



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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 10/20/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 10/18/2020

CERTIFICATE # 2013-7776

ACCOUNT # 494125HD0400

ALTERNATE KEY # 246982

TAX DEED APPLICATION # 41198

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:

DWELLING NO. 240 WOOD HUE CONDOMINIUM 1, ACCORDING TO THE DECLARATION OF CONDOMINIUM 1, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 6434, PAGE 939, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 4230 NW 21 STREET #240, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

PAUL LEWIS

3507 SE BIRCH LN

PORT ST LUCIE, FL 34984-6442 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

PAUL LEWIS

OR: 37510, Page: 1323

4230 NW 21 STREET UNIT 240

LAUDERHILL, FL 33313 (Per Deed)

MORTGAGE HOLDER OF RECORD:

U.S. BANK NATIONAL ASSOCIATION,

OR: 45987, Page: 5

AS TRUSTEE FOR, CITIGROUP MORTGAGE LOAN

TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES,

SERIES 2006-AMC1, UNDER THE POOLING AND SERVICING

AGREEMENT DATED AS OF SEPTEMBER 1, 2006

60 LIVINGSTON AVE EP-MN-WS3D

ST. PAUL, MN 55107 (Per Assignment of Mortgage)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

THE ATLAS DESIGN GROUP LLC

1910 THOMES AVE

CHEYENNE, WY 82001 (Tax Deed Applicant)

BROWARD COUNTY

OR: 48128, Page: 418

CLERK OF THE CIRCUIT COURT

OR: 48158, Page: 420

(Per Orders. No address or images

OR: 48208, Page: 1646

included per county's request.)

WOOD HUE CONDOMINIUM ASSOCIATION, INC. Instrument: 116104652
AMBASSADOR COMMUNITY MANAGEMENT
7100 W. COMMERCIAL BLVD, SUITE 107
LAUDERHILL, FL 33319 (Per Lien)

WOOD HUE CONDOMINIUM ASSOCIATION, INC. Instrument: 116263252
ASHLEY R. TULLOCH, ESQ.
FRANK, WEINBERG & BLACK, P.L.
7805 S.W. 6TH COURT
PLANTATION, FL 33324 (Per Lis Pendens)

AMBASSADOR COMMUNITY MANAGEMENT, REGISTERED AGENT
O/B/O WOOD HUE CONDOMINIUM ASSOCIATION, INC.
7100 W. COMMERCIAL BLVD., SUITE 107
LAUDERHILL, FL 33319 (Per Sunbiz. Declaration recorded in 6434-939.)

ERICA LEWIS
4230 NW 21 STREET
LAUDERHILL, FL 33313 (Per Mortgage 42007-202. Additional Mortgagor.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 25 HD 0400

CURRENT ASSESSED VALUE: \$54,080

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES:

1. 2020-6713
2. 2020-20656

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed	OR: 24588, Page: 174
Certificate of Title	OR: 30108, Page: 823
Warranty Deed	OR: 30460, Page: 1326
Mortgage	OR: 42007, Page: 202

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

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

Christina Young

Title Examiner

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #41198

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of December 2020, 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:

PAUL LEWIS
4230 NW 21 STREET UNIT 240
LAUDERHILL, FL 33313

PAUL LEWIS
3507 SE BIRCH LN
PORT SAINT LUCIE, FL 34984

PAUL LEWIS
4230 NW 21 STREET
LAUDERHILL, FL 33313

U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR, CITIGROUP MORTGAGE
LOAN TRUST INC. ASSET-
BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-
AMC1, UNDER THE POOLING
AND SERVICING AGREEMENT
DATED AS OF SEPTEMBER 1,
2006
60 LIVINGSTON AVE EP-MN-
WS3D

WOOD HUE CONDOMINIUM
ASSOCIATION, INC., ASHLEY
R. TULLOCH, ESQ., FRANK,
WEINBERG & BLACK, P.L.
7805 S.W. 6TH COURT
PLANTATION, FL 33324

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

BROWARD COUNTY
CLERK OF THE CIRCUIT
COURT
201 S.E. 6TH STREET ROOM
18150
FORT LAUDERDALE, FL
33301

ST. PAUL, MN 55107
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK
BLVD
LAUDERHILL, FL 33313

ERICA LEWIS
4230 NW 21 STREET
LAUDERHILL, FL 33313

ERICA LEWIS
4230 NW 21 STREET UNIT 240
LAUDERHILL, FL 33313

ERICA LEWIS
3507 SE BIRCH LANE
PORT ST LUCIE, FL 34984

THE ATLAS DESIGN GROUP
LLC
1910 THOMES AVE
CHEYENNE, WY 8201

WOOD HUE CONDOMINIUM
ASSOCIATION, INC.,
AMBASSADOR COMMUNITY
MANAGEMENT
7100 W. COMMERCIAL BLVD,
SUITE 107
LAUDERHILL, FL 33319

WOOD HUE CONDOMINIUM
ASSOCIATION, INC.
HOFT LOTTENBERG, ESQ.
7805 S. W. COURT
PLANTATION, FL 33324

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of December 2020 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 41198

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

Property ID: 494125-HD-0400
Certificate Number: 7776
Date of Issuance: 06/01/2014
Certificate Holder: THE ATLAS DESIGN GROUP LLC
Description of Property: WOOD HUE I CONDO
UNIT 240
PER CDO BK/PG: 6434/936 DWELLING NO. 240 WOOD HUE CONDOMINIUM 1, ACCORDING TO THE
DECLARATION OF CONDOMINIUM 1, ACCORDING TO THE
DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL
RECORDS BOOK 6434, PAGE 939, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.
Name in which assessed: LEWIS,PAUL
Legal Titleholders: LEWIS,PAUL
3507 SE BIRCH LN
PORT ST LUCIE, FL 34984-6442

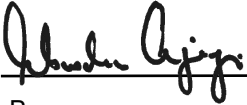
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of January, 2021. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 23rd day of October, 2020.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy

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

Publish: DAILY BUSINESS REVIEW
Issues: 12/17/2020, 12/24/2020, 12/31/2020 & 01/07/2021
Minimum Bid: 13519.71

BROWARD DAILY BUSINESS REVIEW

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

**STATE OF FLORIDA COUNTY
OF BROWARD:**

Before the undersigned authority personally appeared
SCHERRIE A. THOMAS, who on oath says that he or she is
the LEGAL CLERK, of the Broward Daily Business Review //
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

41198
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 7776

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

12/17/2020 12/24/2020 12/31/2020 01/07/2021

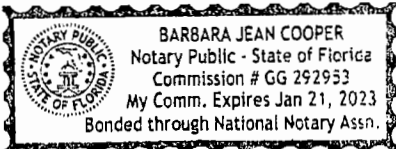
Affiant further says that the said Broward Daily Business
Review is a newspaper published at Fort Lauderdale, in said
Broward County, Florida and that the said newspaper has
heretofore been continuously published in said Broward
County, Florida each day (except Saturday, Sunday and
Legal Holidays) and 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.

