



**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: 01/02/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 01/01/2019

CERTIFICATE # 2015-16360

ACCOUNT # 514014AJ0090

ALTERNATE KEY # 568402

TAX DEED APPLICATION # 42811

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:

Condominium Parcel No. 109 in Building B, of IVANHOE WEST AT CENTURY VILLAGE CONDOMINIUM #1, according to the Declaration of Condominium thereof, as recorded in Official Records Book 12941, Page 325, of the Public Records of Broward County, Florida, together with exhibits, amendments thereto and an undivided interest in the common elements.

PROPERTY ADDRESS: 1301 SW 134 WAY #109B, PEMBROKE PINES FL 33027

OWNER OF RECORD ON CURRENT TAX ROLL:

MIGUELINA DIAZ

TAMARA THORNE ETAL

2363 W 73 PL # 4-B

HIALEAH, FL 33016-6813 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

TAMARA THORNE, JAMES BECKETT,

OR: 49939, Page: 158

AND PHILLIP RICHARDI

(Per Order Determining Homestead. No address found on document.)

TAMARA THORNE

OR: 49939, Page: 163

5904 MAMMOTH AVENUE

OR: 50530, Page: 1589

VALLEY GLEN, CA 91401

(Per Orders of Summary Administration. 50530-1589 is a certified copy of 49939-163.)

JAMES BECKETT

PO BOX 220242

HOLLYWOOD, FL 33022 (Per Orders of Summary Administration)

PHILLIP RICHARDI

15 MONTCLAIR TERRACE

SAN FRANCISCO, CA 94109 (Per Orders of Summary Administration)

MIGUELINA DIAZ
2363 WEST 73RD PLACE, #4B
HIALEAH, FL 33016 (Per Personal Representative's Deed. No Death Certificate found of record for Toni Louise Jaremko.)

Instrument: 113388685

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

ELIAS B POWELL
PO BOX 6351
GREENVILLE, SC 29606 (Tax Deed Applicant)

WASHINGTON MUTUAL BANK, FA
400 EAST MAIN STREET
STOCKTON, CA 95290 (Per Mortgage for Prior owner(s).
No satisfaction or release found of record.)

OR: 30409, Page: 1663

FIRST NATIONAL BANK OF OMAHA
1620 DODGE STREET
OMAHA, NE 68197 (Per Judgment)

OR: 50385, Page: 1395

IVANHOE WEST AT CENTURY VILLAGE
CONDOMINIUM #1 ASSOCIATION, INC.
C/O PROGRESSIVE COMMUNITY MANAGEMENT
13460 SW 10TH STREET, SUITE 103
PEMBROKE PINES, FL 33027 (Per Lien and Sunbiz)

OR: 50992, Page: 1743

IVANOE WEST AT CENTURY VILLAGE
CONDOMINIUM #1 ASSOCIATION, INC.
SHELLEY J. MURRAY, ESQ.
KAYE BENDER REMBAUM, P.L.
1200 PARK CENTRAL BOULEVARD SOUTH
POMPANO BEACH, FL 33064 (Per Lis Pendens)

OR: 51109, Page: 1287

IVANHOE WEST AT CENTURY VILLAGE
CONDOMINIUM #1 ASSOCIATION, INC.
13460 SW 10TH STREET #103
PEMBROKE PINES, FL 33027 (Per Final Judgment of Foreclosure)

Instrument: 115112495

GURSKY RAGAN PA, REGISTERED AGENT
O/B/O IVANHOE WEST AT CENTURY VILLAGE
CONDOMINIUM #1 ASSOCIATION, INC.
14 NE 1ST AVENUE - STE. 703
MIAMI, FL 33132 (Per Sunbiz. Declaration recorded in 12941-325.)

ESRM COMMUNICATIONS, LLC
(THOMAS PATRICK WORTHINGTON)
1301 W COPANS RD #E5
POMPANO BEACH, FL 33064 (Per Notices of Commencement)

Instrument: 115193707

Instrument: 115193710

MARY JANE MEROLA, REGISTERED AGENT
O/B/O PINES MASTER MANAGEMENT, INC.
1601 FORUM PLACE- SUITE 500
WEST PALM BEACH, FL 33401 (Per Sunbiz. Master Management Agreement recorded in 12941-325.)

MARY JANE MEROLA, REGISTERED AGENT
O/B/O C.V.P. COMMUNITY CENTER, INC.
1601 FORUM PLACE SUITE 500
WEST PALM BEACH, FL 33401 (Per Sunbiz. Long Term Lease recorded in 12941-325.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5140 14 AJ 0090

CURRENT ASSESSED VALUE: \$90,680

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Quit Claim Deed	OR: 25101, Page: 717
Warranty Deed (Unable to locate documentation in the Official Records of Broward County appointing Nancy Woodward as Successor Co-Trustee of the Samuel Lapidus Trust Agreement)	OR: 26639, Page: 548
Warranty Deed	OR: 26639, Page: 551
Personal Representative's Deed	OR: 26639, Page: 553
Personal Representative's Deed	OR: 26639, Page: 556
Quit Claim Deed	OR: 26639, Page: 559
Death Certificate (Best image available)	OR: 26639, Page: 573
Warranty Deed (No Death Certificate found of record for Daniel Jaremko)	OR: 30409, Page: 1661
Death Certificate	OR: 45614, Page: 1566
Order of Dismissal	Instrument: 113492492
Order Vacating Dismissal	Instrument: 113893230

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.

Kim Pickett

Title Examiner

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #42811

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 April 2019, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF PEMBROKE PINES
FINANCE DEPARTMENT
ATTN MELINDA
601 CITY CENTER WAY
PEMBROKE PINES, FL 33025

C.V.P. COMMUNITY CENTER, INC.
13300 SW 10TH ST
PEMBROKE PINES, FL 33027

MARY JANE MEROLA, REGISTERED
AGENT
O/B/O C.V.P. COMMUNITY CENTER,
INC.
1601 FORUM PLACE SUITE 500
WEST PALM BEACH, FL 33401

C.V.P. COMMUNITY CENTER, INC.
1601 FORUM PLACE SUITE 500
WEST PALM BEACH, FL 33401

ESRM COMMUNICATIONS, LLC
(THOMAS PATRICK WORTHINGTON)
1301 W COPANS RD #E5
POMPANO BEACH, FL 33064

IVANHOE WEST AT CENTURY VILLAGE
CONDOMINIUM #1 ASSOCIATION,
INC.
13460 SW 10TH STREET #103
PEMBROKE PINES, FL 33027

IVANOE WEST AT CENTURY VILLAGE
CONDOMINIUM #1 ASSOCIATION,
INC. SHELLEY J.
MURRAY, ESQ. KAYE BENDER
REMBAUM, P.L.
1200 PARK CENTRAL BOULEVARD
SOUTH
POMPANO BEACH, FL 33064

IVANHOE WEST AT CENTURY VILLAGE
CONDOMINIUM #1 ASSOCIATION,
INC. C/O
PROGRESSIVE COMMUNITY
MANAGEMENT
13460 SW 10TH STREET, SUITE 103
PEMBROKE PINES, FL 33027

GURSKY RAGAN PA, REGISTERED
AGENT
O/B/O IVANHOE WEST AT CENTURY
VILLAGE
CONDOMINIUM #1 ASSOCIATION,
INC.
14 NE 1ST AVENUE - STE. 703
MIAMI, FL 33132

FIRST NATIONAL BANK OF OMAHA
1620 DODGE STREET
OMAHA, NE 68197

ZAKHEIM & LAVRAR, P.A.
ATTORNEY FOR FIRST NATIONAL
BANK OF OMAHA
SECOND FLOOR, 1133 SOUTH
UNIVERSITY DRIVE
PLANTATION, FL 33324

WASHINGTON MUTUAL BANK, FA
400 EAST MAIN STREET
STOCKTON, CA 95290

JAMES BECKETT
6790 HOPE ST
HOLLYWOOD, FL 33024-2804

JAMES BECKETT
7681 SIMMS ST
HOLLYWOOD, FL 33024-2643

JAMES BECKETT
PO BOX 220242
HOLLYWOOD, FL 33022

PHILLIP RICHARDI
15 MONTCLAIR TERRACE
SAN FRANCISCO, CA 94109

MIGUELINA DIAZ, AS PERSONAL
REPRESENTATIVE
OF THE ESTATE OF TONI JAREMKO
C/O HERBERT B. DELL, ESQ. HERBERT
B. DELL, P.A.
2550 NORTH FEDERAL HIGHWAY,
SUITE 17
FORT LAUDERDALE, FL 33305

MIGUELINA DIAZ
2363 WEST 73RD PLACE, #4B
HIALEAH, FL 33016

MIGUELINA DIAZ
1301 SW 134 WAY #109B
PEMBROKE PINES, FL 33027

TAMARA THORNE
1301 SW 134 WAY #109B
PEMBROKE PINES, FL 33027

TAMARA THORNE
5904 MAMMOTH AVENUE
VALLEY GLEN, CA 91401

PINES MASTER MANAGEMENT, INC.
1601 FORUM PLACE- SUITE 500
WEST PALM BEACH, FL 33401

PINES MASTER MANAGEMENT, INC.
13300 SW 10TH STREET
PEMBROKE PINES, FL 33027

MARY JANE MEROLA, REGISTERED
AGENT
O/B/O PINES MASTER
MANAGEMENT, INC.
1601 FORUM PLACE- SUITE 500
WEST PALM BEACH, FL 33401

UNKNOWN TENANT
1301 SW 134 WAY #109B
PEMBROKE PINES, FL 33027

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 April 2019 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

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

By _____
Deputy **Juliette M. Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 42811

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: 514014-AJ-0090

Certificate Number: 16360

Date of Issuance: 05/26/2016

Certificate Holder: ELIAS B POWELL

Description of Property: IVANHOE WEST AT CENTURY VILLAGE
WEST #1 CONDO
UNIT 109 BLDG B

Condominium Parcel No. 109 in Building B, of IVANHOE WEST AT CENTURY VILLAGE CONDOMINIUM #1, according to the Declaration of Condominium thereof, as recorded in Official Records Book 12941, Page 325, of the Public Records of Broward County, Florida, together with exhibits, amendments thereto and an undivided interest in the common elements.

Name in which assessed: DIAZ, MIGUELINA THORNE, TAMARA ETAL

Legal Titleholders: DIAZ, MIGUELINA
THORNE, TAMARA ETAL
2363 W 73 PL # 4-B
HIALEAH, FL 33016-6813

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 15th day of May, 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 11th day of April, 2019.

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: 04/11/2019, 04/18/2019, 04/25/2019 & 05/02/2019

Minimum Bid: 8239.10

BROWARD DAILY BUSINESS REVIEW

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

**STATE OF FLORIDA COUNTY
OF BROWARD:**

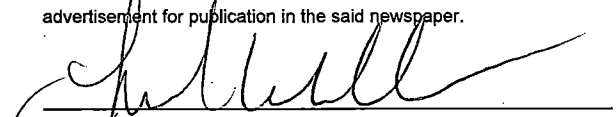
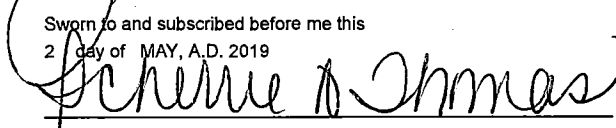
Before the undersigned authority personally appeared GUERLINE WILLIAMS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

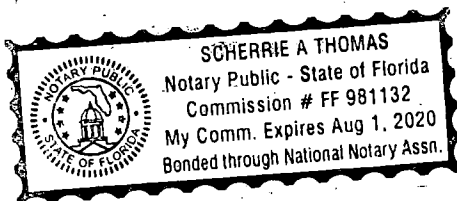
42811
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 16360

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

04/11/2019 04/18/2019 04/25/2019 05/02/2019

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


Sworn to and subscribed before me this
2 day of MAY, A.D. 2019

(SEAL)
GUERLINE WILLIAMS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 42811**
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: 514014-AJ-0090
Certificate Number: 16360
Date of Issuance: 05/26/2016
Certificate Holder:
ELIAS B POWELL
Description of Property:
IVANHOE WEST AT CENTURY VILLAGE
WEST #1 CONDO
UNIT 109 BLDG B
Condominium Parcel No. 109 in Building B, of IVANHOE WEST AT CENTURY VILLAGE CONDOMINIUM #1, according to the Declaration of Condominium thereof, as recorded in Official Records Book 12941, Page 325, of the Public Records of Broward County, Florida, together with exhibits, amendments thereto and an undivided interest in the common elements.
Name in which assessed:
DIAZ, MIGUELINA THORNE, TAMARA ETAL
Legal Titleholders:
DIAZ, MIGUELINA THORNE, TAMARA ETAL
2363 W 73 PL # 4-B
HIALEAH, FL 33016-6813
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 15th day of May, 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at: broward.deeduction.net
*Pre-registration is required to bid.
Dated this 11th day of April, 2019.
Bertha Henry

