONE RAMLAND ROAD**  
**ORANGEBURG, NY 10962**



## 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 40984 JANUARY 2019 WARNING  
CITY OF LAUDERHILL  
ATTN: ANA SANCHEZ  
5581 W. OAKLAND PARK BLVD.  
LAUDERHILL, FL 33313



9590 9402 3236 7196 0314 21

## 2. Article Number (Transfer from service label)

7018 0040 0000 6236 3187

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

☐ Agent☐ Addressee

## B. Received by (Printed Name)

Bowell

## C. Date of Delivery

12/10/18

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                                    |   |
| <input type="checkbox"/> Mail Restricted Delivery                |   |



## SENDER: COMPLETE THIS SECTION

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

## 1. Article Addressed to:

TD 40984 JANUARY 2019 WARNING  
BANK OF AMERICA, NA  
100 NORTH TRYON STREET  
CHARLOTTE, NC 28255



9590 9402 3236 7196 0323 12

## 2. Article Number (Transfer from service label)

7018 0040 0000 6236 3118

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

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

Laveris Little

☐ Agent☐ Addressee

## B. Re

## C. Date of Delivery

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

DEC 14 2018

## 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

(over \$500)

Domestic Return Receipt



## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 40984 JANUARY 2019 WARNING  
CITY OF LAUDERHILL  
CODE ENFORCEMENT UNIT  
5581 W. OAKLAND PARK BLVD.  
LAUDERHILL, FL 33313



9590 9402 3901 8060 4886 90

2. Article Number (Transfer from service label)

7018 0040 0000 6236 3125

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Bowli.

C. Date of Delivery

12/10/18

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

all  
Restricted Delivery

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



## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 40984 JANUARY 2019 WARNING  
MARIA JEVREMOV, REGISTERED AGENT  
O/B/O LORD HILL REC CENTERS, INC.  
1331 N.W. 43RD AVENUE  
LAUDERHILL, FL 33313



9590 9402 3236 7196 0315 06

7018 0040 0000 6236 3156

## 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?  
If YES, enter delivery address below:☐ Yes☐ No

3. Service Type

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

Mail

Mail Restricted Delivery

.00)

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

Domestic Return Receipt



## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 40984 JANUARY 2019 WARNING  
LORD HILL REC. CENTERS, INC. AS THE SUCCESSOR IN  
INTEREST TO PARK SOUTH RECREATION CENTER, INC.  
1331 N W 43RD AVENUE  
LAUDERHILL, FL 33313



9590 9402 3901 8060 4888 29

2. Article Number (Transfer from service label)

7018 0040 0000 6236 3132

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

Mail

Mail Restricted Delivery

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

Restricted Delivery

(over 500)

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

Domestic Return Receipt



## SENDER: COMPLETE THIS SECTION

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

## 1. Article Addressed to:

TD 40984 JANUARY 2019 WARNING  
BANK OF AMERICA, NA  
9000 SOUTHSIDE BLVD., BLDG 700  
JACKSONVILLE, FL 32256



9590 9402 3236 7196 0314 69

## 2. Article Number (Transfer from service label)

7018 0040 0000 6236 3163

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

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

*Franklin Pire*☐ Agent☐ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

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

## 3. Service Type

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

721 0000 0000 0000 0000



## 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 40984 JANUARY 2019 WARNING  
CITY OF LAUDERDALE LAKES  
4300 NW 36 ST  
LAUDERDALE LAKES, FL 33319



9590 9402 3236 7196 0314 45

## 2. Article Number (Transfer from service label)

7018 0040 0000 6236 3170

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)

PAW WABZM

## C. Date of Delivery

12/10/18

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

- ☐ Yes  
☐ No

## 3. Service Type

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

12/10/18 Domestic Return Receipt