Scherrie A Thomas

Sworn to and subscribed before me this
7 day of JANUARY, A.D. 2021

Barbara Jean Cooper

(SEAL)
SCHERRIE A. THOMAS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 41198**

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

Property ID: 494125-HD-0400
Certificate Number: 7776
Date of Issuance: 06/01/2014

Certificate Holder:
THE ATLAS DESIGN GROUP LLC

Description of Property:
WOOD HUE I CONDO
UNIT 240

PER CDO BK/PG: 6434/936
DWELLING NO. 240 WOOD HUE
CONDOMINIUM 1, ACCORD-
ING TO THE DECLARATION OF
CONDOMINIUM 1, ACCORD-
ING TO THE DECLARATION
OF CONDOMINIUM THEREOF,
RECORDED IN OFFICIAL RECORDS
BOOK 6434, PAGE 939, OF THE
PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.

Name in which assessed:
LEWIS, PAUL

Legal Titleholders:
LEWIS, PAUL
3507 SE BIRCH LN
PORT ST LUCIE, FL 34984-6442

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 20th day of January, 2021: Pre-
bidding shall open at 9:00 AM EDT,
sale shall commence at 10:00 AM
EDT and shall begin closing at 11:01 AM
EDT at:

broward.deedauction.net
*Pre-registration is required to bid.
Dated this 23rd day of October, 2020.

Bertha Henry
County Administrator
RECORDS, TAXES, AND

SEE ATTACHED

TREASURY DIVISION

(Seal)

By: Abiodun Ajayi
Deputy

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

Minimum Bid: 13519.71

401-314

12/17-24-31 1/7 20-07/0000501482B

2

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20040621

Broward County, FL VS Paul Lewis

RETURN OF SERVICE



Court Case # TD 41198

Hearing Date: 01/20/2021

Received by CCN

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Paul Lewis 4230 NW 21 Street #240 Lauderhill FL 33313**

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section
115 S. Andrews Ave.
Room A-100
Fort Lauderdale FL 33301

Date: 12/11/2020 Time: 10:05 AM

On Paul Lewis in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

Posted Residential: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

COMMENTS: POSTED

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

**Gregory Tony, Sheriff
Broward County, Florida**

By: 

D.S.

J. Reid, #17549

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	1

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494125-HD-0400 (TD #41198)

RECEIVED SHERIFF
2020 DEC -9 AM 7:41
BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by December 31, 2020\$10,316.95

Or

* Amount due if paid by January 19, 2021\$10,420.51

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON January 20, 2021 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

LEWIS, PAUL
4230 NW 21 STREET #240
LAUDERHILL, FL 33313

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

RETURN OF SERVICERECEIPT NUMBER: 0001830-20Date: 12/04/2020**PERSON TO BE SERVED:**PAUL LEWIS

SERVE OR POST BY 12/11/20

3507 SE BIRCH LN

PORT ST LUCIE

PLAINTIFF: THE ATLAS DESIGN GROUP LLC

-VS-

DEFENDANT: LEWIS, PAULTYPE OF WRIT: NOTICE OF APPLICATION FOR TAX DEEDCOURT: CIRCUIT / BROWARD COUNTYCASE #: 7776COURT DATE: 01/20/2021COURT TIME: 9:00 AM

Received the above-named writ on December 4, 2020, at 2:10 PM, and served the same on December 7, 2020 at 3:43 PM, in ST. LUCIE County, Florida, as follows:

POSTED: Tax Collections, Sales, and Liens

By attaching a true copy of this writ with the date and hour of service endorsed thereon by me together with a copy of the certificate and/or warning, to a conspicuous place on the property described at the legal titleholder's last known address, after the provisions as set forth in Chapter 48.031 and 197.522 (2)(a), Florida Statutes have been met.

SERVICE COST: 40.00
CACERESS, CIVIL CLERK

KEN J MASCARA, SHERIFF
ST. LUCIE COUNTY, FLORIDA

MAIL TO:

BY: Dis Mwh #955
MICHAEL WHITE ID#955

TAX DEEDS
BROWARD COUNTY
115 S ANDREWS AVENUE - ROOM A100
FORT LAUDERDALE, FL33301

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 41198

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

Property ID: 494125-HD-0400

Certificate Number: 7776

Date of Issuance: 06/01/2014

Certificate Holder: THE ATLAS DESIGN GROUP LLC

Description of Property: WOOD HUE I CONDO
UNIT 240
PER CDO BK/PG: 6434/936

DWELLING NO. 240 WOOD HUE CONDOMINIUM 1, ACCORDING TO THE DECLARATION OF CONDOMINIUM 1, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 6434, PAGE 939, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name in which assessed: LEWIS, PAUL

Legal Titleholders: LEWIS, PAUL
3507 SE BIRCH LN
PORT ST LUCIE, FL 34984-6442

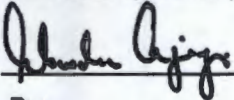
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of January, 2021. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 23rd day of October, 2020.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi
Deputy



2020 DEC -4 PM 2: 09
ST. LUCIE COUNTY
SHERIFF'S OFFICE
CIVIL SECTION

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: 12/17/2020, 12/24/2020, 12/31/2020 & 01/07/2021
Minimum Bid: 13519.71



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

Detail by Entity Name

Florida Not For Profit Corporation
WOOD HUE CONDOMINIUM ASSOCIATION, INC.