SEE ATTACHED

County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi
Deputy

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

Minimum Bid: 8234.10

401-314

4/11-18-25 5/2 : 19-08/0000389789B

Assignment: **10861** *SERVE ASAP - RETURN TO TAX NOTICE TRAY* Service Sheet # **19-014209**

BROWARD COUNTY, FL vs. DIAZ, MIGUELINA; THORNE, TAMARA **TD 42811**

TAXPAYER NOTICE vs. **COUNTY/BROWARD** DEFENDANT: **152019** CASE

TYPE OF WRIT: **DIAZ, MIGUELINA &/OR THORNE, TAMARA** COURT: **1301 SW 134 WAY, #109-B** HEARING DATE: _____
 SERVE: **PEMBROKE PINES, FL 33027**

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

Received this process on 4/03/19 0600
 Date 4/03/19 1080
 Served
 Not Served - see comments
4/04/19 at 1732
 Date Time

On **DIAZ, MIGUELINA &/OR THORNE, TAMARA**, in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

- INDIVIDUAL SERVICE**
- SUBSTITUTE SERVICE:**
 - At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit: _____, in accordance with F.S. 48.031(1)(a)
 - To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)
 - To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business
- CORPORATE SERVICE:**
 - To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081
 - To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)
 - To _____, as resident agent of said corporation in accordance with F.S. 48.091
- PARTNERSHIP SERVICE:** To _____, partner, or to _____, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)
- POSTED RESIDENTIAL:** By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183
 1st attempt date/time: _____ 2nd attempt date/time: _____
- POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183
 1st attempt date/time: _____ 2nd attempt date/time: _____
- OTHER RETURNS:** See comments

COMMENTS: 4/04/19 1732 POSTED (1080)

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

_____, SHERIFF
 BROWARD COUNTY, FLORIDA

BY: JAMES MCBUFFIE D.S.
JAMES MCBUFFIE

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514014-AJ-0090 (TD #42811)

2019 APR -2 PM 9:16
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 April 30, 2019\$6,398.83
- Or
- * Amount due if paid by May 14, 2019\$6,476.00

*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 May 15, 2019 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395
FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

DIAZ, MIGUELINA
AND/OR
THORNE, TAMARA
1301 SW 134 WAY #109B
PEMBROKE PINES, FL 33027

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



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

Detail by Entity Name

Florida Not For Profit Corporation

IVANHOE WEST AT CENTURY VILLAGE CONDOMINIUM #1 ASSOCIATION, INC.

Filing Information

Document Number	N11837
FEI/EIN Number	65-0035378
Date Filed	10/31/1985
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/19/2004
Event Effective Date	NONE

Principal Address

c/o PROGRESSIVE COMMUNITY MANAGEMENT
13460 SW 10 ST
SUITE 103
PEMBROKE PINES, FL 33027

Changed: 01/25/2017

Mailing Address

c/o PROGRESSIVE COMMUNITY MANAGEMENT
13460 SW 10 ST
SUITE 103
PEMBROKE PINES, FL 33027

Changed: 01/25/2017

Registered Agent Name & Address

GURSKY RAGAN PA
14 NE 1ST AVENUE - STE. 703
MIAMI, FL 33132

Name Changed: 04/30/2018

Address Changed: 04/30/2018

Officer/Director Detail

Name & Address

Title President

Papp, Charles
 1401 SW 135 TERR.
 SUITE H202
 PEMBROKE PINES, FL 33027

Title Treasurer

Carbuccia, Victoria
 1301 SW 134 WAY
 SUITE B413
 PEMBROKE PINES, FL 33027

Title Secretary

BUSNELLI, ROSEMARIE
 1401 SW 135 TERR
 SUITE H302
 PEMBROKE PINES, FL 33027

Title Director

MICHAUD, ROSALYN
 1301 SW 134 WAY
 SUITE B209
 PEMBROKE PINES, FL 33027

Title Director

OSMON, SAM
 1401 SW 135 TERR.
 H312
 PEMBROKE PINES, FL 33027

Annual Reports

Report Year	Filed Date
2016	01/18/2016
2017	01/25/2017
2018	02/06/2018

Document Images

04/30/2018 -- Reg. Agent Change	View image in PDF format
02/06/2018 -- ANNUAL REPORT	View image in PDF format
01/25/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
01/18/2016 -- ANNUAL REPORT	View image in PDF format
01/11/2015 -- ANNUAL REPORT	View image in PDF format
02/25/2014 -- ANNUAL REPORT	View image in PDF format
09/04/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
01/17/2013 -- ANNUAL REPORT	View image in PDF format
01/06/2012 -- ANNUAL REPORT	View image in PDF format

02/17/2011 -- ANNUAL REPORT	View image in PDF format
02/03/2010 -- ANNUAL REPORT	View image in PDF format
04/08/2009 -- ANNUAL REPORT	View image in PDF format
02/04/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
05/04/2006 -- ANNUAL REPORT	View image in PDF format
02/07/2005 -- ANNUAL REPORT	View image in PDF format
04/19/2004 -- Amendment	View image in PDF format
02/09/2004 -- ANNUAL REPORT	View image in PDF format
02/10/2003 -- ANNUAL REPORT	View image in PDF format
03/25/2002 -- ANNUAL REPORT	View image in PDF format
02/13/2001 -- ANNUAL REPORT	View image in PDF format
01/24/2000 -- ANNUAL REPORT	View image in PDF format
03/22/1999 -- ANNUAL REPORT	View image in PDF format
02/06/1998 -- ANNUAL REPORT	View image in PDF format
03/24/1997 -- ANNUAL REPORT	View image in PDF format
01/27/1997 -- REINSTATEMENT	View image in PDF format
04/26/1995 -- ANNUAL REPORT	View image in PDF format



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

Detail by Entity Name

Florida Profit Corporation
C.V.P. COMMUNITY CENTER, INC.

Filing Information

Document Number	G74303
FEI/EIN Number	59-2426471
Date Filed	12/16/1983
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/26/2001
Event Effective Date	NONE

Principal Address

13300 SW 10TH ST
PEMBROKE PINES, FL 33027

Changed: 04/15/2013

Mailing Address

1601 FORUM PLACE
SUITE 500
WEST PALM BEACH, FL 33401

Changed: 04/05/2005

Registered Agent Name & Address

MEROLA, MARY JANE
1601 FORUM PLACE
SUITE 500
WEST PALM BEACH, FL 33401

Name Changed: 04/29/1999

Address Changed: 04/05/2005

Officer/Director Detail

Name & Address

Title Director

LEVY, H I

1601 FORUM PLACE - SUITE 500
WEST PALM BEACH, FL 33401

Title Director, President

LEVY, MARK F
1601 FORUM PLACE - SUITE 500
WEST PALM BEACH, FL 33401

Title VP

LEVY, JOURDAN
1601 FORUM PLACE - SUITE 500
WEST PALM BEACH, FL 33401

Title Secretary

MEROLA, MARY JANE
1601 FORUM PLACE - SUITE 500
WEST PALM BEACH, FL 33401

Title VP, Assistant Secretary

BECKHART, GEORGE
13300 SW 10TH ST
PEMBROKE PINES, FL 33027

Title VP, Treasurer

WELLS, MONICA
1601 FORUM PLACE - SUITE 500
WEST PALM BEACH, FL 33401

Title Director

HALPERIN, BARRY
1601 FORUM PLACE
SUITE 500
WEST PALM BEACH, FL 33401

Title VP

CRUZ, DANIEL
1601 FORUM PLACE - SUITE 500
WEST PALM BEACH, FL 33401

Annual Reports

Report Year	Filed Date
2016	04/13/2016
2017	04/07/2017
2018	04/13/2018

Document Images

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Detail by Entity Name

Florida Profit Corporation

PINES MASTER MANAGEMENT, INC.

Filing Information

Document Number	G74302
FEI/EIN Number	59-2426459
Date Filed	12/16/1983
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	07/24/1991
Event Effective Date	NONE

Principal Address

13300 SW 10TH STREET
PEMBROKE PINES, FL 33027

Changed: 04/15/2013

Mailing Address

1601 FORUM PLACE - SUITE 500
WEST PALM BEACH, FL 33401

Changed: 04/05/2005

Registered Agent Name & Address

MEROLA, MARY JANE
1601 FORUM PLACE - SUITE 500
WEST PALM BEACH, FL 33401

Name Changed: 04/29/1999

Address Changed: 04/05/2005

Officer/Director Detail

Name & Address

Title Director

LEVY, H I
1601 FORUM PLACE - SUITE 500
WEST PALM BEACH, FL 33401

Title Director, President

LEVY, MARK
1601 FORUM PLACE - SUITE 500
WEST PALM BEACH, FL 33401

Title VP

LEVY, JOURDAN
1601 FORUM PLACE - SUITE 500
WEST PALM BEACH, FL 33401

Title VP, Assistant Secretary

BECKHART, GEORGE
13300 SW 10TH STREET
PEMBROKE PINES, FL 33027

Title Secretary

MEROLA, MARY JANE
1601 FORUM PLACE - SUITE 500
WEST PALM BEACH, FL 33401

Title VP, Treasurer

WELLS, MONICA
1601 FORUM PLACE - SUITE 500
WEST PALM BEACH, FL 33401

Title Director

HALPERIN, BARRY
1601 FORUM PLACE - SUITE 500
WEST PALM BEACH, FL 33401

Title VP

CRUZ, DANIEL
1601 FORUM PLACE - SUITE 500
WEST PALM BEACH, FL 33401

Annual Reports

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Document Images

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97-337366 T#006
06-27-97 03:15PM

\$ 0.70
DOCU. STAMPS-DEED

REC'D. BROWARD CNTY
B. JACK OSTERHOLT

COUNTY ADMIN.

W/C →
Return To:
SuRealty Title, Inc.
4801 S. University Dr., Ste. 2500
Davle, Florida 33328

Return to: Brian C. Perlín, Esq.
Address: 334 Minorca Avenue
Suite 200
Coral Gables, FL 33134

Property Appraisers Parcel Identification
(Folio) Number(s): 514014AJ0090

Grantee(s) S.S. # (s):

QUIT CLAIM DEED

This Quit Claim Deed, Executed this 19 day of June, 1997, by **Bret Woodward, a single man**, first party, to: **Aida Martinez, a single woman**, whose post office address is: **109 Ivanhoe West B, 1301 S.W. 134th Way, Pembroke Pines, FL 33027**, second party.

Witnesseth, That the first party, for and in consideration of the sum of **\$10.00**, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate lying and being in the County of **Broward**, State of **Florida**, to wit:

will call
Condominium Parcel 109, Building B, of IVANHOE WEST AT CENTURY VILLAGE CONDOMINIUM #1, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 12941, Page 325, of the Public Records of Broward County, Florida, as may be and/or has been amended from time to time in accordance with the laws of the State of Florida, by amendment(s) recorded in said Public Records.

The aforementioned property is not the homestead of the grantor. The grantor resides at 4810 Adelaide Avenue, North Port, FL 34286.

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

BK26639PG0559

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

Signed, sealed and delivered
in the presence of:

[Signature]
Witness Signature (As to Grantor)

[Printed Name]
Printed Name

[Signature]
Witness Signature (As to Grantor)

[Printed Name]
Printed Name

[Signature]
Bret Woodward

Address: 4810 Adelaide Avenue
North Port, FL 34286

STATE OF FLORIDA)
COUNTY OF

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Bret Woodward**, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. Said person provided the following type of identification: FL DL [REDACTED]

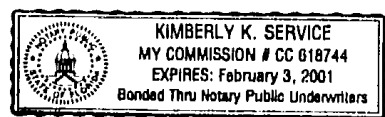
Witness my hand and official seal in the County and State last aforesaid this 19th day of June, 1997.

NOTARY RUBBER STAMP SEAL:

[Signature]
Notary Signature

[Printed Name]
Printed Notary Name

This Instrument Prepared by:
Brian C. Perlin, Esq.
334 Minorea Avenue, Suite 200
Coral Gables, FL 33134
(305) 443-3104



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

BK 26639PG0560

97-337362 TH002
06-27-97 03:15PM

Return To:
SuRealty Title, Inc.
4801 S. University Dr., Ste. 2500
Dade, Florida 33328

Return to:
Name: Brian C. Perlin, Esq.

Address: 334 Minorca Avenue, Suite 200
Coral Gables, FL 33134

\$ 381.50
DOCU. STAMPS DEED
REC'D. BROWARD COUNTY
B. JACK OSTERHOLT
COUNTY ADMIN.

THIS INSTRUMENT PREPARED BY: Brian C. Perlin, Esq.

Address: 334 Minorca Avenue
Suite 200
Coral Gables, FL 334134

Property Appraisers Parcel Identification
(Folio) Number(s): 514014AJ0090

Grantee(s) S.S. #(s):

Warranty Deed

This Warranty Deed, Made this 19 day of June, 1997, by Nancy Woodward, individually and as co-trustee of the Samuel Lapidus Trust Agreement dated June 25, 1996, hereinafter called the grantor, to Aida Martinez, a single woman, whose post office address is 109 Ivanhoe West B, 1301 S.W. 134th Way, Pembroke Pines, FL 33027, hereinafter called the grantee:

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Broward County, State of Florida, viz:

Condominium Parcel 109, Building B, of IVANHOE WEST AT CENTURY VILLAGE CONDOMINIUM #1, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 12941, Page 325, of the Public Records of Broward County, Florida, as may be and/or has been amended from time to time in accordance with the laws of the State of Florida, by amendment(s) recorded in said Public Records.

Subject to:

1. Taxes for the year 1997 and subsequent years
2. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to reimpose the same.

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

(Handwritten initials and circled number 3)

BK 26639PG0548

Will call

97. 125571 6 X
97. 125571 6 X

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, 1996, and conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to reimpose same.

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:

Debra L. Sanner
Signature

DEBRA K. SANNER

Printed Signature

Dianne L. Watson
Signature

Dianne L. Watson
Printed Signature

STATE OF MAINE)
COUNTY OF

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Nancy Woodward, individually and as co-trustee, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. Said person provided Bank ID personally known as identification.

Witness my hand and official seal in the County and State last aforesaid this 17th day of June, 1997.

NOTARY RUBBER STAMP SEAL:

John F. Gibbons, Jr.
Notary Signature
John F. Gibbons, Jr.
Printed Notary Signature
Expires 11/2/97

BK26639PG0549

This is to certify that AIDA M MARTINEZ has been approved by the above Condominium Association as the X purchaser or transferee (check the appropriate space) of the following described real property in Broward County, Florida.

Condominium Parcel No. B 109 of IVANHOE WEST I.

Condominium according to the Declaration thereof recorded in Official Record Book 12941 at Page 325 through 444, inclusive, of the Public Records of Broward County, Florida.

Such approval, given pursuant to the provisions of the aforesaid Declaration of Condominium, constitutes a waiver of the Association's right of first refusal as specified in the Declaration and is conditioned upon the Deed of Conveyance containing in unqualified language, the following:

1. "Subject To: The Lease Agreement recorded in Official Record Book 12941 at Page 377, Public Records of Broward County, Florida, and the Memorandum thereof recorded in Official Records Book 13318 at Page 770, Public Records of Broward County, Florida, which Lease Agreement (and Amendments thereto, if any) the Grantees (Transferees) herein assume, (if applicable)."

2. "Subject To: The Management Agreement recorded in Official Record Book 12941 at Page 425, Public Records of Broward County, Florida, to which the Grantees (Transferees) herein agree to be bound."

3. "Subject To: The Master Management Agreement recorded in Official Record Book 12941 at Page 437, Public Records of Broward County, Florida, and memorandum thereof, recorded in Official Record Book 13318 at Page 766, Public Records of Broward County, Florida, which the Grantees (Transferees) herein assume."

4. "Subject To: The Declaration of Condominium heretofore described and all the terms and conditions thereof (and lawful Amendments thereto, if any) to which the Grantees herein (Transferees) agree to be bound."

5. "Subject To: The Membership of Grantor in the Pines Recreational Facilities Association, Inc., and Pines Community Facilities Association, Inc., the obligation of which the Grantees herein (Transferees) hereby agree to assume and be bound (if applicable)."

6. "Subject To: Declarations of Restrictive Covenants affecting the Unit."

Should such language be not contained in such Deed, then this approval shall be automatically and retroactively null and void. A photocopy of the recorded Deed shall be furnished the Condominium Association within twenty (20) days from the date of Closing.

In the event a previously unapproved party is assuming possession of the premises, then this certificate shall be recorded without an instrument of conveyance and shall be deemed, pursuant to said party's application for approval, binding as if it had been recorded with an instrument of conveyance.

In the event that any of the aforementioned items are not in effect as of the date of the application and such fact is evidenced by a Certificate to that effect recorded in the Public Records of Broward County then the requirements of this approval shall be modified accordingly.

Dated this 5th day of JUNE, 1997.

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

IVANHOE WEST

Signed, Sealed and Delivered
in the presence of:

Juan C Rodriguez
JUAN C RODRIGUEZ

Marisol B Flores
MARISOL B FLORES

STATE OF FLORIDA
COUNTY OF BROWARD

} SS:

AT CENTURY VILLAGE,
CONDOMINIUM #1 ASSOCIATION, INC.

By Arthur Bennet
ARTHUR BENNET President

ATTEST: Marcel Michaud
MARCEL MICHAUD DIRECTOR

(CORPORATE SEAL)

Before me, the undersigned, personally appeared ARTHUR BENNET and MARCEL MICHAUD to me well known to me as the persons described in and who executed the foregoing instrument as ARTHUR BENNET President and MARCEL MICHAUD Secretary, respectively, of IVANHOE WEST CENTURY VILLAGE CONDOMINIUM #1 ASSOCIATION, INC., and they severally acknowledged before me that they executed such instrument as such officers of said Association, that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument is the free act and deed of said Association and was executed for the purposes therein expressed.

WITNESS my hand and official seal in the State and County last aforesaid this 10th day of JUNE, 1997

OFFICIAL NOTARY SEAL
MARIE SMITH
(NOTARIAL SEAL) NOTARY PUBLIC STATE OF FLORIDA
COMMISSION # 10362612
EXPIRES JUNE 18, 2000

Marie Smith
Notary Public
State of Florida at Large
My Commission Expires:

00-111
BK 26639PG0550

Return To:
SuRealty Title, Inc.
4801 S. University Dr., Ste. 2500
Davie, Florida 33328

\$ 0.70
DOCU. STAMPS-DEED
REC'D. BROWARD CNTY
B. JACK OSTERHOLT
COUNTY ADMIN.

Return to:
Name: Brian C. Perlin, Esq.
Address: 334 Minorca Avenue, Suite 200
Coral Gables, FL 33134

THIS INSTRUMENT PREPARED BY: Brian C. Perlin, Esq.

Address: 334 Minorca Avenue
Suite 200
Coral Gables, FL 334134

Property Appraisers Parcel Identification
(Folio) Number(s): 514014AJ0090

Grantee(s) S.S. #(s):

Warranty Deed

This Warranty Deed, Made this 20th day of June, 1997, by Lynne Lapidus, individually and as co-trustee of the Samuel Lapidus Trust Agreement dated June 25, 1996, hereinafter called the grantor, to Aida Martinez, a single woman, whose post office address is 109 Ivanhoe West B, 1301 S.W. 134th Way, Pembroke Pines, FL 33027, hereinafter called the grantee:

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Broward County, State of Florida, viz:

Condominium Parcel 109, Building B, of IVANHOE WEST AT CENTURY VILLAGE CONDOMINIUM #1, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 12941, Page 325, of the Public Records of Broward County, Florida, as may be and/or has been amended from time to time in accordance with the laws of the State of Florida, by amendment(s) recorded in said Public Records.

Subject to:

1. Taxes for the year 1997 and subsequent years
2. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to reimpose the same.

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

BK 26639PG0551

Will
6-26
97.125573

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, 1996, and conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to reimpose same.

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:

[Signature]
Signature

Brian C. Perlin
Printed Signature

[Signature]
Signature

CHESTER A. Bishop
Printed Signature

[Signature]
Signature

Lynne Lapidus
Printed Signature

8244 S.W. 177th Terrace
Miami, FL 33157
Post Office Address

STATE OF FLORIDA)
COUNTY OF DADE)

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

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Lynne Lapidus, individually and as co-trustee, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. Said person provided driver license as identification.

Witness my hand and official seal in the County and State last aforesaid this 20 day of June, 1997.

NOTARY RUBBER STAMP SEAL:

[Signature]
Notary Signature

Printed Notary Signature

OFFICIAL NOTARY SEAL
BRIAN C PERLIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC550580
MY COMMISSION EXP. MAY 5, 2000

BK 26639PG0552

cc.

97-337364 T#004
06-27-97 03:15PM
\$ 0.70
DULU. STAMPS-DEED

RECVD. BROWARD CNTY
BY JACK OSTERHOLT
COUNTY ADMIN.

DOCUMENT COVER PAGE

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Document Title:

Per. Rep. Deed

(Warranty Deed, Mortgage, Affidavit, etc.)

Executed By:

Nancy Woodward

To:

AIDA MARTINEZ -

Brief Legal Description:

(if applicable)

*Cent Condo # Ivanhoe w-
#109*

BK26639PG0553



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3
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SuRealty Title, Inc.
4801 S. University Dr., Ste. 2500
Davie, Florida 33328

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made this 19th day of June, 1997,
by and between Nancy Woodward, individually and as Co-Personal
Representative of the Estate of Samuel Lapidus, Deceased, late of
Broward County, Florida, as party of the first part, and Aida
Martinez, a single woman, whose post office address is 109 Ivanhoe
West B, 1301 S.W. 134th Way, Pembroke Pines, FL 33027, party of the
second part,

WITNESSETH:

THAT SAMUEL LAPIDUS, deceased, died testate a resident of
Broward County, Florida on [REDACTED] and on January 17,
1997, Letters of Administration were duly issued to the party of
the first part by one of the Circuit Court Judges in and for
Broward County, Florida in the Probate Division.

NOW THEREFORE, in consideration of the foregoing and in
further consideration of the sum of TEN and 00/100 (\$10.00)
Dollars, and other valuable consideration to the party of the first
part paid by the party of the second part, the receipt whereof is
hereby acknowledged, the party of the first part has granted,
bargained, sold, alienated, remised, released, conveyed and
confirmed, and by these presents does grant, bargain, sell, alien
remise, release, convey and confirm unto the party of the second
part, her heirs and assigns forever, the tract or parcel of land
situate in the County of Broward, State of Florida, and described
as follows:

Condominium Parcel 109, Building B, of IVANHOE WEST AT
CENTURY VILLAGE CONDOMINIUM #1, a Condominium, according
to the Declaration of Condominium thereof, as recorded in
Official Records Book 12941, Page 325, of the Public
Records of Broward County, Florida, as may be and/or has
been amended from time to time in accordance with the
laws of the State of Florida, by amendment(s) recorded in
said Public Records.

SUBJECT TO: Taxes for the year 1997, and subsequent years.

SUBJECT TO: Restrictions, conditions, reservations and easements
of record, together with all applicable building and zoning
ordinances.

together with all and singular the tenements, hereditaments, and
appurtenances thereto belonging or anywise appertaining in the
reversion and reversions, the remainder and remainders, rents,
issues and profits thereof, and also of the Estate, right, title,
interest, property, possession, claim and demand whatsoever, both
in law or equity, which the party of the first part has in and to
the above granted premises, and every part and parcel thereof with
the appurtenances pertaining thereto.

BK 26639PG0554

TO HAVE AND TO HOLD the same to the said party of the second part, her heirs and assigns forever, in as full and ample manner as the same was possessed or enjoyed by the said SAMUEL LAPIDUS, deceased, in his lifetime.

IN WITNESS WHEREOF, the party of the first part have hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Debra K. Sanner
Witness Signature

DEBRA K SANNER
Witness Printed Name

Dianne L. Watson
Witness Signature

Dianne L. Watson
Witness Printed Name

Nancy Woodward
Nancy Woodward, Co-Personal Representative of the Estate of SAMUEL LAPIDUS, Deceased
18 Glen Mary Road
Bar Harbor, Maine 04609

STATE OF MAINE)
COUNTY OF Hancock

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Nancy Woodward, Co-Personal Representative of the Estate of Samuel Lapidus, Deceased, to me known to be the person described in or identified to me by identification as set forth below who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and state last aforesaid this 19th day of June, 1997 and who produced Bank ID as identification.

personally known

John F. Gibbons Jr.
NAME: John F. Gibbons Jr.
NOTARY PUBLIC, State of Maine at Large

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

My Commission Expires: 11/2/97

This Instrument Prepared By:

Brian C. Perlin, Esq.
334 Minorca Avenue
Suite 200
Coral Gables, FL 33134
(305) 443-3104

BK26639PG0555

cc.

97-337365 TH005
06-27-97 03:15PM

\$ 0.70
DOCU. STAMPS-DEED

REC'D. BROWARD CNTY
B. JACK OSTERHOLT

COUNTY ADMIN.

DOCUMENT COVER PAGE

(Space above this line reserved for recording office use.)

Document Title:

pers. prop. deed

(Warranty Deed, Mortgage, Affidavit, etc.)