Filing Information

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

Principal Address

7100 W COMMERCIAL BLVD STE 107
LAUDERHILL, FL 33319

Changed: 04/23/2007

Mailing Address

7100 W COMMERCIAL BLVD STE 107
LAUDERHILL, FL 33319

Changed: 04/23/2007

Registered Agent Name & Address

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

Name Changed: 03/20/2012

Address Changed: 03/20/2012

Officer/Director Detail

Name & Address

Title President

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

Title Treasurer

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

Title Secretary

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

Title D

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

Title VP

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

Title Director

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

Title Director

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

Annual Reports

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

Document Images

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

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

PREPARED BY: Hofit Lottenberg
 FRANK WEINBERG & BLACK, P.L.
 7805 SW 6TH CT.
 PLANTATION, FL 33324
 File No. 13400-80

CLAIM OF LIEN FOR MAINTENANCE ASSESSMENTS

BEFORE ME, the undersigned authority, personally appeared Hofit Lottenberg, who being duly sworn, deposes and says that she is the Attorney-in-Fact for Wood Hue Condominium Association, Inc. the Lienor herein, whose address is Ambassador Community Management, 7100 W. Commercial Blvd., Suite 107, Lauderhill, Florida 33319 and that pursuant to Section 718.116 of the Florida Statutes as well as the Declaration of Condominium for Wood Hue Condominium Association, Inc. said Association is owed the following amount for assessments for shares of the common expenses.

In accordance with the Declaration there is due and owing to the Lienor, as of October 8, 2019, the amount of \$17,994.49. The Claim of Lien secures the following amounts:

Starting Balance from 02/24/14-02/28/14.....	\$28.00
Maintenance Assessments @ \$272.00 from 03/1/14-12/31/14	2,720.00
Maintenance Assessments @ \$272.00 from 01/01/15-12/31/15	3,264.00
Maintenance Assessments @ \$272.00 from 01/01/16-12/31/16	3,264.00
Maintenance Assessments @ \$272.00 from 01/01/17-12/31/17	3,264.00
Maintenance Assessments @ \$272.00 from 01/01/18-12/31/18	3,264.00
Maintenance Assessments @ \$272.00 from 01/01/19-10/31/19	2,720.00
Special Assessment {Parking} @ \$117.44 from 12/1/14-07/31/15	939.52
Management Collection Fees @ \$35.00	70.00
Late Fees @ \$10.00	540.00
Less Expense Adjustment	<40.00>
Less Payments Received	<6,184.36>
Less Payments Received	<6,184.36>
Legal Fees	3,875.83
Certified Mail.....	7.50
Legal Fee for Claim of Lien & Lien Letter.....	218.50
Cost for Recording Claim of Lien	13.50

Amount Due as of October 8, 2019.....\$ 17,994.49

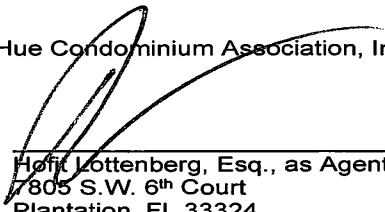
This amount does not include interest at the rate as set forth in the Declaration of Condominium from the due dates. This Claim of Lien shall also secure all unpaid assessments, interest, costs, and attorneys fees which are due and which may accrue subsequent to the recording of this Claim of Lien and prior to entry of a final judgment of foreclosure. The Lienor claims this lien on the following described property in Broward County, Florida:

DWELLING NO. 240 WOOD HUE CONDOMINIUM 1, ACCORDING TO THE DECLARATION OF CONDOMINIUM 1, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 6434, PAGE 939, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Current owner of record is Paul Lewis, a married man

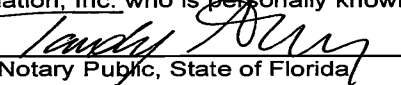
FURTHER AFFIANT SAYETH NOT.

Wood Hue Condominium Association, Inc.

By: 
 Hofit Lottenberg, Esq., as Agent
 7805 S.W. 6th Court
 Plantation, FL 33324

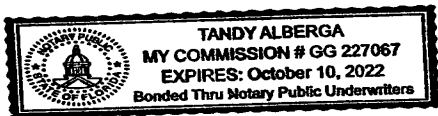
STATE OF FLORIDA)
)ss
 COUNTY OF BROWARD)

The foregoing Claim of Lien was acknowledged before me this 8 day of October, 2019 by Hofit Lottenberg, as Agent for Wood Hue Condominium Association, Inc. who is personally known to me.


 Notary Public, State of Florida

Tandy Alberga
 Name of Notary Public

My commission expires:



Case Number: CACE-19-026593 Division: 18
Filing # 100934556 E-Filed 12/30/2019 02:56:15 PM

IN THE CIRCUIT COURT OF THE 17TH
JUDICIAL CIRCUIT IN AND FOR
BROWARD COUNTY, FLORIDA
CASE NO.:

WOOD HUE CONDOMINIUM
ASSOCIATION, INC.,

Plaintiff,

vs.

PAUL LEWIS, a married man; THE
UNKNOWN SPOUSE OF PAUL
LEWIS; UNKNOWN TENANT #1; and
UNKNOWN TENANT #2,

Defendants.

NOTICE OF LIS PENDENS

TO THE DEFENDANT: PAUL LEWIS, a married man, THE UNKNOWN SPOUSE OF PAUL
LEWIS, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND
ALL OTHERS WHOM IT MAY CONCERN

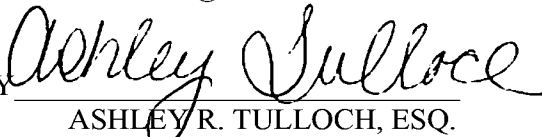
YOU ARE NOTIFIED of the institution of this action by the Plaintiff, WOOD HUE
CONDOMINIUM ASSOCIATION, INC., a Florida Non-Profit Corporation, against you seeking to
foreclose a Claim of Lien on the property described as follows:

DWELLING NO. 240 WOOD HUE CONDOMINIUM 1, ACCORDING TO THE
DECLARATION OF CONDOMINIUM 1, ACCORDING TO THE DECLARATION
OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK
6434, PAGE 939, OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

a/k/a 4230 NW 21st Street, #240, Lauderhill, FL 33313

DATED December 30, 2019

FRANK, WEINBERG & BLACK, P.L.
Attorneys for Plaintiff
7805 S.W. 6th Court
Plantation, Florida 33324
Telephone: (954) 474-8000
Fax: (954) 474-9850
E-Mail: ATulloch@fwblaw.net

BY 
ASHLEY R. TULLOCH, ESQ.
Fla. Bar #107102

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Mondesir & Alexis Title Services, Inc.
1640 West Oakland Park Blvd.
Ft. Lauderdale, FL 33311
Property Appraisers Parcel Identification (Folio) Numbers:
Grantee SS #: and

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 13th day of May, 2004 by Jennifer J. Newman Heron, a single woman, herein called the grantor, to Paul Lewis, a married man whose post office address is 4230 NW 21 Street, Unit 240, 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 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.:

DWELLING NO. 240 WOOD HUE CONDOMINIUM 1, ACCORDING TO THE DECLARATION OF CONDOMINIUM 1, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 6434, PAGE 939, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000.