Executed By:

Samuel Lepidus, ESTATE

To:

Aida Martinez

Brief Legal Description:

(if applicable)

*1/4th block west
Cent Vill -
#109*

BK 26639PG0556



Return Recorded Document to:

WLC
SJ-REALTH

(3)

Return To:
SuRealty Title, Inc.
4801 S. University Dr., Ste. 2500
Davie, Florida 33328

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made this 20th day of June, 1997, by and between Lynne Lapidus, individually and as Co-Personal Representative of the Estate of Samuel Lapidus, Deceased, late of Broward County, Florida, as party of the first part, and Aida Martinez, a single woman, whose post office address is 109 Ivanhoe West B, 1301 S.W. 134th Way, Pembroke Pines, FL 33027, party of the second part,

WITNESSETH:

THAT SAMUEL LAPIDUS, deceased, died testate a resident of Broward County, Florida on [REDACTED] and on January 17, 1997, Letters of Administration were duly issued to the party of the first part by one of the Circuit Court Judges in and for Broward County, Florida in the Probate Division.

NOW THEREFORE, in consideration of the foregoing and in further consideration of the sum of TEN and 00/100 (\$10.00) Dollars, and other valuable consideration to the party of the first part paid by the party of the second part, the receipt whereof is hereby acknowledged, the party of the first part has granted, bargained, sold, alienated, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien remise, release, convey and confirm unto the party of the second part, her heirs and assigns forever, the tract or parcel of land situate in the County of Broward, State of Florida, and described as follows:

Condominium Parcel 109, Building B, of IVANHOE WEST AT CENTURY VILLAGE CONDOMINIUM #1, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 12941, Page 325, of the Public Records of Broward County, Florida, as may be and/or has been amended from time to time in accordance with the laws of the State of Florida, by amendment(s) recorded in said Public Records.

SUBJECT TO: Taxes for the year 1997, and subsequent years.

SUBJECT TO: Restrictions, conditions, reservations and easements of record, together with all applicable building and zoning ordinances.

together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or anywise appertaining in the reversion and reversions, the remainder and remainders, rents, issues and profits thereof, and also of the Estate, right, title, interest, property, possession, claim and demand whatsoever, both in law or equity, which the party of the first part has in and to the above granted premises, and every part and parcel thereof with the appurtenances pertaining thereto.

BK 26639PG0557

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TO HAVE AND TO HOLD the same to the said party of the second part, her heirs and assigns forever, in as full and ample manner as the same was possessed or enjoyed by the said SAMUEL LAPIDUS, deceased, in his lifetime.

IN WITNESS WHEREOF, the party of the first part have hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

R. I. Perl
Witness Signature

Brian C. Perl
Witness Printed Name

Charlotte Bridge
Witness Signature

CHRISTINA BISHOP
Witness Printed Name

Lynne Lapidus
Lynne Lapidus, Co-Personal Representative of the Estate of SAMUEL LAPIDUS, Deceased
8244 S.W. 177th Terrace
Miami, Florida 33157

STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Lynne Lapidus, Co-Personal Representative of the Estate of Samuel Lapidus, Deceased, to me known to be the person described in or identified to me by identification as set forth below who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and state last aforesaid this 20th day of June, 1997, and who produced driver's license as identification.

R. I. Perl
NAME:
NOTARY PUBLIC, State of Florida at
Large

My Commission Expires:

This Instrument Prepared By:

Brian C. Perlin, Esq.
334 Minorca Avenue
Suite 200
Coral Gables, FL 33134
(305) 443-3104

OFFICIAL NOTARY SEAL
BRIAN C PERLIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC550580
MY COMMISSION EXP. MAY 5, 2000

BK26639PG0558



INSTR # 100204646
 OR BK 30409 PG 1663
 RECORDED 04/11/2000 01:24 PM
 COMMISSION
 BROWARD COUNTY
 DOC STMP-N 162.40
 INT TAX 92.80
 DEPUTY CLERK 1047

PREPARED BY AND
 AFTER RECORDING MAIL TO:

THIS MORTGAGE PREPARED BY
 BRENDA TAYLOR

FOR:
 Washington Mutual Bank, FA
 C/O DATA PLEX
 12891 PALA DRIVE - MS158DPCA
 GARDEN GROVE, CA 92641

SPACE ABOVE THIS LINE FOR RECORDING DATA

ENTERPRISE TITLE COMPANY 00-2380B



MORTGAGE

LOAN NO. [REDACTED]

THIS MORTGAGE ("Security Instrument") is given on April 10, 2000
 The mortgagor is DANIEL JAREMKO AND MAE L JAREMKO, HUSBAND AND WIFE

("Borrower"), whose address is 1301 SW 134TH WAY, #B-109
PEMBROKE, PINES, FL 33027. This Security Instrument is given to
Washington Mutual Bank, FA which
 is organized and existing under the laws of USA, and whose address is
400 East Main Street Stockton, CA 95290 ("Lender"). Borrower
 owes Lender the principal sum of Forty-Six Thousand Four Hundred & 00/100

Dollars (U.S. 46,400.00). This debt is evidenced by Borrower's note dated the same
 date as this Security Instrument ("Note"), which provides for monthly payments, with the full
 debt, if not paid earlier, due and payable on May 1, 2030. This Security
 Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with
 interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other
 sums, with interest, advanced under Paragraph 7 to protect the security of this Security
 Instrument; and (c) the performance of Borrower's covenants and agreements under this
 Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and
 convey to Lender the following described property located in Brevard
 County, Florida:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

which has the address of 1301 SW 134TH WAY, #B-109
PEMBROKE PINES Florida 33027 ("Property Address");

Borrower Initials

FLORIDA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3010 8/90

WILL CALL
 ENTERPRISE TITLE, INC.
 10081 Pines Blvd, Suite C
 Pembroke Pines, FL 33024

OF 1991
OF 1991

LOAN NO. [REDACTED]

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

BORROWER COVENANTS that Borrower is lawfully 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 and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

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

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay

Borrower Initials

DJ MLG

LOAN NO. [REDACTED]

Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

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

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

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

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

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

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

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

Borrower Initials BG MLG

LOAN NO. [REDACTED]

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

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

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

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

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

Borrower Initials

DJ M-LJ

LOAN NO. [REDACTED]

and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

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

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

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

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

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

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

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the

Borrower Initials

DJ MLG

LOAN NO. [REDACTED]

liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

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

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

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

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

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

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

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If

Borrower Initials

BJ MLJ

LOAN NO. [REDACTED]

Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) 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; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Paragraph 17.

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

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

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

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

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

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not

Borrower Initials D.J. M.J.

LOAN NO. [REDACTED]

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

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument to Borrower. 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.

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

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

- Adjustable Rate Rider
- Condominium Rider
- 1-4 Family Rider
- Graduated Payment Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Balloon Rider
- Rate Improvement Rider
- Second Home Rider
- Other(s) [specify]

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

Borrower Initials DJ MLB

LOAN NO. [REDACTED]

WITNESSES:
Sign: [Signature]
Print Name: Muriel Miller
Sign: [Signature]
Print Name: DONNA W. STRAUS

X [Signature]
DANIEL JAREMKO
1301 SW 134TH WAY, #B-109, PEMBROKE PINES, FL 33027
X [Signature]
MAE L JAREMKO
1301 SW 134TH WAY, #B-109, PEMBROKE PINES, FL 33027

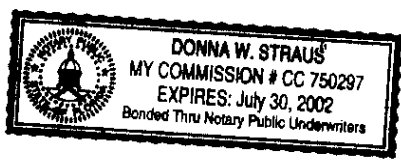
_____[Space Below This Line for Acknowledgment]_____

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was ecknowledged before me this 10th day of April,
2000 by DANIEL JAREMKO and MAE L. JAREMKO, husband and wife

who is personally known to me or has produced Driver's License
as identification.

My Commission expires:



[Signature]
(Signature of person taking acknowledgment)

DONNA W. STRAUS
(Name of acknowledger typed, printed or stamped)

(Notary Rubber/Raised Stamp Seal)

(EXHIBIT "A")

(LEGAL DESCRIPTION)

Condominium Unit No. 109, in Building B, of IVANHOE WEST AT CENTURY VILLAGE CONDOMINIUM #I, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 12941, at Page 325, of the Public Records of Broward County, Florida; together with exhibits, amendments thereto, and an undivided interest in the common elements.

INITIALS





[REDACTED]

CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 10th day of April, 2000, 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 Washington Mutual Bank, FA (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

1301 SW 134TH WAY, #B-109, PEMBROKE PINES, FL 33027

(Property Address)

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

IVANHOE WEST I CONDO

(the "Condominium Project").

(Name of Condominium Project)

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

F. Remedies. If Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become 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.

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

X Daniel Jaremko
DANIEL JAREMKO

X Mae L Jaremko
MAE L JAREMKO

INSTR # 111931293, OR BK 50334 PG 856, Page 1 of 1, Recorded 11/14/2013 at 03:31 PM, Broward County Commission, Deputy Clerk ERECORD

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 11/14/2013 12:07:58 PM.****

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

CASE NUMBER: COWE13008855 DIV 83

First National Bank of Omaha
Plaintiff,

vs.

JAMES BECKETT
Defendant.

DEFAULT FINAL JUDGMENT

This cause, having come before the court and the court having reviewed the pleadings and being otherwise duly advised in the premises,

IT IS ADJUDGED that Plaintiff, First National Bank of Omaha, recover from the Defendant(s), JAMES BECKETT, the sum of \$10019.98 on principal, \$0.00 for interest, and \$338.00 for costs making a total of \$10357.98 that shall bear interest at the rate of 4.75% for the remainder of this calendar year; thereafter interest shall accrue pursuant to Fla. Stat. §55.03, for which let execution issue.

IT IS FURTHER ADJUDGED that the judgment debtor(s) shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments and the spouse related portion, and serve it on the judgment creditor's attorney, Zakheim & LaVrar, P.A., within 45 days of the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

ORDERED in BROWARD County, Florida, this 13 day of Nov., 2013.



JUDGE [Signature]

Plaintiff's Address:

First National Bank of Omaha, c/o 1620 DODGE STREET, OMAHA NE 68197
Account No: XXXXXXXXXXXX [REDACTED]

Copies furnished to:

ZAKHEIM & LAVRAR, P.A., SECOND FLOOR, 1133 SOUTH UNIVERSITY DRIVE, PLANTATION, FLORIDA 33324
JAMES BECKETT, 7681 SIMMS ST, HOLLYWOOD FL 33024-2643, ***-**- [REDACTED]



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 4th day of December, 2013
County Administrator.

By Deborah Hetchers
Deputy Clerk

*** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 1/28/2016 7:13:38 AM.***

19

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

IVANHOE WEST AT CENTURY
VILLAGE CONDOMINIUM
ASSOCIATION, INC.

CASE NO.: CACE 14-018251 (13)

Plaintiff,

vs.

ORDER

TONI JARENKO et al

Defendant.

THIS CAUSE was considered by the Court on the following Motion(s) MIGUELINA DIAZ
AS PERSONAL REPRESENTATIVE OF THE ESTATE OF TONI JARENKO'S
MOTION TO DISMISS FOR FAILURE TO OBTAIN REPLACEMENT COUNSEL

HEARING was held on 1/28/16

THE COURT having considered the grounds for the Motion, taken testimony, heard argument and considered the applicable law, it is FOUND,

ORDERED AND ADJUDGED as follows:

GRANTED. PLAINTIFF'S COMPLAINT IS DISMISSED*
FOR FAILURE TO OBTAIN REPLACEMENT COUNSEL
AS REQUIRED BY THE ORDER OF THIS COURT ENTERED ON
10/20/15. THE COURT RETAINS JURISDICTION TO
CONSIDER AN AWARD OF ATTORNEY FEES IN FAVOR
OF MIGUELINA DIAZ.

* without prejudice
EL

DONE AND ORDERED 1/28/16

William H. Dell
CIRCUIT JUDGE

Copies furnished: In Open Court
 By Mail

H. DELL
IVANHOE WEST
c/o ~~PROGRESSIVE~~ PROGRESSIVE COMMUNITY MGT.
132460 SW 10 ST. #103
FEMBRIDGE PINES, FL. 33027

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 8/24/2016 7:29:34 AM.****

5

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

CASE NO.: CACE 14-018251(13)

IVANHOE WEST AT CENTURY VILLAGE
CONDOMINIUM #1 ASSOCIATION, INC.,
a Florida not-for-profit-corporation,

Plaintiff,

v.

ESTATE OF TONI JAREMKO, TAMARA THORNE,
JAMES BECKETT, PHILLIP RICHARDT,
AND UNKNOWN TENANT,

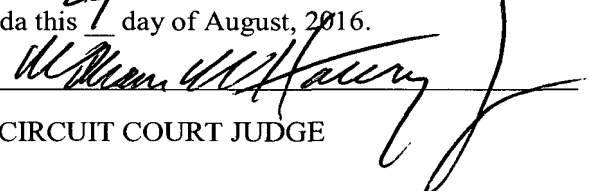
Defendants.