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:

J. Hage
Witness #1 Signature
Josanne HAGE
Witness #1 Printed Name

Jennifer J. Newman Heron
Jennifer J. Newman Heron
2346 NW 34 Terrace, Lauderdale Lakes, Florida 33311

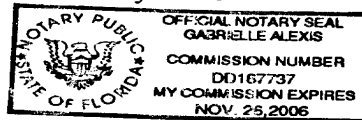
[Signature]
Witness #2 Signature
Gene Macombe
Witness #2 Printed Name

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 13th day of May, 2004 by Jennifer J. Newman Heron who is personally known to me or has produced DR was ucent as identification.

SEAL

Gabrielle Alexis
Notary Public
Gabrielle Alexis
Printed Notary Name



②

WOODHUE CONDOMINIUM ASSOCIATION, INC. Certificate of Approval

THIS IS TO CERTIFY that **PAUL & ERICA LEWIS** has/have been approved by the Board of Directors as the **Purchaser** of the following described property in Broward County, Florida located within the WOODHUE CONDOMINIUM ASSOCIATION, INC.

PREVIOUS OWNER: JENNIFER HERON
ADDRESS: 4230 NW 21 ST., 240, LAUDERHILL, FL 33313
as set forth in the Declaration of Condominium and Exhibits annexed thereto and forming part thereof, recorded in Official Records of the Public Records of Broward County, Florida, and as amended. The above address includes, but is not limited to, all appurtenances to the WOODHUE Condominium unit above described, including the undivided interest in the common elements of said Condominium.

Such approval has been given pursuant to the provisions of the Declaration of Condominium of such Condominium. DATED this 20th day of December, 2003 or the WOODHUE CONDOMINIUM ASSOCIATION, INC.

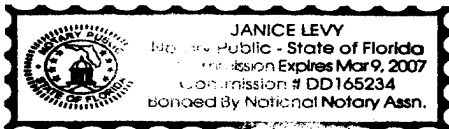
By: *Donald A. Greene*

PLEASE PROVIDE MANAGEMENT WITH A COPY OF THE DECLARATION ON CLOSING FAX: 572-9217 ATTN: NICOLE

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME personally appeared *Louise A. Greene* known to me to be the person who executed the foregoing certificate, who after being duly sworn, says they are a Board Member(), or Community Association Manger() for WOODHUE CONDOMINIUM ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida, and that the statements contained in said certificate are true and correct; and S acknowledges the execution thereof.

SWORN TO AND SUBSCRIBED before me this 20th day of December 2003.



Janice Levy
Notary Public

INSTR # 100243244
OR BK 30460 PG 1326
RECORDED 04/28/2000 03:37 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 140.00
DEPUTY CLERK 2075

Prepared by and return to: Alexandria H. Bradbury
Law Office of David J. Stern, P.A.
801 S. University Drive #500
Plantation, FL 33324

Loan No: 20402379
Folio # 19-9125-HD-0400
File # 00-C8181

Special Warranty Deed

THIS INDENTURE, made this 10th day of April, 2000, between **BANK OF AMERICA, N.A. successor in interest by merger with NATIONS BANK, N.A. successor by merger with NATIONS BANK OF FLORIDA, N.A.**, whose address is: 4161 Piedmont Parkway, Greensboro, NC 27410, hereinafter called the Grantor, to **JENNIFER NEWMAN HERON, a single woman**, hereinafter called the Grantees, whose mailing address is: 2346 NW 34th TERR., Lauderdale Lakes, FL 33311.

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

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

Dwelling No. 240 of **WOOD HUE CONDOMINIUM 1**, according to the Declaration of Condominium 1, according to the Declaration of Condominium thereof, recorded in OR Book 6434, Page 939, of the Public Records of Broward County, Florida.

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

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its' name,

(5)

and its' corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

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

Signed, sealed and delivered in our presence:

BANK OF AMERICA, N.A. successor in interest by merger with NAMTIONS BANK, N.A. successor by merger with NATIONS BANK OF FLORIDA, N.A.

Emily Jones
Emily Jones

Susan M. Rumley
BY: Susan M. Rumley
Assistant Vice President
(CORPORATE SEAL)

Tommye McKoy
TOMMYE MCKOY
(Printed Signature)



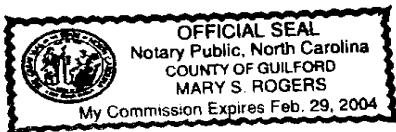
STATE OF NORTH CAROLINA
COUNTY OF

SS:

The foregoing instrument was acknowledged before me this 11th day of April 2000 by Susan M. Rumley Assistant Vice President of BANK OF AMERICA, N.A. successor in interest by merger with NAMTIONS BANK, N.A. successor by merger with NATIONS BANK OF FLORIDA, N.A., who is personally known to me and who did take an oath.

(SEAL)

Mary S. Rogers
NOTARY PUBLIC (Signature)
print name and affix seal MARY S ROGERS



Return To:

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

This document was prepared by: Argent Mortgage Company, LLC

Michael Zima
44 South Broadway, 16th
Flr, White Plains, NY 10604

[Space Above This Line For Recording Data]

MORTGAGE

DEFINITIONS

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

(A) "Security Instrument" means this document, which is dated May 5, 2006, together with all Riders to this document.

(B) "Borrower" is PAUL LEWIS, A Married Man, joined by spouse ERICA LEWIS

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is Argent Mortgage Company, LLC

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

0097157317 - 9605

FLORIDA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3010 1/01

 -6(FL) (0005)

Page 1 of 16

Initials: PL EL

05/05/2006 1:30:01

VMP MORTGAGE FORMS - (800)521-7291

23

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

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated May 5, 2006

The Note states that Borrower owes Lender ninety-four thousand five hundred and 00/100 Dollars (U.S. \$94,500.00) plus interest. Borrower has promised to pay this debt in regular Periodic

Payments and to pay the debt in full not later than June 1, 2036 (E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

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

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

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

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

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

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

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

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

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

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

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

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

TRANSFER OF RIGHTS IN THE PROPERTY

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

EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF:

Parcel ID Number: 49-41-25-HD-0400
4230 NW 21 STREET #240
LAUDERHILL
("Property Address"):

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

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

12111P-6(FI) (0005)

Page 3 of 16

0097157317 - 9605
Initials: *PL EL*
05/05/2006 1:30:01 Form 3010 1/01

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Olivia
Jackie Gilling

[Signature] (Seal)
PAUL LEWIS -Borrower

A. Angela Small
A. ANGELO SMALL

4230 NW 21 STREET,
LAUDERHILL, FL 33313 (Address)
Erica Lewis (Seal)
ERICA LEWIS -Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Address)

(Address)

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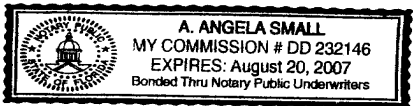
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STATE OF FLORIDA, *Broward* County ss:

The foregoing instrument was acknowledged before me this 5-5-2006 by
Day/Month/Year

Paul Lewis + Erica Lewis

who is personally known to me or who has produced FL DRIVER'S licenses as
identification.



A. Angela Small
Notary Public



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

THIS ADJUSTABLE RATE RIDER is made this 5th day of May , 2006 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to Argent Mortgage Company, LLC (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

4230 NW 21 STREET #240, LAUDERHILL, FL 33313
[Property Address]

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

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

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial interest rate of **9.850 %**. The Note provides for changes in the interest rate and the monthly payments, as follows:

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The interest rate I will pay may change on the first day of June, 2008 , and on that day every sixth month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index

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

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

Initials PL EL

Loan Number: 0097157317 - 9605

(C) Calculation of Changes

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

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

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than **11.850%** or less than **9.850%**. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than One(**1.000 %**) from the rate of interest I have been paying for the preceding six months. My interest rate will never be greater than 15.850% or less than 9.850%.

(E) Effective Date of Changes

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

(F) Notice of Changes

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

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

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

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

Initials PL EL

Loan Number: 0097157317 - 9605

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

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

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


Borrower PAUL LEWIS

(Seal)


Borrower ERICA LEWIS

(Seal)

Borrower

(Seal)

Borrower

(Seal)

Loan Number: 0097157317 - 9605

CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 5th day of May, 2006, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to **Argent Mortgage Company, LLC**

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: **4230 NW 21 STREET #240, LAUDERHILL, FL 33313**

[Property Address]

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

Wood Hue

[Name of Condominium Project]

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

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

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

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

0097157317

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

VMP-8R (0008)

Form 3140 1/01

Page 1 of 3

Initials: PL EL

VMP MORTGAGE FORMS - (800)521-7291

05/05/2006 1:30:01 PM

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

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

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

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

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

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

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

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


0097157317

Initials: *Ph EL*

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



PAUL LEWIS (Seal)
-Borrower



ERICA LEWIS (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

0097157317

Exhibit "A"

Legal Description for File No.: 06-0392B

Dwelling No. 240, WOOD HUE CONDOMINIUM 1, according to the Declaration of Condominium thereof, recorded in Official Records Book 6434, Page 939, of the Public Records of Broward County, Florida

When Recorded Return To:
AMERICAN HOME MTG SERVICING
C/O NTC 2100 Alt. 19 North
Palm Harbor, FL 34683

CRL L#: 0097157317
Assignee L#: 4001272378
Investor L#: 0097157317
Custodian: 304
Effective Date: 02/11/2009

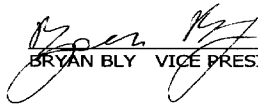
ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **CITI RESIDENTIAL LENDING INC., AS ATTORNEY-IN-FACT FOR ARGENT MORTGAGE COMPANY, LLC, WHOSE ADDRESS IS 10801 E. 6TH STREET , RANCHO CUCAMONGA, CA 91730, (ASSIGNOR)**, by these presents does convey, grant, sell, assign, transfer and set over the described mortgage together with the certain note(s) described therein together with all interest secured thereby, all liens, and any rights due or to become due thereon to **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR, CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-AMC1, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF SEPTEMBER 1, 2006, WHOSE ADDRESS IS 60 LIVINGSTON AVE EP-MN-WS3D, ST. PAUL, MN 55107, (ASSIGNEE)**

Said Mortgage was made by **PAUL LEWIS AND ERICA LEWIS** and was recorded in Official Records of the Clerk of the Circuit Court of BROWARD County, Florida, in Book 42007, Page 202 or Instr # 106063773

upon the property situated in said State and County as more fully described in said mortgage.


Dated: 02/13/2009
CITI RESIDENTIAL LENDING INC., AS ATTORNEY-IN-FACT FOR ARGENT MORTGAGE COMPANY, LLC
POA RECORDED: 11/20/2007 BOOK:44832 PAGE:166 DOC#:107519289


BRYAN BLY VICE PRESIDENT

Whose address is: 10801 E. 6TH STREET, RANCHO CUCAMONGA, CA 91730

STATE OF FLORIDA COUNTY OF PINELLAS
The foregoing instrument was acknowledged before me THIS 13TH DAY OF FEBRUARY IN THE YEAR 2009 by BRYAN BLY, personally known to me to be the VICE PRESIDENT of CITI RESIDENTIAL LENDING INC., AS ATTORNEY-IN-FACT FOR ARGENT MORTGAGE COMPANY, LLC, a corporation, on behalf of the corporation.


Bobbie Jo Stoldt Notary Public
Commission Expires: 11/06/2011

 **BOBBIE JO STOLDT**
MY COMMISSION # DD731909
EXPIRES November 06, 2011
(407) 398-0153 FloridaNotaryService.com

Document Prepared By:
Jessica Fretwell/NTC,2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
CRLAS 9171542 form5/EFMFL1



9171542

930
B 2



IN THE CIRCUIT COURT FOR BROWARD COUNTY, FLORIDA

INSTR # 99759220
OR BK 30108 PG 0823
RECORDED 12/17/1999 11:53 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1010

NATIONSBANK, N.A., Successor by Merger with NATIONSBANK,
N.A. (SOUTH), Successor by Merger with NATIONSBANK OF
FLORIDA, N.A.

vs. Plaintiff, CASE NO: 99-4272-CACE
DIVISION: 04

VIVIAN ALLEN, WOOD HUE CONDOMINIUM ASSOCIATION, INC.