ORDER ON MOTION TO VACATE DISMISSAL WITHOUT PREJUDICE

THIS CAUSE has come to be heard upon by this Court on the Motion to Vacate Dismissal without Prejudice filed by Plaintiff, IVANHOE WEST AT CENTURY VILLAGE CONDOMINIUM #1 ASSOCIATION, INC., the Court, having reviewed the Motion, noting no objection of Defendants, and being otherwise advised in the premises,

ORDERS AND ADJUDGES that the Motion is granted the order dismissing this case without prejudice dated January 28, 2016 is vacated

DONE AND ORDERED in Ft. Lauderdale, Florida this 24 day of August, 2016.


CIRCUIT COURT JUDGE

Copies: All parties



INSTR # 100204645
 OR BK 30409 PG 1661
 RECORDED 04/11/2000 01:24 PM
 COMMISSION
 BROWARD COUNTY
 DOC STMP-D 406.00
 DEPUTY CLERK 1047

Return to: Enterprise Title, Inc.
 10081 Pines Blvd., Suite C
 Pembroke Pines, FL 33024

Prepared by: Eric D. Rosenberg, Esq.
 Eric D. Rosenberg, P.A.
 9900 Stirling Road, 2nd Floor
 Cooper City, Florida 33024

WARRANTY DEED

This Indenture, made this 10th day of April, 2000, between AIDA M. MARTINEZ, a single woman, hereinafter called the Grantor*, and DANIEL JAREMKO and MAE L. JAREMKO, husband and wife, whose post office address is: 1301 S.W. 134th Way, Pembroke Pines, Florida, 33027, hereinafter called the Grantee*.

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

Property Folio No. 11014-AJ-00900

Condominium Unit No. 109, in Building B, of IVANHOE WEST AT CENTURY VILLAGE CONDOMINIUM #1, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 12941, at Page 325, of the Public Records of Broward County, Florida; together with exhibits, amendments thereto, and an undivided interest in the common elements.

Subject to all of the terms, conditions, and restrictions as contained in Exhibit A attached hereto.



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

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

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

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

Signed, sealed and delivered in our presence:

Witness: [Signature]

Printed name: Eric D. Rosenberg

Witness: [Signature]

Printed name: DONNA W. STRAUS

Grantor: [Signature]

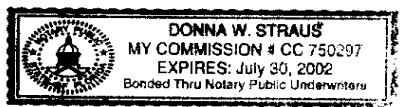
AIDA M. MARTINEZ
 2769 S.W. 129th Terrace
 Miramar, Florida 33027

WILL CALL

ENTERPRISE TITLE, INC.
 10081 Pines Blvd., Suite C
 Pembroke Pines, FL 33024

STATE OF FLORIDA
 COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 10th day of April, 2000, by AIDA M. MARTINEZ, who is (are) personally known to me or who has (have) produced a valid driver's license or as identification.



Notary: [Signature]

EXHIBIT A TO BY-LAWS
CERTIFICATE OF APPROVAL
OF

IVANHOE WEST _____ CONDOMINIUM # I ASSOCIATION, INC.

This is to certify that DANIEL & MAE LOUISE JAREMKO has been approved by the above Condominium Association as the X purchaser or transferee (check the appropriate space) of the following described real property in Broward County, Florida.

Condominium Parcel No. B 109 of IVANHOE WEST I Condominium according to the Declaration thereof recorded in Official Record Book 12941 at Page 325 through 444, inclusive, of the Public Records of Broward County, Florida.

Such approval, given pursuant to the provisions of the aforesaid Declaration of Condominium, constitutes a waiver of the Association's right of first refusal as specified in the Declaration and is conditioned upon the Deed of Conveyance containing in unqualified language, the following:

1. "Subject To: The Lease Agreement recorded in Official Record Book 12941, at Page 377, Public Records of Broward County, Florida, and the Memorandum thereof recorded in Official Records Book 13318, at Page 770, Public Records of Broward County, Florida, which Lease Agreement (and Amendments thereto, if any) the Grantees (Transferees) herein assume, (if applicable)."

2. "Subject To: The Management Agreement recorded in Official Record Book 12941, at Page 425, Public Records of Broward County, Florida, to which the Grantees (Transferees) herein agree to be bound."

3. "Subject To: The Master Management Agreement recorded in Official Record Book 12941, at Page 437, Public Records of Broward County, Florida, and memorandum thereof, recorded in Official Record Book 13318, at Page 766, Public Records of Broward County, Florida, which the Grantees (Transferees) herein assume."

4. "Subject To: The Declaration of Condominium heretofore described and all the terms and conditions thereof (and lawful Amendments thereto, if any) to which the Grantees herein (Transferees) agree to be bound."

5. "Subject To: The Membership of Grantor in the Pines Recreational Facilities Association, Inc., and Pines Community Facilities Association, Inc., the obligation of which the Grantees herein (Transferee) hereby agree to assume and be bound (if applicable)."

6. "Subject To: Declarations of Restrictive Covenants affecting the Unit."

Should such language be not contained in such Deed, then this approval shall be automatically and retroactively null and void. A photocopy of the recorded Deed shall be furnished the Condominium Association within twenty (20) days from the date of Closing.

In the event a previously unapproved party is assuming possession of the premises, then this certificate shall be recorded without an instrument of conveyance and shall be deemed, pursuant to said party's application for approval, binding as if it had been recorded with an instrument of conveyance.

In the event that any of the aforementioned items are not in effect as of the date of the application and such fact is evidenced by a Certificate to that effect recorded in the Public Records of Broward County then the requirements of this approval shall be modified accordingly.

Dated this 29 day of MARCH, 2000

Signed, Sealed and Delivered
in the presence of:

Marisol Burgos
MARISOL BURGOS

IVANHOE WEST I
ASSOCIATION, INC.

By Roberta Nazimovitz
ROBERTA NAZIMOVITAZ President

Veronica A. Van Wart
VERONICA A. VAN WART

ATTEST: Robert Marchand
ROBERT MARCHAND/TREAS. ~~SECRETARY~~

Corp. Seal

STATE OF FLORIDA)
COUNTY OF BROWARD)

Before me, the undersigned, personally appeared ROBERTA NAZIMOVITAZ and ROBERT MARCHAND to me well known to be the persons described in and who executed the foregoing instrument as ROBERTA NAZIMOVITAZ President and ROBERT MARCHAND/TREAS. Secretary, respectively, of IVANHOE WEST Condominium # I Association Inc., and they severally acknowledged before me that they executed such instrument as such officers of said Association, that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Association and was executed for the purposes therein expressed.

Witness my hand and official seal in the State and County last aforesaid this 31 day of March, 2000

Barbara Ruffino
NOTARY PUBLIC
State of Florida at Large
My Commission Expires:

(Notarial Seal)



Barbara Ruffino
MY COMMISSION # CC607822 EXPIRES
December 12, 2000
BONDED THRU TROY FARM INSURANCE, INC.

OC-98

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 6/26/2013 7:26:26 AM.****

IN THE CIRCUIT COURT FOR BROWARD COUNTY, FLORIDA
PROBATE DIVISION

IN RE: ESTATE OF

DANIEL JAREMKO

File No: 12-01495

Division: 61J

Filed in Open Court
HOWARD C FORMAN
CLERK

ON 6-26-13
BY [Signature]

ORDER DETERMINING HOMESTEAD STATUS

On the petition of the personal representative of this estate for an order determining the status of the decedent's homestead, the court finds:

FINDINGS OF FACT

1. All interested persons have been served proper notice of this proceeding, or have waived notice thereof, or have consented in advance to the court's determination.
2. The decedent died on [REDACTED]
3. At the time of death, the decedent owned and resided on property that met the size and contiguity requirements stated in Article X, §4, of the Florida Constitution. That property is legally described as: Condominium Unit, Ivanhoe West at Century Village #1, 109 Bldg B, 1301 SW 134th Way, #109B, Pembroke Pines, Florida 33027-1855 together with improvements. (Referred to in this order as "the Property.")
4. The decedent was not survived by a minor child.
5. The decedent was not survived by a spouse
6. The decedent was survived by the following persons who are heirs at law as defined in F.S. 732.102-732.108: Toni Jaremko, Daughter; Tamara Thorne, Step-granddaughter, James Beckett, Step-grandson and Phillip Richardi, Step-grandson.
7. The Property was devised by Article IV of the decedent's will to Toni Jaremko, Daughter; Tamara Thorne, Step-granddaughter, James Beckett, Step-grandson and Phillip Richardi, Step-grandson.

CONCLUSIONS OF LAW

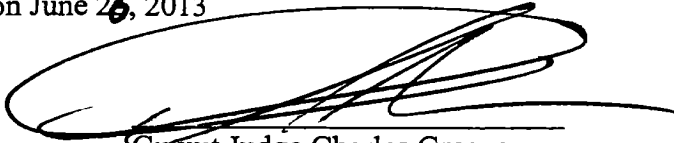
Based on the foregoing, in applying the law to the facts, the court concludes:

1. The Property constituted the homestead of the decedent.
2. The Property was subject to devise and was devised by Article IV of the last will to Toni Jaremko, Daughter; Tamara Thorne, Step-granddaughter, James Beckett, Step-grandson and Phillip Richardi, Step-grandson.

3. The decedent's exemption from creditors' claims has inured under Article X, §4(b), of the Florida Constitution to persons who are the heirs of the decedent and the Property is not subject to the claims of creditors of this estate and the personal representative is not entitled to possession of the Property.

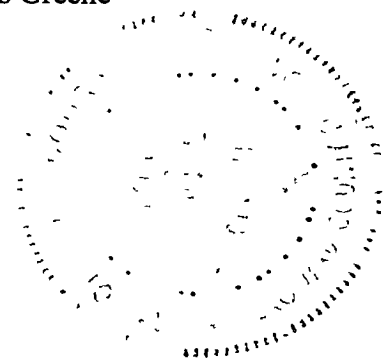
IT IS ADJUDGED that the Property as described above was the decedent's homestead, that title to the Property passed, and the creditors' rights as to such Property are as provided above under CONCLUSIONS OF LAW.

ORDERED at Broward County, Florida, on June 26, 2013



Circuit Judge Charles Greene

A conformed copy of this order furnished to.



Prepared by and return to:

Bernadene A. Rodriguez, Esquire
Law Offices of Bernadene Algernon Smith, P.A.
111 North Pine Island Road Suite 105
Plantation, FL 33324
954-424-2121
File Number: Jaremko
Will Call No.:

[Space Above This Line For Recording Data]

Personal Representative's Deed

This Personal Representative's Deed made this 24th day of November, 2015, between **Miguelina Diaz, as Personal Representative of the Estate of Toni Louise Jaremko, deceased**, whose post office address is 2363 West 73rd Place, Hialeah, FL 33016, grantor, and **Miguelina Diaz** whose post office address is 2363 West 73rd Place, #4B, Hialeah, FL, 33016, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the all of the grantor's interest in the following described land, situate, lying and being in Broward County, Florida, to-wit:

Condominium Parcel No. 109 in Building B, of IVANHOE WEST AT CENTURY VILLAGE CONDOMINIUM #1, according to the Declaration of Condominium thereof, as recorded in Official Records Book 12941 Page 325, of the Public Records of Broward County, Florida, together wit exhibits, amendments thereto and an undivided interest in the common elements.

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

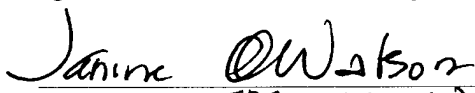
Subject to restrictions, easements and limitations of record, if any, provided that this shall serve to reimpose same, zoning ordinances and taxes for the current year and subsequent years.

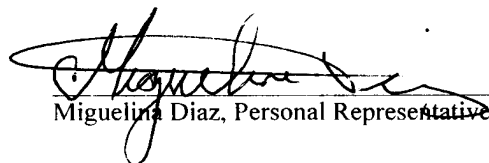
To Have and to Hold, the same in fee simple forever.

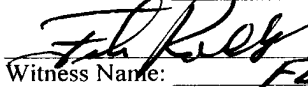
And the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

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

Signed, sealed and delivered in our presence:


Witness Name: JANINE WATSON


Miguelina Diaz, Personal Representative


Witness Name: FELIX RODRIGUEZ

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 24th day of November, by Miguelina Diaz, as Personal Representative of the estate of Toni Louise Jaremko, deceased, who is personally known to me or has produced a driver's license as identification.

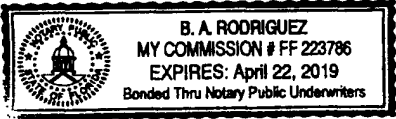
[Handwritten Signature]

Notary Public

Printed Name: BERNADENE A. RODRIGUEZ

My Commission Expires: 4/22/2019

[Notary Seal]



7

AFTER RECORDING - RETURN TO:

PERMIT NUMBER:

NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: [REDACTED]
SUBDIVISION Ivanhoe West BLOCK _____ TRACT _____ LOT _____ BLDG J UNIT _____
1301 SW 135 Terrace Pembroke Pines FL 33027

2. GENERAL DESCRIPTION OF IMPROVEMENT:
LOW VOLTAGE CCTV

3. OWNER INFORMATION: a. Name Ivanhoe West at Century Village Condominium #1 Association, INC
b. Address 13460 SW 10th ST Suite 103 Pembroke Pines, FL 33027 Interest in property _____

d. Name and address of fee simple titleholder (if other than Owner)
4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:
ESRM COMMUNICATIONS, LLC (THOMAS PATRICK WORTHINGTON) 1301 W COPANS RD #e5, POMPANO BEACH FL 33064
954 825 3226

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:

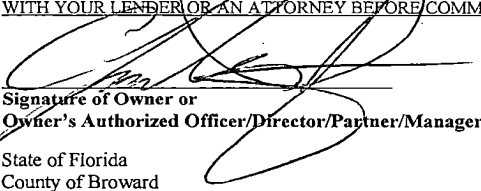
6. LENDER'S NAME, ADDRESS AND PHONE NUMBER:

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER:

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER:

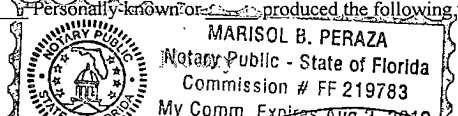
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): _____, 20____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.


Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager
State of Florida
County of Broward


Print Name and Provide Signatory's Title/Office
Charles W. Papp Jr - President

The foregoing instrument was acknowledged before me this 11 day of June, 2018
By MARISOL B. PERAZA, as Notary
(name of person) (type of authority, ...e.g. officer, trustee, attorney in fact)
For _____
(name of party on behalf of whom instrument was executed)

Personally known or _____ produced the following type of identification:

Marisol B. Peraza
(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above:
By _____ By _____

96-327406 T#001
07-06-96 10:22AM

\$ 0.70
DOCU. STAMPS-DEED

RECV. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

Return to: Brian C. Perlin, Esq.
Address: 334 Minorca Avenue
Suite 200
Coral Gables, FL 33134

Property Appraisers Parcel Identification
(Folio) Number(s): 11014-AJ-00900

Grantee(s) S.S. # (s): [REDACTED]

WRE

QUIT CLAIM DEED

This Quit Claim Deed, Executed this 25 day of June, 1996, by Samuel Lapidus, a single man first party, to: Samuel Lapidus and Lynne Lapidus as trustees of the Samuel Lapidus Trust Agreement dated June 25, 1996, whose post office address is: 109 IVANHOE WEST B, 1301 S.W. 134th Way, Pembroke Pines, FL. 33027, second party.

Witnesseth, That the first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Broward, State of Florida, to wit:

CONDOMINIUM PARCEL NO. 109 Building B of IVANHOE WEST at CENTURY VILLAGE CONDOMINIUM #1 according to the Declaration of Condominium thereof, recorded in Official Record Book 12941, at Page 325, of the Public Records of Broward County, Florida, as may be and/or has been amended from time to time in accordance with the laws of the State of Florida, and by amendment(s) recorded in said Public Records.

With full power and authority to protect, conserve and sell, lease or encumber or otherwise manage and dispose of the real property described herein pursuant to Florida Statute 689.071.

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

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

Signed, sealed and delivered
in the presence of:

Brian C. Perlin

Witness Signature (As to first Grantor)

Brian C. Perlin

Printed Name

Ann Marie Arzonte

Witness Signature (As to first Grantor)

ANN MARIE ARZONTE

Printed Name

Samuel Lapidus

Samuel Lapidus

Address: 109 IVANHOE WEST B, 1301 S.W. 134th Way,
Pembroke Pines, FL. 33027

BK 25101PG0717

② PRG

STATE OF FLORIDA)
COUNTY OF DADE)

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Samuel Lapidus**, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. Said person provided the following type of identification: drivers license.

Witness my hand and official seal in the County and State last aforesaid this 25th day of June, 1996.

NOTARY RUBBER STAMP SEAL:

Brian C. Perlman
Notary Signature
Brian C. Perlman
Printed Notary Name

This Instrument Prepared by:
Brian C. Perlman, Esq.
334 Minorca Avenue, Suite 200
Coral Gables, FL 33134
(305) 443-3104

OFFICIAL NOTARY SEAL
BRIAN C PERLIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC550580
MY COMMISSION EXP. MAY 5, 2000

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

BK25101PG07181

4

AFTER RECORDING - RETURN TO:

PERMIT NUMBER:

NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO. [REDACTED]

SUBDIVISION Junhoe West BLOCK _____ TRACT _____ LOT _____ BLDG B UNIT _____
1301 SW 134 Way Pembroke Pines FL, 33027

2. GENERAL DESCRIPTION OF IMPROVEMENT:
LOW VOLTAGE CCTV

3. OWNER INFORMATION: a. Name Junhoe West at Century Village Condominium #1 Association, Inc

b. Address 13460 SW 10th st suite 103 Pembroke Pines, FL 33027 c. Interest in property _____

d. Name and address of fee simple titleholder (if other than Owner) _____

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:
ESRM COMMUNICATIONS, LLC (THOMAS PATRICK WORTHINGTON) 1301 W COPANS RD #e5, POMPANO BEACH FL 33064
954 825 3226

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT: _____

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER: _____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7, Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER: _____

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER: _____

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): _____, 20____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager

Charles W. Papp Jr - President
Print Name and Provide Signatory's Title/Office

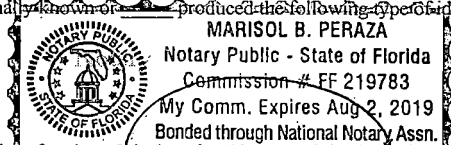
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 11 day of June, 2018

By MARISOL B. PERAZA, as Notary
(name of person) (type of authority,....e.g. officer, trustee, attorney in fact)

For _____
(name of party on behalf of whom instrument was executed)

Personally known or _____ produced the following type of identification:



Marisol B. Peraza
(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes)

Signature(s) of Owner(s) or Owner(s) Authorized Officer/ Director / Partner/Manager who signed above:

By _____ By _____

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 5/29/2018 4:30:00 PM.****

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

GENERAL JURISDICTION DIVISION

CASE NO. CACE 14-018251 (13)

IVANHOE WEST AT CENTURY VILLAGE
CONDOMINIUM #1 ASSOCIATION, INC.,

Plaintiff,

vs.

ESTATE OF TONI JAREMKO, *et al*,

Defendant.

Filed In Open Court
CLERK OF THE CIRCUIT COURT
ON 5-29-18
BY Rited S.

FINAL JUDGMENT OF FORECLOSURE

THIS ACTION having come before the Court on May 29, 2018, upon Plaintiff, Ivanhoe West at Century Village Condominium #1 Association, Inc.'s, Motion for Summary Final Judgment of Foreclosure. On the evidence presented, IT IS ADJUDGED THAT:

1. That Plaintiff's Motion for Summary Final Judgment is hereby GRANTED. Service of process has been duly and regularly obtained over Defendants, ESTATE OF TONI JAREMKO, TAMARA THORNE, JAMES BECKETT and PHILLIP RICHARDI.

2. Plaintiff, Ivanhoe West at Century Village Condominium #1 Association, Inc., is due and the following:

Principal sum of Maintenance, Late Fees, and charges through May 24, 2018	\$25,429.68
Pre-Judgment Interest to the date of judgment at 18%	\$12,286.71
Title Search	\$150.00
Attorney's Fees Incurred by Prior Counsel: Kaye Bender Rebaum, P.L.	\$5,560.00
Costs of Collections through Date of Substitution	\$9,262.04
	\$52,688.43
Additional Costs:	
Affidavit File Review	\$25.00
Document Copies	\$25.80
Parking	\$45.00

Postage	\$13.96
Publication of Sale (Est)	\$245.00
Foreclosure Sale Fee	\$70.00
Auction Costs	\$70.00
SUBTOTAL	\$53,183.19
Attorney's Fees – Based on 21.10 hours at \$250.00 per hour	\$5,275.00
GRAND TOTAL THROUGH JUDGMENT DATE:	\$58,458.19

3. That in addition to the amount due in Paragraph 2 above, Plaintiff is due the amount of 7.85 per diem for assessments from June 1, 2018 up to and including the date of the Foreclosure Sale, if such sale is necessary to satisfy this Judgment, whichever is sooner.

4. The Total Sum Due through Judgment Date referenced in paragraph 2 shall bear interest from this date forward at 4.75%, per annum, the prevailing legal rate of interest.

5. Plaintiff whose address is 13460 SW 10th Street #103, Pembroke Pines, Florida, 33027, holds a Lien for the total sum superior to all claims or estates of defendant(s) on the described property in County, Florida, and described as:

Condominium Unit No. 109B, of Ivanhoe West at Century Village Condominium #1, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 12941, at page 325, of the Public Records of Broward County, Florida

a/k/a 1301 SW 134 Way, Unit 109B Pembroke Pines, FL 33027.

6. If the total amount with interest at the rate described in paragraph 4, and all costs accrued subsequent to this Judgment are not paid, the Clerk of this Court shall sell the involved property at public sale on July 3, 2018 to the highest bidder for cash, except as prescribed in paragraph 7, at www.broward.realforeclose.com, the Clerk's website for on-line auctions at 10:00 a.m. after having first given notice as required by Section 45.031.

7. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk from the proceeds of the sale or redemption, if Plaintiff is not the purchaser of the property at the sale. If Plaintiff is the purchaser, the Clerk shall credit to Plaintiff's bid: (1) the total sum due together with interest

thereon and (2) all costs accruing subsequent to this Judgment, or such part of it, as is necessary to pay the bid in full.

8. If Plaintiff is successful bidder at the sale, Plaintiff's rights as such may be assigned to a third party and, in that event, the Clerk of this Court is hereby ordered and directed to issue the Certificate of Title to Plaintiff's assignee upon application of Plaintiff and without further Order of this Court.

9. On filing the certificate of title the clerk shall distribute the proceed of the sale, so far as they are sufficient, by paying: first, all of plaintiff's costs, second, documentary stamps affixed the certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 4 from the date of the sale; and by retaining any remaining amount pending the further order of the court.

10. On filing of the certificate of Sale, defendant(s) and all persons claiming under or against defendant(s) since the filing of the notice of lis pendens shall be foreclosed of all restate or claim in the property, except as to claims or rights under chapter 718 Florida Statutes, if any. Upon the filing of the certificate title, the person named on the certificate of title shall be let into possession of the property.

11. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, writs of possession, deficiency judgments, and/or the filing of supplemental pleadings to add any omitted parties post judgment.

12. Defendant shall complete under oath, Florida Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the Plaintiffs' attorney at 14 N.E. 1st Avenue, Suite 703, Miami, Florida 33132, within 30 days unless this Final Judgment is satisfied or post-judgment discovery is stayed.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIEN HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN

60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATIONS AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT WITHIN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT THE LOCAL LEGAL AID OFFICE TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT LOCAL LEGAL AID OFFICE FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED in Chambers at Broward County, Florida, this 29th day of May, 2018.


HONORABLE MICHAEL A. ROBINSON
CIRCUIT COURT JUDGE

Copies furnished to:
GURSKY RAGAN, P.A.
Attorneys for Plaintiff

Case No CACE 14-018251 (13)

Carolina Sznajderman Sheir, Esq.
14 NE 1st Avenue
Suite 703
Miami, Florida 33132

Miguelina Diaz, as Personal Representative of the Estate of Toni Jaremko, c/o Herbert B. Dell, Esq., Herbert B. Dell, P.A,
2550 North Federal Highway, Suite 17, Fort Lauderdale, Florida 33305, hbdpa@aol.com
Tamara Thorne, 5904 Mammoth Avenue, Valley Glen, California 91401
James Beckett, 6790 Hood Street, Hollywood, Florida 33024
Phillip Richardt, 15 Montclair Terrace, San Francisco, California 94109

Case Number: CACE-14-018251 Division: 13

Filing # 18466017 Electronically Filed 09/19/2014 05:17:12 PM

**IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA**

CASE NO.: _____

**IVANHOE WEST AT CENTURY VILLAGE
CONDOMINIUM #1 ASSOCIATION, INC.,
a Florida not-for-profit corporation,**

Plaintiff,

v.

**TONI JAREMKO, TAMARA THORNE,
JAMES BECKETT, PHILLIP RICHARDI
AND UNKNOWN TENANT,**

Defendant(s).

_____ /

NOTICE OF LIS PENDENS

**TO: Defendant(s), TONI JAREMKO, TAMARA THORNE, JAMES BECKETT, PHILLIP RICHARDI
AND UNKNOWN TENANT, AND ALL OTHERS WHOM IT MAY CONCERN:**

YOU ARE NOTIFIED OF THE FOLLOWING:

(a) The Plaintiff has instituted this action against you seeking to foreclose a Claim of Lien with respect to the property described below;

(b) The Plaintiff in this action is:

(1) Ivanhoe West at Century Village Condominium #1 Association, Inc.