Defendant(s).

CERTIFICATE OF TITLE

THE UNDERSIGNED CLERK OF THE COURT CERTIFIES THAT HE EXECUTED AND FILED
A CERTIFICATE OF SALE IN THIS ACTION ON 11/30/1999 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:

DWELLING NO. 240 OF WOOD HUE CORPORATION 1, ACCORDING TO THE
DECLARATION OF CONDOMINIUM 1, ACCORDING TO THE DECLARATION OF
CONDOMINIUM THEREOF, RECORDED IN OR BOOK 6434 AT PAGE 939, OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

WAS SOLD TO: NATIONSBANK, N.A., Successor by Merger with NATIONSBANK, N.A. (SOUTH),
Successor by Merger with NATIONSBANK OF FLORIDA, N.A.
REO Dept. PO Box 21963-NC4-105-02-54
Greensboro, NC 27420.

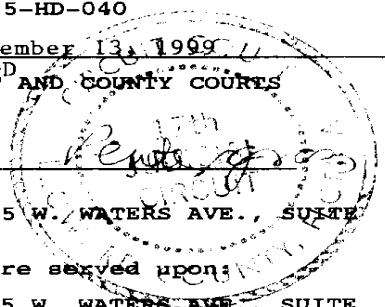
FOLIO OR PARCEL #: 9125-HD-040

WITNESS MY HAND AND THE SEAL OF THE COURT ON December 13, 1999

ROBERT E. LOCKWOOD
CLERK OF THE CIRCUIT AND COUNTY COURTS

(SEAL)

By: Barbara
Deputy Clerk



THIS INSTRUMENT PREPARED BY NIXON AND ASSOCIATES, 3105 W. WATERS AVE., SUITE
204, TAMPA, FL 33614

I HEREBY CERTIFY that true copies of the foregoing were served upon:
NIXON AND ASSOCIATES, (Fore:2292*11/17/1999*LMP), 3105 W. WATERS AVE., SUITE
204, Tampa, FL 33614, Atty for Plaintiff**JEFFREY H. TROMBERG, 300 SOUTH PINE
ISLAND ROAD, SUITE 206, PLANTATION, FL 33324, Attorney for Defendant VIVIAN
ALLEN** WOOD HUE CONDOMINIUM ASSOCIATION, INC., % ERIC GLAZER, R.A., 20801
BISCAYNE BLVD, AVENTURA, FL 33180**

by U.S. Mail on: _____

Court Official

①

96-113451 T#001
03-11-96 08:48AM

\$ 195.30
DOCU. STAMPS-DEED

RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

This Instrument Prepared by and Return to:
Howard S. Gaines, Esq.
PRESTIGE TITLE & RESEARCH CO.
2865 UNIVERSITY DRIVE, SUITE 230
CORAL SPRINGS, FLORIDA 33065

Property Appraisers Parcel Identification (Folio) Numbers:

Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 6th day of March, A.D. 1996 by JEAN GUY LEMAIRE and JEANNIE J. LEMAIRE, HIS WIFE herein called the grantors, whose post office address is **4230 N.W. 21ST STREET #248, LAUDERHILL, FL 33313,** to **VIVIAN ALLEN, A SINGLE MAN** whose post office address is **4230 N.W. 21ST STREET #248, 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 grantors, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in County, State of Florida, viz:

DWELLING NO. 240 OF WOOD HUE CONDOMINIUM 1, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 6434 AT PAGE 939, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

This conveyance is made subject to the following:

1. Conditions, restrictions, limitations, reservations and easements of record.
2. The aforesaid Declaration of Condominium and all Exhibits attached thereto and all matters referred to therein.
3. Exhibit "A" to By Laws and Certificate of Approval.

BK 24588960174

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1995.

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

Signed, sealed and delivered in the presence of:

Nancy M. Cannon
Signature

NANCY M. CANNON
Printed Signature

Rona Berman
Signature

RONA BERMAN
Printed Signature

Signature

Printed Signature

Signature

Printed Signature

JEAN GUY LEMAIRE L.S.
JEAN GUY LEMAIRE
4230 N.W. 21st Street #248
Lauderhill, FL 33065

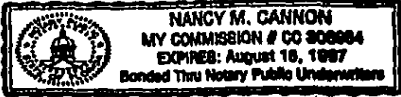
JEANNIE J. LEMAIRE L.S.
JEANNIE J. LEMAIRE
4230 N.W. 21st St #248
Lauderhill, FL 33065

STATE OF FLORIDA
COUNTY OF *Broward*

WILL CALL ←
PRESTIGE TITLE & RESEARCH CO

The foregoing instrument was acknowledged before me this **6th** day of **March, 1996** by **JEAN GUY LEMAIRE and JEANNIE J. LEMAIRE** who is/are personally known to me or have produced *FLID 2121* as identification.

SEAL



Nancy M. Cannon
Notary Signature
NANCY M. CANNON
Printed Notary Signature

My Commission Expires:
8-16-97

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WOODHUE CONDOMINIUM ASSOCIATION, INC.

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY that VIVIAN ALLEN,
has 5 been approved by WOODHUE CONDOMINIUM ASSOCIATION, INC.,
as the OWNER of the following described property in
Broward County:

Apartment 240 of WOODHUE CONDOMINIUM
PHASE _____, according to the
Declaration of Condominium recorded in
the Official Records Book _____ at
Page _____ of the Public Records of
Broward County, Florida, and amendments
thereto, if any.

DATED this 22 day of FEB, 19 96.

WOODHUE CONDOMINIUM ASSOCIATION, INC.

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

BY Jerome Griffin

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day personally appeared
before me, an officer duly authorized to take acknowledgments,
JEROME GRIFFIN, PRESIDENT of
WOODHUE CONDOMINIUM ASSOCIATION, INC., to me known to be the
person who signed the foregoing instrument and acknowledged the
execution thereof to be his free act and deed for the uses and
purposed therein mentioned, and that the said instrument is the
act and deed of said corporation.