(c) The date of the institution of this action is 19th day of September, 2014 and the case number of the action is as shown in the caption.

(d) The property that is the subject matter of this action is in Broward, County, Florida and is described as follows:

**Condominium Parcel No. 109 in Building B, of IVANHOE WEST AT CENTURY
VILLAGE CONDOMINIUM #1, according to the Declaration of Condominium
thereof, as recorded in Official Records Book 12941, Page 325, of the Public Records
of Broward County, Florida and all amendments thereto.**

DATED this 19th day of September, 2014.

KAYE BENDER REMBAUM, P.L.
1200 Park Central Boulevard South
Pompano Beach, Florida 33064
(954) 928-0680
Primary E-mail: efilings@KBRLegal.com
Secondary E-mail: SMurray@KBRLegal.com

By: _____
Shelley J. Murray, Esquire
Florida Bar #: 0031766

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 6/26/2013 7:26:26 AM.****

IN THE CIRCUIT COURT FOR BROWARD COUNTY,
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

DANIEL JAREMKO

Deceased.

File No.: 12-01415

Division: 015

Filed in Open Court.
HOWARD C FORMAN
CLERK

ON 6-26-13
BY [Signature]

ORDER OF SUMMARY ADMINISTRATION
(Testate)

On the petition of Toni Louise Jaremko for Summary Administration of the Estate of Daniel Jaremko, deceased, the court finding that the decedent died on [REDACTED] that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof, that the material allegations of the petition are true, and that the decedent's estate

Asset Description	Legal Description	Asset Address	Estimated Value
Condominium Unit	Ivanhoe West at Century Village West #1, Condo Unit 109 Bldg B	1301 SW 134 Way, #109B, Pembroke Pines, Florida 33027-1855	\$35,000.00

qualifies for summary administration and an Order of Summary Administration should be entered, it is

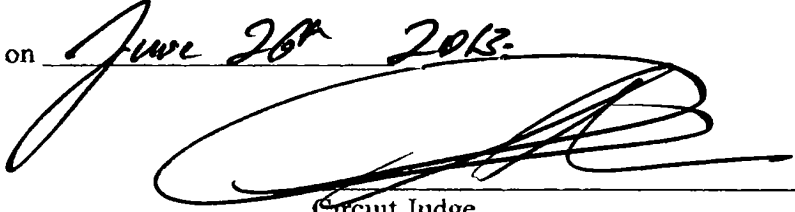
ADJUDGED that

1 There is immediate distribution of the assets of the decedent as follows.

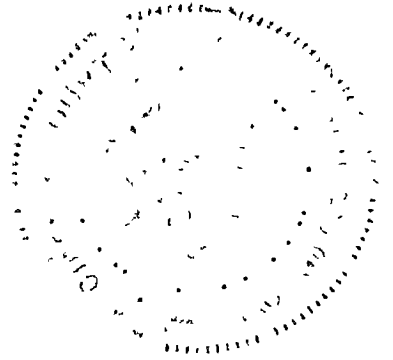
NAME	ADDRESS	RELATIONSHIP	Share
Toni L Jaremko	1301 SW 134 Way, #109B, Pembroke Pines, Florida 33027	Daughter	64%
Tamara Thorne	5904 Mammoth Avenue, Valley Glen, California 91401	Step-granddaughter	16%
James Beckett	P O Box 220242, Hollywood, Florida 33022	Step-grandson	10%
Phillip Richardt	15 Montclair Terrace, San Francisco, California 94109	Step-grandson	10%

2 Those to who specified parts of the decedent's estate are assigned by this order shall be entitled to receive and collect the same, and to maintain actions to enforce the right

3 Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to comply with this order by paying, delivering, or transferring to those specified above the parts of the decedent's estate assigned to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property

ORDERED on June 26th 2013.


Circuit Judge



INSTR # 111639021, OR BK 49939 PG 163, Page 1 of 2, Recorded 06/28/2013 at 04:01 PM, Broward County Commission, Deputy Clerk ERECORD

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 6/26/2013 7:26:26 AM.****

**IN THE CIRCUIT COURT FOR BROWARD COUNTY,
FLORIDA** **PROBATE DIVISION**

IN RE: ESTATE OF

DANIEL JAREMKO

Deceased.

File No.: 13-01415
Division: 015

Filed in Open Court.
HOWARD C FORMAN
CLERK
ON 6-26-13
BY [Signature]

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(Testate)**

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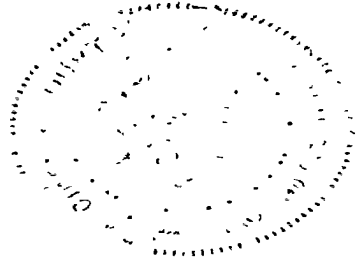
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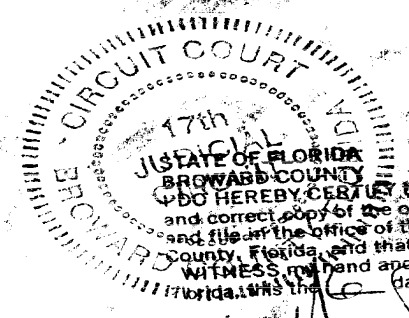
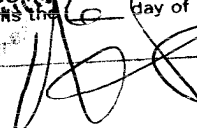
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ORDERED on June 26th 2013

Circuit Judge




I DO HEREBY CERTIFY this within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the Circuit Court Clerk of Broward County, Florida, and that same is in full force and effect.
WITNESS my hand and Official Seal at Fort Lauderdale Florida, this the 26 day of February 2013

Howard C. Forman
Clerk

DATE: April 1st, 2019
PROPERTY ID # 514014-AJ-0090 (TD # 42811)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1301 SW 134 WAY #109B, PEMBROKE PINES, FL 33027 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 April 30, 2019\$6,398.83
- Or
- * Estimated Amount due if paid by May 14, 2019\$6,476.00

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

DATE: April 1st, 2019
PROPERTY ID # 514014-AJ-0090 (TD # 42811)

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UNKNOWN TENANT
1301 SW 134 WAY #109B
PEMBROKE PINES, FL 33027

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DATE: April 1st, 2019
PROPERTY ID # 514014-AJ-0090 (TD # 42811)

WARNING

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CITY OF PEMBROKE PINES
FINANCE DEPARTMENT
ATTN MELINDA
601 CITY CENTER WAY
PEMBROKE PINES, FL 33025

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1301 SW 134 WAY #109B, PEMBROKE PINES, FL 33027 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

DATE: April 1st, 2019
PROPERTY ID # 514014-AJ-0090 (TD # 42811)

WARNING

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

C.V.P. COMMUNITY CENTER, INC.
13300 SW 10TH ST
PEMBROKE PINES, FL 33027

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1301 SW 134 WAY #109B, PEMBROKE PINES, FL 33027 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

- * Estimated Amount due if paid by April 30, 2019\$6,398.83
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DATE: April 1st, 2019
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MARY JANE MEROLA, REGISTERED AGENT
O/B/O C.V.P. COMMUNITY CENTER, INC.
1601 FORUM PLACE SUITE 500
WEST PALM BEACH, FL 33401

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DATE: April 1st, 2019
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ESRM COMMUNICATIONS, LLC
(THOMAS PATRICK WORTHINGTON)
1301 W COPANS RD #E5
POMPANO BEACH, FL 33064

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DATE: April 1st, 2019
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IVANHOE WEST AT CENTURY VILLAGE
CONDOMINIUM #1 ASSOCIATION, INC.
13460 SW 10TH STREET #103
PEMBROKE PINES, FL 33027

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1301 SW 134 WAY #109B, PEMBROKE PINES, FL 33027 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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IVANOE WEST AT CENTURY VILLAGE
CONDOMINIUM #1 ASSOCIATION, INC. SHELLEY J.
MURRAY, ESQ. KAYE BENDER REMBAUM, P.L.
1200 PARK CENTRAL BOULEVARD SOUTH
POMPANO BEACH, FL 33064

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IVANHOE WEST AT CENTURY VILLAGE
CONDOMINIUM #1 ASSOCIATION, INC. C/O
PROGRESSIVE COMMUNITY MANAGEMENT
13460 SW 10TH STREET, SUITE 103
PEMBROKE PINES, FL 33027

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DATE: April 1st, 2019
PROPERTY ID # 514014-AJ-0090 (TD # 42811)

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GURSKY RAGAN PA, REGISTERED AGENT
O/B/O IVANHOE WEST AT CENTURY VILLAGE
CONDOMINIUM #1 ASSOCIATION, INC.
14 NE 1ST AVENUE - STE. 703
MIAMI, FL 33132

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FIRST NATIONAL BANK OF OMAHA
1620 DODGE STREET
OMAHA, NE 68197

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ZAKHEIM & LAVRAR, P.A.
ATTORNEY FOR FIRST NATIONAL BANK OF OMAHA
SECOND FLOOR, 1133 SOUTH UNIVERSITY DRIVE
PLANTATION, FL 33324

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

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PROPERTY ID # 514014-AJ-0090 (TD # 42811)

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WASHINGTON MUTUAL BANK, FA
400 EAST MAIN STREET
STOCKTON, CA 95290

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JAMES BECKETT
6790 HOPE ST
HOLLYWOOD, FL 33024-2804

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JAMES BECKETT
7681 SIMMS ST
HOLLYWOOD, FL 33024-2643

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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 April 30, 2019\$6,398.83
- Or
- * Estimated Amount due if paid by May 14, 2019\$6,476.00

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

DATE: April 1st, 2019
PROPERTY ID # 514014-AJ-0090 (TD # 42811)

WARNING

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

JAMES BECKETT
PO BOX 220242
HOLLYWOOD, FL 33022

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PHILLIP RICHARDI
15 MONTCLAIR TERRACE
SAN FRANCISCO, CA 94109

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WARNING

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MIGUELINA DIAZ, AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF TONI JAREMKO
C/O HERBERT B. DELL, ESQ. HERBERT B. DELL, P.A.
2550 NORTH FEDERAL HIGHWAY, SUITE 17
FORT LAUDERDALE, FL 33305

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1301 SW 134 WAY #109B, PEMBROKE PINES, FL 33027 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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MIGUELINA DIAZ
2363 WEST 73RD PLACE, #4B
HIALEAH, FL 33016

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MIGUELINA DIAZ
1301 SW 134 WAY #109B
PEMBROKE PINES, FL 33027

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TAMARA THORNE
1301 SW 134 WAY #109B
PEMBROKE PINES, FL 33027

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1301 SW 134 WAY #109B, PEMBROKE PINES, FL 33027 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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TAMARA THORNE
5904 MAMMOTH AVENUE
VALLEY GLEN, CA 91401

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DATE: April 1st, 2019
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PINES MASTER MANAGEMENT, INC.
1601 FORUM PLACE- SUITE 500
WEST PALM BEACH, FL 33401

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PINES MASTER MANAGEMENT, INC.
13300 SW 10TH STREET
PEMBROKE PINES, FL 33027

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MARY JANE MEROLA, REGISTERED AGENT
O/B/O PINES MASTER MANAGEMENT, INC.
1601 FORUM PLACE- SUITE 500
WEST PALM BEACH, FL 33401

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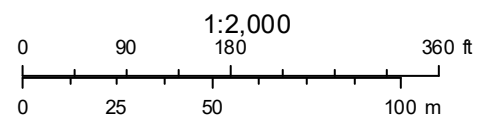
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January 29, 2019



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TD 42811 MAY 2019 WARNING
UNKNOWN TENANT
1301 SW 134 WAY #109B
PEMBROKE PINES, FL 33027

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TD 42811 MAY 2019 WARNING
MARY JANE MEROLA, REGISTERED AGENT
O/B/O PINES MASTER MANAGEMENT, INC.
 1601 FORUM PLACE- SUITE 500
 WEST PALM BEACH, FL 33401

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- Adult Signature Restricted Delivery \$ _____

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TD 42811 MAY 2019 WARNING
PINES MASTER MANAGEMENT, INC.
13300 SW 10TH STREET
PEMBROKE PINES, FL 33027

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

See Reverse for Instructions

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1601 FORUM PLACE- SUITE 500
WEST PALM BEACH, FL 33401

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TD 42811 MAY 2019 WARNING
TAMARA THORNE
5904 MAMMOTH AVENUE
VALLEY GLEN, CA 91401

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

Postmark
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Postage

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TD 42811 MAY 2019 WARNING

TAMARA THORNE

1301 SW 134 WAY #109B

PEMBROKE PINES, FL 33027

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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Postage

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TD 42811 MAY 2019 WARNING
MIGUELINA DIAZ
1301 SW 134 WAY #109B
PEMBROKE PINES, FL 33027

7018 2290 0001 3407 4550

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

7018 2290 0001 3407 4543

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 \$ _____

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TD 42811 MAY 2019 WARNING
MIGUELINA DIAZ
2363 WEST 73RD PLACE, #4B
HIALEAH, FL 33016

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

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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 42811 MAY 2019 WARNING
MIGUELINA DIAZ, AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF TONI JAREMKO
C/O HERBERT B. DELL, ESQ. HERBERT B. DELL, P.A.
2550 NORTH FEDERAL HIGHWAY, SUITE 17
FORT LAUDERDALE, FL 33305

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

See Reverse for Instructions

7018 2290 0001 3407 4536

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

\$

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 42811 MAY 2019 WARNING
PHILLIP RICHARDI
15 MONTCLAIR TERRACE
SAN FRANCISCO, CA 94109

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

See Reverse for Instructions

7018 2290 000J 3407 4529

7018 2290 0001 3407 4512

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

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

OFFICIAL USE

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

Postmark
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Postage

TD 42811 MAY 2019 WARNING
JAMES BECKETT
PO BOX 220242
HOLLYWOOD, FL 33022

7018 2290 0007 3407 4505

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

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

OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postmark
Here

Postage

TD 42811 MAY 2019 WARNING
JAMES BECKETT
7681 SIMMS ST
HOLLYWOOD, FL 33024-2643

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

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

OFFICIAL USE

7018 2290 0001 3407 4499

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 42811 MAY 2019 WARNING
JAMES BECKETT
6790 HOPE ST
HOLLYWOOD, FL 33024-2804

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

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

OFFICIAL USE

7018 2290 0001 3407 4475

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 \$ _____

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TD 42811 MAY 2019 WARNING

ZAKHEIM & LAVRAR, P.A.
ATTORNEY FOR FIRST NATIONAL BANK OF OMAHA
SECOND FLOOR, 1133 SOUTH UNIVERSITY DRIVE
PLANTATION, FL 33324

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

7018 2290 0001 3407 4468

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
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Postage

TD 42811 MAY 2019 WARNING
FIRST NATIONAL BANK OF OMAHA
1620 DODGE STREET
OMAHA, NE 68197

7018 2290 0001 3407 4451

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

TD 42811 MAY 2019 WARNING
 GURSKY RAGAN PA, REGISTERED AGENT
 O/B/O IVANHOE WEST AT CENTURY VILLAGE
 CONDOMINIUM #1 ASSOCIATION, INC.
 14 NE 1ST AVENUE - STE. 703
 MIAMI, FL 33132

701A 2290 0001 3407 4444

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

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

OFFICIAL USE

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

Postmark
Here

TD 42811 MAY 2019 WARNING
 IVANHOE WEST AT CENTURY VILLAGE
 CONDOMINIUM #1 ASSOCIATION, INC. C/O
 PROGRESSIVE COMMUNITY MANAGEMENT
 13460 SW 10TH STREET, SUITE 103
 PEMBROKE PINES, FL 33027

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

7018 2290 0001 3407 4437

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

TD 42811 MAY 2019 WARNING
IVANOE WEST AT CENTURY VILLAGE
CONDOMINIUM #1 ASSOCIATION, INC. SHELLEY J.
MURRAY, ESQ. KAYE BENDER REMBAUM, P.L.
1200 PARK CENTRAL BOULEVARD SOUTH
POMPANO BEACH, FL 33064

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

7018 2290 0001 3407 4420

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
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Postage

TD 42811 MAY 2019 WARNING
IVANHOE WEST AT CENTURY VILLAGE
CONDOMINIUM #1 ASSOCIATION, INC.
13460 SW 10TH STREET #103
PEMBROKE PINES, FL 33027

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)

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

Postmark
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TD 42811 MAY 2019 WARNING
ESRM COMMUNICATIONS, LLC
(THOMAS PATRICK WORTHINGTON)
1301 W COPANS RD #E5
POMPANO BEACH, FL 33064

7018 2290 0001 3407 4413

7018 2290 0001 3407 4406

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

TD 42811 MAY 2019 WARNING
C.V.P. COMMUNITY CENTER, INC.
1601 FORUM PLACE SUITE 500
WEST PALM BEACH, FL 33401

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

7018 2290 0001 3490 4390

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postmark

TD 42811 MAY 2019 WARNING
MARY JANE MEROLA, REGISTERED AGENT
O/B/O C.V.P. COMMUNITY CENTER, INC.
1601 FORUM PLACE SUITE 500
WEST PALM BEACH, FL 33401

7018 2290 0001 3407 4383

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

TD 42811 MAY 2019 WARNING
C.V.P. COMMUNITY CENTER, INC.
13300 SW 10TH ST
PEMBROKE PINES, FL 33027

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

7016 2290 0001 3407 4376

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

OFFICIAL USE

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

Postmark
Here

TD 42811 MAY 2019 WARNING
CITY OF PEMBROKE PINES
FINANCE DEPARTMENT
ATTN MELINDA
601 CITY CENTER WAY
PEMBROKE PINES, FL 33025

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 42811 MAY 2019 WARNING
 MIGUELINA DIAZ, AS PERSONAL REPRESENTATIVE
 OF THE ESTATE OF TONI JAREMKO
 C/O HERBERT B. DELL, ESQ. HERBERT B. DELL, P.A.
 2550 NORTH FEDERAL HIGHWAY, SUITE 17
 FORT LAUDERDALE, FL 33305



9590 9402 3236 7196 3222 22

7018 2290 0001 3407 4536

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 P. Thurman Addressee

B. Received by (Printed Name) C. Date of Delivery

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

42811 MAY 2019 WARNING
 FIRST NATIONAL BANK OF OMAHA
 1620 DODGE STREET
 OMAHA, NE 68197



9590 9402 3236 7196 3220 17

7018 2290 0001 3407 4468

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Michael Jones Addressee

B. Received by (Printed Name) C. Date of Delivery

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

APR 04 2013
 USPS MAIN OFFICE

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Delivery Restricted Delivery
 - 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 42811 MAY 2019 WARNING
 WASHINGTON MUTUAL BANK, FA
 400 EAST MAIN STREET
 STOCKTON, CA 95290



9590 9402 3236 7196 3224 06

2.

7018 2290 0001 3407 4482

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

Bruner

C. Date of Delivery

4/4

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

Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 42811 MAY 2019 WARNING
 ZAKHEIM & LAVRAR, P.A.
 ATTORNEY FOR FIRST NATIONAL BANK OF OMAHA
 SECOND FLOOR, 1133 SOUTH UNIVERSITY DRIVE
 PLANTATION, FL 33324



9590 9402 3236 7196 3224 37

2

7018 2290 0001 3407 4475

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

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

3. Service Type

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

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 42811 MAY 2019 WARNING
 JAMES BECKETT
 PO BOX 220242
 HOLLYWOOD, FL 33022



9590 9402 3236 7196 3222 77

2.

7018 2290 0001 3407 4512

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

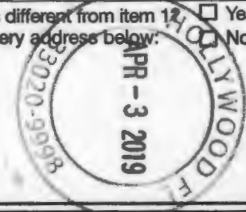
- Agent
- Addressee

B. Received by (Printed Name)

Susan Beckett

C. Date of Delivery

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



3. Service Type

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

Restricted Delivery (over \$500)

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 42811 MAY 2019 WARNING
 MARY JANE MEROLA, REGISTERED AGENT
 O/B/O PINES MASTER MANAGEMENT, INC.
 1601 FORUM PLACE- SUITE 500
 WEST PALM BEACH, FL 33401



9590 9402 3236 7196 3202 35

7018 2290 0001 3407 4604

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *TWinkel*

- Agent
- Addressee

B. Received by (Printed Name)

TW

C. Date of Delivery

4/2/19

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

3. Service Type

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

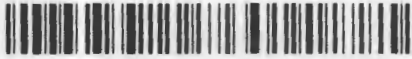
Domestic Return Receipt

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 42811 MAY 2019 WARNING
 C.V.P. COMMUNITY CENTER, INC.
 1601 FORUM PLACE SUITE 500
 WEST PALM BEACH, FL 33401



9590 9402 3236 7196 3217 06

2. Article Number (Transfer from)

7018 2290 0001 3407 4406

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

[Handwritten Initials]

C. Date of Delivery

4/2/19

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

- Yes
- No

3. Service Type

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

elivery Restricted Delivery

Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 42811 MAY 2019 WARNING
 MARY JANE MEROLA, REGISTERED AGENT
 O/B/O C.V.P. COMMUNITY CENTER, INC.
 1601 FORUM PLACE SUITE 500
 WEST PALM BEACH, FL 33401



9590 9402 3236 7196 3217 13

2. **7018 2290 0001 3407 4390**

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *TW*

- Agent
- Addressee

B. Received by (Printed Name)

TW

C. Date of Delivery

4/2/19

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

- Yes
- No

3. Service Type

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

livery Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

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

1 Article Addressed to:

TD 42811 MAY 2019 WARNING
PINES MASTER MANAGEMENT, INC.
 1601 FORUM PLACE- SUITE 500
 WEST PALM BEACH, FL 33401



9590 9402 3236 7196 3202 59

7018 2290 0001 3407 4581

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *TW*

- Agent
- Addressee

B. Received by (Printed Name)

TW

C. Date of Delivery

4/2/19

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- 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 42811 MAY 2019 WARNING
 CITY OF PEMBROKE PINES
 FINANCE DEPARTMENT
 ATTN MELINDA
 601 CITY CENTER WAY
 PEMBROKE PINES, FL 33025



9590 9402 3236 7196 3217 44

2

7018 2290 0001 3407 4376

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

1 Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 42811 MAY 2019 WARNING
 C.V.P. COMMUNITY CENTER, INC.
 13300 SW 10TH ST
 PEMBROKE PINES, FL 33027



9590 9402 3236 7196 3217 37

2. Article Number (Intelligent Mail Barcode)

7018 2290 0001 3407 4383

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Erola Dama

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1 Article Addressed to:

TD 42811 MAY 2019 WARNING
 IVANHOE WEST AT CENTURY VILLAGE
 CONDOMINIUM #1 ASSOCIATION, INC.
 13460 SW 10TH STREET #103
 PEMBROKE PINES, FL 33027



9590 9402 3236 7196 3216 69

7018 2290 0001 3407 4420

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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 42811 MAY 2019 WARNING
 IVANOE WEST AT CENTURY VILLAGE
 CONDOMINIUM #1 ASSOCIATION, INC. SHELLEY J.
 MURRAY, ESQ. KAYE BENDER REMBAUM, P.L.
 1200 PARK CENTRAL BOULEVARD SOUTH
 POMPANO BEACH, FL 33064



9590 9402 3236 7196 3216 45

2. Article Number (Transfer from back of mailpiece)

7018 2290 0001 3407 4437

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Agent
- Addressee

B. Received by (Printed Name)

Whitson

C. Date of Delivery

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

3. Service Type

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

(over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1 Article Addressed to:

TD 42811 MAY 2019 WARNING
 IVANHOE WEST AT CENTURY VILLAGE
 CONDOMINIUM #1 ASSOCIATION, INC. C/O
 PROGRESSIVE COMMUNITY MANAGEMENT
 13460 SW 10TH STREET, SUITE 103
 PEMBROKE PINES, FL 33027



9590 9402 3236 7196 3216 38

2 Article Number (ZPL)

7018 2290 0001 3407 4444

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Delivery Restricted Delivery

Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 42811 MAY 2019 WARNING
 JAMES BECKETT
 7681 SIMMS ST
 HOLLYWOOD, FL 33024-2643



9590 9402 3236 7196 3223 52

2 7018 2290 0001 3407 4505

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

James Beckett

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 42811 MAY 2019 WARNING
 PINES MASTER MANAGEMENT, INC.
 13300 SW 10TH STREET
 PEMBROKE PINES, FL 33027



9590 9402 3236 7196 3202 42

7018 2290 0001 3407 4598

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from Item 1? 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
- Delivery Restricted Delivery
- 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.

TD 42811 MAY 2019 WARNING
 GURSKY RAGAN PA, REGISTERED AGENT
 O/B/O IVANHOE WEST AT CENTURY VILLAGE
 CONDOMINIUM #1 ASSOCIATION, INC.
 14 NE 1ST AVENUE - STE. 703
 MIAMI, FL 33132



9590 9402 3236 7196 3108 30

2 7018 2290 0001 3407 4451

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

42811 MAY 2019 WARNING
 ESRM COMMUNICATIONS, LLC
 THOMAS PATRICK WORTHINGTON
 1301 W COPANS RD #E5
 POMPANO BEACH, FL 33064



9590 9402 3236 7196 3216 83

2 7018 2290 0001 3407 4413

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 Kim E Plemmons 4/17/19

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"/> Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Restricted Delivery (over \$500) | |