WITNESS my hand and official seal in the County and
State last aforesaid this 22~~nd~~ day of FEB, 1996.

My Commission Expires:

11-4-96

Notary Public, State of Florida
VALRIE M. ESKRIDGE
MY COMMISSION # CC 310370
EXPIRES: November 4, 1996
Bonded True Notary Public Underwriters

BK 24588PG0175

DATE: December 1st, 2020
PROPERTY ID # 494125-HD-0400 (TD # 41198)

WARNING

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

PAUL LEWIS
4230 NW 21 STREET UNIT 240
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4230 NW 21 STREET #240, 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, 2020\$10,316.95
- Or
- * Estimated Amount due if paid by January 19, 2021\$10,420.51

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 20, 2021 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

DATE: December 1st, 2020
PROPERTY ID # 494125-HD-0400 (TD # 41198)

WARNING

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

PAUL LEWIS
3507 SE BIRCH LN
PORT SAINT LUCIE, FL 34984

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www.broward.org/recordstaxestreasury

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

DATE: December 1st, 2020
PROPERTY ID # 494125-HD-0400 (TD # 41198)

WARNING

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PAUL LEWIS
4230 NW 21 STREET
LAUDERHILL, FL 33313

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

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

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

DATE: December 1st, 2020
PROPERTY ID # 494125-HD-0400 (TD # 41198)

WARNING

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR, CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-AMC1, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF SEPTEMBER 1, 2006

60 LIVINGSTON AVE EP-MN-WS3D
ST. PAUL, MN 55107

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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, 2020\$10,316.95
- Or
- * Estimated Amount due if paid by January 19, 2021\$10,420.51

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: December 1st, 2020
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WOOD HUE CONDOMINIUM ASSOCIATION, INC., ASHLEY R. TULLOCH, ESQ., FRANK,
WEINBERG & BLACK, P.L.
7805 S.W. 6TH COURT
PLANTATION, FL 33324

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

DATE: December 1st, 2020
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AMBASSADOR COMMUNITY MANAGEMENT, REGISTERED AGENT O/B/O WOOD HUE
CONDOMINIUM ASSOCIATION, INC.
7100 W. COMMERCIAL BLVD., SUITE 107
LAUDERHILL, FL 33319

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LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY
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LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374**

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

DATE: December 1st, 2020
PROPERTY ID # 494125-HD-0400 (TD # 41198)

WARNING

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BROWARD COUNTY
CLERK OF THE CIRCUIT COURT
201 S.E. 6TH STREET ROOM 18150
FORT LAUDERDALE, FL 33301

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: December 1st, 2020
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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 1st, 2020
PROPERTY ID # 494125-HD-0400 (TD # 41198)

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ERICA LEWIS
4230 NW 21 STREET
LAUDERHILL, FL 33313

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ERICA LEWIS
4230 NW 21 STREET UNIT 240
LAUDERHILL, FL 33313

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DATE: December 1st, 2020
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ERICA LEWIS
3507 SE BIRCH LANE
PORT ST LUCIE, FL 34984

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THE ATLAS DESIGN GROUP LLC
1910 THOMES AVE
CHEYENNE, WY 8201

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

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HOFT LOTTENBERG, ESQ.
7805 S. W. COURT
PLANTATION, FL 33324

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Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

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TD 41198 JANUARY 2021 WARNING
WOOD HUE CONDOMINIUM ASSOCIATION, INC.
HOFT LOTTENBERG, ESQ.
7805 S. W. COURT
PLANTATION, FL 33324

City, State, ZIP+4®

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

See Reverse for Instructions

7020 0090 0000 7730 6599

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

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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	\$ _____

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TD 41198 JANUARY 2021 WARNING
WOOD HUE CONDOMINIUM ASSOCIATION, INC.,
AMBASSADOR COMMUNITY MANAGEMENT
7100 W. COMMERCIAL BLVD, SUITE 107
LAUDERHILL, FL 33319

7020 0090 0000 7730 6582

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

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 | \$ | _____ |

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TD 41198 JANUARY 2021 WARNING
THE ATLAS DESIGN GROUP LLC
1910 THOMES AVE
CHEYENNE, WY 8201

City, State, ZIP+4®

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

See Reverse for Instructions

7020 0090 0000 7730 6575

U.S. Postal Service™
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OFFICIAL USE

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

Postmark
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TD 41198 JANUARY 2021 WARNING
ERICA LEWIS
3507 SE BIRCH LANE
PORT ST LUCIE, FL 34984

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

See Reverse for Instructions

7020 0090 0000 7730 6568

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OFFICIAL USE

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

Postmark
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Postage

TD 41198 JANUARY 2021 WARNING
ERICA LEWIS
4230 NW 21 STREET UNIT 240
LAUDERHILL, FL 33313

7020 0090 0000 7730 6551

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

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	\$ _____

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Here

TD 41198 JANUARY 2021 WARNING
ERICA LEWIS
4230 NW 21 STREET
LAUDERHILL, FL 33313

7020 0090 0000 7730 6544

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

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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

TD 41198 JANUARY 2021 WARNING
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

City, State, ZIP+4

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

See Reverse for Instructions

7020 0090 0000 7730 6537

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

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

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

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C.

**TD 41198 JANUARY 2021 WARNING
BROWARD COUNTY
CLERK OF THE CIRCUIT COURT
201 S.E. 6TH STREET ROOM 18150
FORT LAUDERDALE, FL 33301**

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

See Reverse for Instructions

7020 0090 0000 7730 6520

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

**TD 41198 JANUARY 2021 WARNING
AMBASSADOR COMMUNITY MANAGEMENT,
REGISTERED AGENT O/B/O WOOD HUE
CONDOMINIUM ASSOCIATION, INC.
7100 W. COMMERCIAL BLVD., SUITE 107
LAUDERHILL, FL 33319**

7020 0090 0000 7730 6513

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

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

OFFICIAL USE

Certified Mail Fee

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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

Pr

TD 41198 JANUARY 2021 WARNING
WOOD HUE CONDOMINIUM ASSOCIATION,
INC., ASHLEY R. TULLOCH, ESQ., FRANK,
WEINBERG & BLACK, P.L.
7805 S.W. 6TH COURT
PLANTATION, FL 33324

City, State, ZIP+4®

7020 0090 0000 7730 6506

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

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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

TD 41198 JANUARY 2021 WARNING

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE
FOR, CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-
BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-AMC1,
UNDER THE POOLING AND SERVICING AGREEMENT DATED
AS OF SEPTEMBER 1, 2006
60 LIVINGSTON AVE EP-MN-WS3D
ST. PAUL, MN 55107**

7020 0090 0000 7730 6490

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

See Reverse for Instructions

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
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TD 41198 JANUARY 2021 WARNING
PAUL LEWIS
4230 NW 21 STREET
LAUDERHILL, FL 33313

City, State, ZIP+4®

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

See Reverse for Instructions

7020 0090 0000 7730 6483

U.S. Postal Service
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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
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TD 41198 JANUARY 2021 WARNING
PAUL LEWIS
3507 SE BIRCH LN
PORT SAINT LUCIE, FL 34984

7020 0090 0000 7730 6476

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

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TD 41198 JANUARY 2021 WARNING
PAUL LEWIS
4230 NW 21 STREET UNIT 240
LAUDERHILL, FL 33313

City, State, ZIP+4®

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

See Reverse for Instructions

7020 0090 0000 7730 6469

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 41198 JANUARY 2021 WARNING
 PAUL LEWIS
 3507 SE BIRCH LN
 PORT SAINT LUCIE, FL 34984**



9590 9402 5685 9346 8333 70

2. Article Number (transfer from service label)

020 0090 0000 7730 6476

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *RL*

- Agent
- Addressee

B. Received by (Printed Name)

Clay 8421

C. Date of Delivery

12/9/20

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

3. Service Type

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

Domestic Return Receipt

USPS TRACKING#



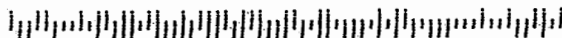
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 5685 9346 8333 70

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •
BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
ATTN: TAX DEEDS SECTION
115 S. ANDREWS AVE, RM. A-100
FT. LAUDERDALE, FL 33301

01-188810



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 41198 JANUARY 2021 WARNING
AMBASSADOR COMMUNITY MANAGEMENT,
REGISTERED AGENT O/B/O WOOD HUE
CONDOMINIUM ASSOCIATION, INC.
7100 W. COMMERCIAL BLVD., SUITE 107
LAUDERHILL, FL 33319



9590 9402 5685 9346 8334 31

2. Article Number (Transfer from service label)

7020 0090 0000 7730 6513

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Stacy G. Anderson

Agent

Addressee

B. Received by (Printed Name)

Stacy G. Anderson

C. Date of Delivery

12-8

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

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

USPS TRACKING#



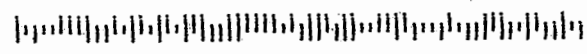
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 5685 9346 8334 31

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
ATTN: TAX DEEDS SECTION
115 S. ANDREWS AVE, RM. A-100
FT. LAUDERDALE, FL 33301



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 41198 JANUARY 2021 WARNING
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313



9590 9402 5685 9346 8334 55

2. Article Number (Transfer from service label)

7020 0090 0000 7730 16537

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *COULD LG*

- Agent
- Addressee

B. Received by (Printed Name)

1332 XU

C. Date of Delivery

12-7-2020

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

3. Service Type

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

USPS TRACKING#



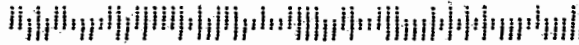
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 5685 9346 8334 55

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
ATTN: TAX DEEDS SECTION
115 S. ANDREWS AVE, RM. A-100
FT. LAUDERDALE, FL 33301



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 41198 JANUARY 2021 WARNING
WOOD HUE CONDOMINIUM ASSOCIATION,
INC., AMBASSADOR COMMUNITY
MANAGEMENT
7100 W. COMMERCIAL BLVD, SUITE 107
LAUDERHILL, FL 33319**



9590 9402 5685 9346 8333 49

2. Article Number (Transfer from service label)

7020 0090 0000 7730 6582

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Sally Gambrell

- Agent
- Addressee

B. Received by (Printed Name)

Sally Gambrell

C. Date of Delivery

12-8

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

3. Service Type

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

USPS TRACKING#



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 5685 9346 8333 49

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

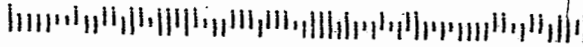
BROWARD COUNTY TAX COLLECTOR

GOVERNMENTAL CENTER ANNEX

ATTN: TAX DEEDS SECTION

115 S. ANDREWS AVE, RM. A-100

FT. LAUDERDALE, FL 33301



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 41198 JANUARY 2021 WARNING
WOOD HUE CONDOMINIUM ASSOCIATION, INC.,
ASHLEY R. TULLOCH, ESQ., FRANK, WEINBERG &
BLACK, P.L.
7805 S.W. 6TH COURT
PLANTATION, FL 33324



9590 9402 5685 9346 8334 24

2. Article Number (Transfer from service label)

7020 0090 0000 7730 6506 11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Carrie*

Agent

Addressee

B. Received by (Printed Name)

COV19

C. Date of Delivery

1208

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

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

USPS TRACKING#



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 5685 9346 8334 24

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •

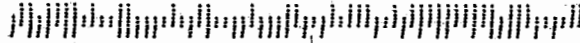
BROWARD COUNTY TAX COLLECTOR

GOVERNMENTAL CENTER ANNEX

ATTN: TAX DEEDS SECTION

115 S. ANDREWS AVE, RM. A-100

FT. LAUDERDALE, FL 33301



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 41198 JANUARY 2021 WASHINGTON
ERICA LEWIS
3507 SE BIRCH LANE
PORT ST LUCIE, FL 34984



9590 9402 5685 9346 8333 25

2. Article Number (Transfer from service label)

7020 0090 0000 7730 6568

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

RL

- Agent
- Addressee

B. Received by (Printed Name)

CIG 8421

C. Date of Delivery

12/7/20

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

3. Service Type

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

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 41198 JANUARY 2021 WARNING
BROWARD COUNTY
CLERK OF THE CIRCUIT COURT
201 S.E. 6TH STREET ROOM 18150
FORT LAUDERDALE, FL 33301**



9590 9402 5685 9346 8334 48

2. Article Number (Transfer from service label)

7020 0090 0000 7730 6520

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

R. Rodriguez

Agent

Addressee

B. Received by (Printed Name)

Rodriguez

C. Date of Delivery

DEC 28 2020

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"/> Registered Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt