



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

UPDATE REPORT

UPDATE ORDER DATE: 05/17/2019

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 05/16/2019

CERTIFICATE # 2012-22814

ACCOUNT # 514221090250

ALTERNATE KEY # 784689

TAX DEED APPLICATION # 43119

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:

That portion of Lot 6, Block 3, "GRANT PARK", as recorded in Plat Book 6, Page 11, of the Public Records of Broward County, Florida, described as follows:

Beginning at the southeast corner of said Lot 6, run S. 89°59'00" W. on an assumed bearing along the south line of Lot 6 a distance of 53.86 feet; thence N. 1°20'44" W. 4.25 feet; thence N. 88°10'45"E. 34.45 feet; thence S. 1°49'15" E. 1 foot; thence, N. 88°10'45" E. 19.51 feet to the east line of said Lot 6; thence South along said east line 4.94 feet to the Point of Beginning.

PROPERTY ADDRESS: 815 NW 3 AVENUE, HALLANDALE BEACH FL 33009

OWNER OF RECORD ON CURRENT TAX ROLL:

RONALD ROLLE EST
2358 ROCKDALE AVE
ST LOUIS, MO 63121 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF RONALD ROLLE, DECEASED
815 N.W. 3 AVENUE
HALLANDALE, FL 33009 (Per Deed. No probate or conveyance found in the Official Records conveying this property to Ronald Rolle's widow, Nellie Rolle.)

(Property Appraiser indicates that Ronald Rolle is deceased. However, no Death Certificate or Probate documents were found in the Official Records of Broward County.)

DONALD ROLLE, EDWIN ROLLE,
AND BOBBY ROLLE
17822 NW 15TH STREET
PEMBROKE PINES, FL 33029

(Per Deeds. Notice of Insufficiency Deeds recorded in 42988-506 and 43868-705 were not released and we are unable to verify if the Deeds recorded in 41390-1562 and 41390-1563 are valid or possibly fraudulent.)

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

MORTGAGE HOLDER OF RECORD:

No new documents found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

No new documents found.

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 21 09 0250

CURRENT ASSESSED VALUE: \$10,880

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:

No new documents found.

**Update search found no new recorded documents.

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



Site Address	815 NW 3 AVENUE, HALLANDALE BEACH FL 33009	ID #	5142 21 09 0250
Property Owner	ROLLE, RONALD EST	Millage	2513
Mailing Address	2358 ROCKDALE AVE ST LOUIS MO 63121	Use	00
Abbr Legal Description	GRANT PARK 6-11 B PORTION OF LOT 6 DESC AS, BEG AT SE COR OF SAID LOT, WLY 53.86, NLY 4.25, ELY 34.45, SLY 1.00, ELY 19.51, SLY 4.94 TO POB, LOT 7 BLK 3		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$10,880		\$10,880	\$8,670	
2017	\$8,700		\$8,700	\$7,890	\$155.12
2016	\$8,160		\$8,160	\$7,180	\$145.98

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$10,880	\$10,880	\$10,880	\$10,880
Portability	0	0	0	0
Assessed/SOH	\$8,670	\$10,880	\$8,670	\$8,670
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$8,670	\$10,880	\$8,670	\$8,670

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/17/1988	QCD	\$200	15300 / 766	\$5.00	2,176	SF
3/17/1988	WD	\$3,800	15300 / 765			
9/3/1987	WD	\$4,000	14908 / 547			
9/19/1980	JQT		9138 / 372			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
25								
L								
1								



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PROPERTY INFORMATION REPORT

ORDER DATE: 02/12/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 02/11/2019

CERTIFICATE # 2012-22814

ACCOUNT # 514221090250

ALTERNATE KEY # 784689

TAX DEED APPLICATION # 43119

COUNTY, STATE: BROWARD, FL

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PROPERTY ADDRESS: 815 NW 3 AVENUE, HALLANDALE BEACH FL 33009

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RONALD ROLLE EST
2358 ROCKDALE AVE
ST LOUIS, MO 63121 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF RONALD ROLLE, DECEASED OR: 15300, Page: 766
815 N.W. 3 AVENUE
HALLANDALE, FL 33009 (Per Deed. No probate or conveyance found in the Official Records conveying this property to Ronald Rolle's widow, Nellie Rolle.)

(Property Appraiser indicates that Ronald Rolle is deceased. However, no Death Certificate or Probate documents were found in the Official Records of Broward County.)

DONALD ROLLE, EDWIN ROLLE, OR: 41390, Page: 1562
AND BOBBY ROLLE OR: 41390, Page: 1563
17822 NW 15TH STREET
PEMBROKE PINES, FL 33029

(Per Deeds. Notice of Insufficiency Deeds recorded in 42988-506 and 43868-705 were not released and we are unable to verify if the Deeds recorded in 41390-1562 and 41390-1563 are valid or possibly fraudulent.)

MORTGAGE HOLDER OF RECORD:

NATIONWIDE CAPITAL GROUP, INC.
8901 RESEARCH DRIVE, SUITE 100
IRVINE, CA 92618

OR: 41616, Page: 446

(Per Assignment of Mortgage. No Sunbiz record found.)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CBI 2 LLC
1401 HIGHWAY A1A SUITE 202
VERO BEACH, FL 32963 (Tax Deed Applicant)

HOWARD ROLLE
245 S.W. 7TH STREET

OR: 43808, Page: 206

DANIA, FL 33004 (Per Death Certificate. Informant and possible heir.)

BROWARD COUNTY
CLERK OF THE CIRCUIT COURT
(Per Orders. No addresses or images for
Orders are included per county's request.)

OR: 46781, Page: 1004

OR: 48384, Page: 853

OR: 48384, Page: 854

OR: 49376, Page: 1890

BROWARD COUNTY
CLERK OF THE CIRCUIT COURT
(Per Judgment. No address found on document.)

OR: 47506, Page: 1564

ESTATE OF NELLIE ROLLE, DECEASED
815 NW 3RD AVE
HALLANDALE, FL 33009 (Per Mortgage in 32392-753. Mortgagor and possible owner.)

(Nellie Rolle is deceased and was not included by the Property Appraiser as an additional owner. A Death Certificate was found but no Probate documents were found in the Official Records of Broward County.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 21 09 0250

CURRENT ASSESSED VALUE: \$10,880

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:

Final Judgment Quieting Title

OR: 9138, Page: 372

Warranty Deed

OR: 14908, Page: 547

Mortgage

OR: 32392, Page: 753

Notice of Insufficiency of Deed

OR: 42988, Page: 506

Notice of Insufficiency of Deed

OR: 43868, Page: 705

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Portability	0	0	0	0
Assessed/SOH	\$8,670	\$10,880	\$8,670	\$8,670
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
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Kim Pickett

Title Examiner



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Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$8,670	\$10,880	\$8,670	\$8,670

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
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3/17/1988	WD	\$3,800	15300 / 765			
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9/19/1980	JQT		9138 / 372			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
25								
L								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43119

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 October 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:

BOBBY ROLLE 17822 NW 15 STREET PEMBROKE PINES, FL 33029	DONALD ROLLE 17822 NW 15TH STREET PEMBROKE PINES, FL 33029	EDWIN ROLLE 17822 NW 15 STREET PEMBROKE PINES, FL 33029	ESTATE OF RONALD ROLLE, DECEASED 815 N.W. 3 AVENUE HALLANDALE, FL 33009
ROLLE,RONALD EST 815 NW 3 AVENUE HALLANDALE BEACH, FL 33009	RONALD ROLLE EST 2358 ROCKDALE AVE ST LOUIS, MO 63121	BROWARD COUNTY CLERK OF THE CIRCUIT COURT 201 SE 6TH STREET FORT LAUDERDALE, FL 33301	CBI 2 LLC 1401 HIGHWAY A1A SUITE 202 VERO BEACH, FL 32963
CITY OF HALLANDALE BEACH ATTN CITY ATTORNEY 400 S FEDERAL HIGHWAY 2ND FLR HALLANDALE BEACH, FL 33009	CITY OF HALLANDALE BEACH ATTN CRA DEPT 400 S FEDERAL HWY HALLANDALE BEACH, FL 33009	HOWARD ROLLE 245 S.W. 7TH STREET DANIA, FL 33004	NATIONWIDE CAPITAL GROUP, INC. 8901 RESEARCH DRIVE, SUITE 100 IRVINE, CA 92618
*DUBOIS,VALERIE & VLADIMIR 810 NW 3 TER HALLANDALE BEACH, FL 33009-2315	*ROLLE,NELLIE EST 815 NW 3 AVE HALLANDALE BEACH, FL 33009	*WESLEY,JOHN J 805 NW 3 AVE HALLANDALE BEACH, FL 33009-2349	

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 October 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 43119

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: 514221-09-0250
Certificate Number: 22814
Date of Issuance: 06/01/2013
Certificate Holder: CBI 2 LLCCBI 2 LLC
Description of Property: GRANT PARK 6-11 B
PORTION OF LOT 6 DESC AS,BEG AT
SE COR OF SAID LOT,WLY 53.86,
See Additional Legal on Tax Roll

Name in which assessed: ROLLE,RONALD EST
Legal Titleholders: ROLLE,RONALD EST
2358 ROCKDALE AVE
ST LOUIS, MO 63121

INSTR # 115926605

Recorded 07/12/19 at 04:24 PM
Broward County Commission
1 Page(s)
#39

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of September, 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 15th day of August, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: Abiodun Ajayi

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: 08/15/2019, 08/22/2019, 08/29/2019 & 09/05/2019
Minimum Bid: 2604.82

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 43119

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: 514221-09-0250
Certificate Number: 22814
Date of Issuance: 06/01/2013
Certificate Holder: CBI 2 LLC CBI 2 LLC
Description of Property: GRANT PARK 6-11 B
PORTION OF LOT 6 DESC AS,BEG AT
SE COR OF SAID LOT,WLY 53.86,
See Additional Legal on Tax Roll

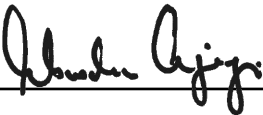
Name in which assessed: ROLLE, RONALD EST
Legal Titleholders: ROLLE, RONALD EST
2358 ROCKDALE AVE
ST LOUIS, MO 63121

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 13th day of November, 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

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: 10/10/2019, 10/17/2019, 10/24/2019 & 10/31/2019
Minimum Bid: 2715.14

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

43119

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 22814

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

10/10/2019 10/17/2019 10/24/2019 10/31/2019

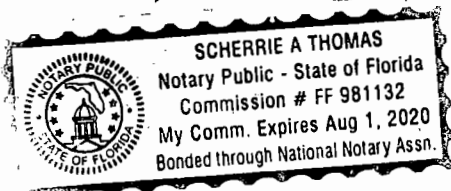
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and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

31 day of OCTOBER, 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 43119

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: 514221-09-0250
Certificate Number: 22814
Date of Issuance: 06/01/2013
Certificate Holder:
CBI 2 LLC CBI 2 LLC
Description of Property:
GRANT PARK 6-11 B
PORTION OF LOT 6 DESC AS,
BEG AT
SE COR OF SAID LOT, WLY 53.86,
See Additional Legal on Tax Roll
Name in which assessed:
ROLLE, RONALD EST
Legal Titleholders:
ROLLE, RONALD EST
2358 ROCKDALE AVE
ST LOUIS, MO 63121

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 13th day of November, 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net

*Pre-registration is required to bid.

Bertha Henry

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 successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 2715.14
401-314

10/10-17-24-31 19-94/0000427608B

BROWARD COUNTY SHERIFF'S OFFICE
P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

RETURN OF SERVICE

Assignment: 0185 **'SERVE ASAP - RETURN TO TAX NOTICE TRAY'** Service Sheet # 10-04024
BROWARD COUNTY, FL vs. ROLLE, RONALD EST ID 43110
TAX NOTICE VS. COUNTY/BROWARD DEFENDANT: 11/13/2019 CASE
TYPE OF WRIT COURT HEARING DATE
ROLLE, RONALD EST 815 N. ANDREWS AVENUE
SERVE FORT LAUDERDALE BEACH, FL 33006

11/2/19
BROWARD COUNTY REVENUE-DELING TAX SECTION
115 S. ANDREWS AVENUE, ROOM 7-100
FORT LAUDERDALE, FL 33001
JULIE HOGAN, SUPV.
9294 Attorney

Received this process on 10/9/19
Date 700am BLS
☒ Served
☐ Not Served - see comments
10/9/19 at 901am
Date Time

On ROLLE, RONALD EST, 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: POSTED

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

GREGORY TONY, SHERIFF
BROWARD COUNTY, FLORIDA

BY: [Signature] D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514221-09-0250 (TD #43119)

2019 OCT -7 AM 9:02

BROWARD COUNTY, FLORIDA

WARNING

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

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

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 October 31, 2019\$2,680.21

Or

* Amount due if paid by November 12, 2019\$2,715.14

*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 November 13, 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

ROLLE, RONALD EST
815 NW 3 AVENUE
HALLANDALE BEACH, FL 33009

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

7
This Instrument was prepared by:
Broward County Property Appraiser's Office
115 S. Andrews Ave. Room 111
Fort Lauderdale, FL 33301-1899
954-357-6830 - www.bcpa.net

Re: Property ID: 1221-09-0240

NOTICE OF INSUFFICIENCY OF DEED

COMES NOW Lori Parrish, in her official capacity as the Broward County Property Appraiser, by and through the undersigned Deputy Property Appraiser who, being duly sworn and under oath, gives notice to the following parties:

ROLLE,NELLIE
815 NW 3RD AVE
HALLANDALE BEACH FL 33009-2349

ROLLE,BOBBY

ROLLE,DONALD


that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County at Book 41390, Page 1563 is legally insufficient for the following reason:

- YOUR QUIT CLAIM DEED HAS SOME DISCREPANCIES. THE PREPARED BY ADDRESS OF NELLIE & RONALD ROLLE BELONGS TO DONALD ROLLE, RONALD DIED [REDACTED] AND NELLIE DIED [REDACTED]. THERE IS NO NOTARY SIGNATURE, NOTARY EXPIRATION DATE IS ONLY GOOD FOR 5 YEARS FROM EXECUTION DATE OF 1996, THE LATEST YOUR DEED SHOULD BE NOTARIZE IS 2001 AND YOUR NOTARY EXPIRATION DATE DO NOT CORRESPOND TOGETHER.

and is therefore REJECTED by the Property Appraiser as INVALID. Accordingly, said property transfer will not be entered into the official tax roll of Broward County. Done this 19 day of October, 2006, in Fort Lauderdale, Broward County, Florida.

LORI PARRISH
BROWARD COUNTY PROPERTY APPRAISER

By: Marie Monte
Deputy Appraiser



STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to or affirmed and signed by me on October 19 2006 by Marie Monte, a Deputy Appraiser, who is personally known.

[Seal]

Eileen J. Boudreau
NOTARY PUBLIC

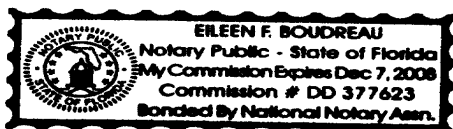


Exhibit A - Page 1 of 1

CFN # 105751470, OR BK 41390 Page 1563, Page 1 of 1, Recorded 02/02/2006 at
04:28 PM, Broward County Commission, Doc. D 80.70 Deputy Clerk 2130

Prepared by:
Nettie Rolle
Record & Return to:
17822 NW 15th Street
Ponbrooke Pines FL 33029

Prepared by: Pamela Adams

Space above this line for Recording Data

QUIT CLAIM DEED

THIS QUITCLAIM DEED, made the 1st day of January, A.D. 1996 by Nettie Rolle, a widow, herein called grantor, to Donald Rolle, Edwin Rolle, Bobby Rolle single men, whose post office address is 17822 NW 15th Street Ponbrooke Pines FL 33029, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: I her the grantor, for and in consideration of the TEN AND 00/100'S (\$10.00) Dollars and other valuable consideration to Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee heirs and assigns forever, the following described land situate, lying and being in BADE County, State of Florida, to wit:

GRANT PARK 6-11 B PORTION LOT 6 5.6 LESS BEG SE COR OF SAID LOT, WLY 53.86, NLY 4.25, ELY 34.45, SLY 1.00 ELY 19.31, N 4.94 TO FOR BLK 3

***THIS IS A TRANSFER BETWEEN FAMILY THEREFORE MINIMAL DOC STAMPS ARE ATTACHED HERETO.

To Have and to Hold the same together with all and singular the appurtenances therunto belonging or in anywise appertaining, and all the estates, right title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use of benefit and profit of said Grantee forever.

IN WITNESS WHEREOF, the said grantor has hereunto set grantor's hand and seal this day and year above written.

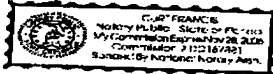
Signed, sealed and delivered in our presence:

Nettie Rolle
Witness #1 Signature
Printed Name:

Nettie Rolle L.S.
Nettie Rolle
815 NW 3rd Ave
Tallahassee FL 32309-2349

Nettie Rolle
Witness #2 Signature
Printed Name:

State of Florida
County of Deade



The foregoing instrument was acknowledged before me this 1st day of January 2003 by the above who are personally known to me or has have produced *Nettie Rolle* as identification.

①

20

This Instrument was prepared by:
Broward County Property Appraiser's Office
115 S. Andrews Ave. Room 111
Fort Lauderdale, FL 33301-1899
954-357-6830 - www.bcpa.net

Re: Property ID: 1221-09-0250

NOTICE OF INSUFFICIENCY OF DEED

COMES NOW Lori Parrish, in her official capacity as the Broward County Property Appraiser, by and through the undersigned Deputy Property Appraiser who, being duly sworn and under oath, gives notice to the following parties:

ROLLE,BOBBY

ROLLE,DONALD

ROLLE,RONALD
815 NW 3RD AVE
HALLANDALE BEACH FL 33009-
2349

that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County at Book 41390, Page 1562 is legally insufficient for the following reason:

- YOUR QUIT CLAIM DEED HAS SOME DISCREPANCIES. THE PREPARED BY ADDRESS OF NELLIE & RONALD ROLLE BELONGS TO DONALD ROLLE, RONALD DIED [REDACTED] AND NELLIE DIED [REDACTED]. THERE IS NO NOTARY SIGNATURE, NOTARY EXPIRATION DATE IS ONLY GOOD FOR 5 YEARS FROM EXECUTION DATE OF 1996, THE LATEST YOUR DEED SHOULD BE NOTARIZE IS 2001 AND YOUR NOTARY EXPIRATION DATE DO NOT CORRESPOND TOGETHER.

and is therefore REJECTED by the Property Appraiser as INVALID. Accordingly, said property transfer will not be entered into the official tax roll of Broward County. Done this 4 day of April, 2007, in Fort Lauderdale, Broward County, Florida.

LORI PARRISH
BROWARD COUNTY PROPERTY APPRAISER

By: Patti Huston
Deputy Appraiser



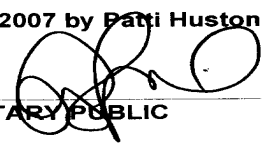
STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to or affirmed and signed by me on April 04 2007 by Patti Huston, a Deputy Appraiser, who is personally known.

[Seal]

NOTARY PUBLIC - STATE OF FLORIDA
Kathy Falino
Commission #DD654175
Expires: MAR. 22, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

NOTARY PUBLIC



2

BANK OF AMERICA, N.A.
P.O. BOX 31590
TAMPA, FL 33633-0754



BANK OF AMERICA, N.A. (THE "BANK")

CreditLineTM
Mortgage

This Instrument prepared by and when recorded mail to:

MARIETTE THOMAS
BANK OF AMERICA/CONSUMER LOAN PROCESSING
FL6-552-01-03
801 E HALLANDALE BEACH BLVD
HALLANDALE, FL 33001

INSTR # 101491640
OR BK 32392 PG 0753

RECORDED 11/26/2001 08:04 AM
COMMISSION
BROWARD COUNTY
DOC STMP-N 21.35
INT TAX 12.20
DEPUTY CLERK 2080

This space is for Recorder's use only.

This Mortgage is made this 05 day of NOVEMBER 2001, between
NELLIE ROLLE, AN UNMARRIED PERSON

whose address is 815 NW 3RD AVE

HALLANDALE

FL 33009-0000

(jointly and severally if more than one, "Grantor"), and BANK OF AMERICA, N.A. whose address is

P.O. BOX 26041

GREENSBORO, NC 27420-0000

(the "Bank").

Witnesseth: That Whereas, NELLIE ROLLE

(jointly and severally if more than one, "Borrower") is justly indebted to the Bank for advances extended by the Bank in an amount up to the maximum sum of
SIX THOUSAND ONE HUNDRED DOLLARS AND 00 CENTS Dollars (\$ 6,100.00)
outstanding at any time according to the terms of a certain CreditLine Agreement and Disclosure given by Borrower to the Bank on 11/05/01
with final payment being due on 11/05/26 unless renewed, modified, extended or consolidated (the "Obligation"); and

Whereas, this Mortgage is given to secure to the Bank (a) the repayment of the debt evidenced by the Obligation, and all renewals, extensions, modifications, replacements and consolidations of the Obligation; (b) the payment of all other sums, with interest, advanced under the terms of this Mortgage; (c) the performance of Grantor's covenants and agreements under this Mortgage and any other agreements executed by Grantor at the Bank's request pertaining to the debt evidenced by the Obligation (together, the "Loan Documents"); and (d) all future amounts, including future advances, the Bank in its discretion may loan to Borrower. The total indebtedness secured by this Mortgage, collectively referred to herein as the "Secured Indebtedness", may decrease or increase from time to time, but the maximum principal indebtedness outstanding under the Obligation at any one time shall not exceed \$ 6,100.00, plus interest, plus amounts expended or advanced by the Bank for the payment of taxes, levies or insurance on the property described herein and for maintenance, repair, protection and preservation of the property and interest on such amounts. Specifically, without limitation, this Mortgage also secures all future amounts the Bank in its discretion may loan to Borrower within twenty (20) years of the date of this Mortgage, together with all interest thereon; however, in no event shall such future advances (excluding interest) exceed in the aggregate \$ 12,200.00.

Now Therefore, in consideration of the premises and of the extension of credit set forth herein, Grantor mortgages to the "Bank" all of Grantor's right, title and interest in the following property, to wit:

LOTS 5 AND 6, BLOCK 3 GRANT PARK, ACCORDING TO THE PLAT
THEREOF, RECORDED IN PLAT BOOK 6, PAGE 11 OF THE PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA.

which has the address of 815 NW 3RD AVE
HALLANDALE

FL 33009-2349

("Property Address");

Together with all buildings, structures and other improvements now or hereafter located on the property described, or any part and parcel thereof; all rights, title and interest of Grantor in and to the minerals, flowers, shrubs, crops, trees, timber, and other emblements now or hereafter on said property or under or above the same or any part or parcel thereof; all and singular the tenements, hereditaments, easements and appurtenances belonging or in any way appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, claim and demand whatsoever of Grantor of, in and to the same and of, in and to every part and parcel thereof; all machinery, apparatus, equipment, fittings and fixtures, whether actually or constructively attached to said property, now or hereafter located in, upon or under said property or any part thereof; any and all awards or payments, including interest thereon, and the right to receive the same, as a result of: (a) the exercise of the right of eminent domain; (b) the alteration of the grade of any street; or (c) any other injury to, taking of, or decrease in the value of, said property, to the extent of all amounts that may be secured by this Mortgage at the date of receipt of any such award or payment by the Bank and of the reasonable attorney's fees, costs and disbursements incurred by the Bank in connection with the collection of such award or payment. All of such property hereby mortgaged is collectively referred to herein as the "Property".

This Mortgage is given and accepted on the following terms:

Representations and Warranties. Grantor warrants that Grantor has good title to the Property, and is lawfully seized and possessed of the Property and every part thereof, and has the right to mortgage same, that the Property is unencumbered except as may be herein expressly provided; and that Grantor will forever warrant and defend the title to the Property unto the Bank against the claims of all persons whomsoever.

Covenants. Grantor further covenants and agrees as follows:

1. Compliance with Loan Documents. Grantor shall promptly pay and perform and comply with all obligations, covenants, agreements and conditions imposed upon Grantor by the Loan Documents.

2. Charges; Liens. Grantor shall pay when due all taxes, assessments, charges, fines and impositions attributable to the Property that may attain priority over this Mortgage, and leasehold payments or ground rents, if any. If Grantor makes these payments directly, upon the Bank's request, Grantor shall promptly furnish to the Bank receipts evidencing the payments.

3. Funds for Taxes and Insurance. Upon request by the Bank, Grantor shall pay to the Bank on the days payments are due under the Obligation, until the Obligation is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments that may attain priority over this Mortgage 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; and (e) yearly mortgage insurance premiums, if any. These items are called "Escrow Items". The Bank 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 Grantor's escrow account under the Federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. 2801 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, the Bank may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. The Bank 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. In no event shall the Bank be liable for any interest on any amount paid to it as herein required, and the money so received may be held and commingled with its own funds, pending payment or application thereof as herein provided. If requested by the Bank, Grantor shall furnish to the Bank, at least thirty (30) calendar days before the date on which the same will become past due, an official statement of the amount of said taxes, assessments, insurance premiums and rents next due, and the Bank shall pay said charges to the amount of the then unused credit therefor as and when they become severally due and payable. An official receipt therefor shall be conclusive evidence of such payment and of the validity of such charges. The Bank may, at its option, pay any of these charges when payable, either before or after they become past due, without notice, or make advances therefor in excess of the then amount of credit for said charges. The excess amount advanced shall be immediately due and payable to the Bank and shall become part of the Obligation and bear interest at the rate of interest stated in the Obligation from date of advancement. The Bank may apply credits held by it for the above charges, or any part thereof, on account of any delinquent installments of principal or interest or any other payments maturing or due under this instrument, and the amount of credit existing at any time shall be reduced by the amount thereof paid or applied as herein provided. The amount of the existing credit hereunder at the time of any transfer the Property shall, without assignment thereof, inure to the benefit of the successor-owner of the Property and shall be applied under and subject to all of the provisions hereof. Upon payment in full of the Obligation, the amount of any unused credit shall be paid over to the person entitled to receive it.

4. No Other Liens. Grantor will not, without the prior written consent of the Bank, except as otherwise specified by applicable law, create, place or permit to be created or placed, or through any act or failure to act, acquiesce in the placing of, any mortgage, voluntary or involuntary lien, whether statutory, constitutional or contractual, encumbrance, security interest or conditional sale against or covering the Property, or any part thereof, regardless of whether the same are expressly or otherwise subordinate to the lien or security interest created in this Mortgage. Should any of the foregoing become attached hereafter or in any manner to any part of the Property without the prior written consent of the Bank, Grantor will cause the same to be promptly discharged and released.

5. Insurance. Grantor shall keep the improvements, if any, 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 the Bank requires in an amount equal to the lesser of (a) the combined total of the maximum amount that could be advanced on the Obligation and the current balance on other obligations secured by prior lien(s) on the Property; (b) 100% of the maximum insurable value of the Property; or (c) for flood insurance only, 100% of the maximum amount of insurance required under any federal, state or local flood insurance program (if the Obligation secured is a TaxSmart loan, then parts (a) or (b) above are not required). If requested by the Bank, Grantor shall also obtain liability insurance naming the Bank as an additional insured party in an amount as may be required by the Bank. Each insurance carrier providing any such insurance shall be chosen by Grantor subject to the Bank's approval which shall not be unreasonably withheld. If Grantor fails to obtain any insurance required by this Section 5 or if Grantor fails to pay the insurance premiums for any period of thirty (30) consecutive calendar days (forty-five (45) calendar days for flood insurance) during the term of this Mortgage, the Bank may obtain the insurance and pay the premiums. If the Bank does so, Grantor shall pay the charge for the insurance and Grantor agrees to pay to the Bank interest on such amount until it is paid, at the rate of interest stated in the Obligation. Such amounts shall become additional debt of Borrower secured by this Mortgage. Grantor agrees that the amount and type of insurance purchased by the Bank is within the Bank's sole discretion.

All insurance policies and renewals shall be in form and content satisfactory to the Bank and all such policies covering loss or damage to the Property shall include a standard non contributory mortgagee clause in favor of the Bank. The Bank shall have the right to hold the policies and renewals. Grantor shall promptly give to the Bank all receipts of paid premiums and renewal notices. In the event of loss, Grantor shall give prompt notice to the insurance carrier and the Bank. The Bank may make proof of loss if not made promptly by Grantor, but shall have no duty to do so nor any duty to see that any insurance is in force or is adequate.

If in the sole discretion of the Bank the restoration or repair is economically feasible and the Bank's security is not lessened, the insurance proceeds shall be applied to restoration or repair of the Property damaged. If in the sole discretion of the Bank the restoration or repair is not economically feasible or the Bank's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Mortgage, whether or not then due, in such manner and order as the Bank, in its sole discretion, may elect, with any excess paid to Grantor. If Grantor abandons the Property, or does not answer within thirty (30) calendar days a notice from the Bank that the insurance carrier has offered to settle a claim, then the Bank may collect the insurance proceeds. The Bank may use the proceeds to repair or restore the Property or to pay sums secured by this Mortgage, in such manner and order as the Bank, in its sole discretion, may elect, whether or not then due. The thirty (30) calendar day period will begin when the notice is given.

Unless the Bank and Grantor otherwise agree in writing, any application of insurance proceeds shall be to any amount that is currently owed, then to principal and shall not extend or postpone the due date of the scheduled payments or change the amount of the payments to the extent not lessened or discharged by such application. If the Property is acquired by the Bank, Grantor's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to the Bank to the extent of the sums secured by this Mortgage.

6. Maintenance and Protection of Property; Inspection. Grantor shall maintain the Property in good condition and repair, shall not commit or suffer any waste to the Property, and shall comply with, or cause to be complied with, all statutes, ordinances and requirements of any governmental authority relating to the Property or any part thereof. Grantor shall promptly repair, restore, replace or rebuild any part of the Property, now or hereafter encumbered by this Mortgage, which may be affected by any activity of the character referred to in Section 8. No part of the Property, including, but not limited to, any building, structure, parking lot, driveway, landscape scheme, timber or other ground improvement, or other property, now or hereafter conveyed as security by or pursuant to this Mortgage, shall be removed, demolished or materially altered without the prior written consent of the Bank. Grantor shall complete, within a reasonable time, and pay for any building, structure or other improvement at any time in the process of construction on the Property. Grantor shall not initiate, join in or consent to any change in any private restrictive covenant, zoning ordinance or other public or private restrictions limiting or defining the uses which may be made of the Property or any part thereof. The Bank and any person authorized by the Bank shall have the right to enter and inspect the Property at all reasonable times and access thereto shall be permitted for that purpose.

7. Protection of Bank of America's Rights in the Property. If Grantor fails to perform the covenants and agreements contained in this Mortgage, or if there is a legal proceeding that may significantly affect the Bank's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then the Bank may do and pay for whatever is necessary to protect the value of the Property and the Bank's rights in the Property. The Bank's actions may include paying any sums secured by a lien that has priority over this Mortgage, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although the Bank may take actions under this Section 7, the Bank does not have to do so. No such action will waive any default. In the event the Bank makes any payments which the Bank deems necessary to protect the value of the Property and the Bank's rights in the Property, the Bank, upon making such payment, shall be subrogated to all of the rights of the person or entity receiving such payment. Any amounts disbursed by the Bank pursuant to this Mortgage shall become part of the Obligation secured by this Mortgage. Unless Grantor and the Bank agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the rate of interest stated in the Obligation and shall be payable upon demand from the Bank to Grantor or Borrower.

8. 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 to and shall be paid to the Bank to be applied to the Obligation, with any amounts in excess of the Obligation being paid to Grantor.

If the Property is abandoned by Grantor, or if, after notice by the Bank to Grantor that the condemnor offers to make an award or settle a claim for damages, Grantor fails to respond to the Bank within thirty (30) calendar days after the date the notice is given, the Bank 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 Mortgage, whether or not then due. Unless the Bank and Grantor otherwise agree in writing, any application of proceeds shall be to any amount that is currently outstanding, then to principal, and shall not extend or postpone the due date of the payments referred to in the Obligation or this Mortgage or change the amount of such payments to the extent not discharged by such application.

9. Hazardous Substances. Grantor shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Grantor 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 the maintenance of the Property.

Grantor shall promptly give the Bank 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, as soon as Grantor first has actual knowledge. If Grantor 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, Grantor shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this Section 9, "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 Section 9, "Environmental Law," means federal laws and laws of the jurisdictions where the Property is located that relate to health, safety, or environmental protection.

Grantor shall indemnify and hold harmless the Bank from and against, and reimburse the Bank on demand for, any and all claims, demands, liabilities, losses, damages, causes of action, costs and expenses (including without limitation reasonable fees and expenses of attorneys and other professional consultants and experts) of every kind which may be imposed upon, asserted against or incurred or paid by the Bank as a result of the presence of any Hazardous Substance on, in, under, above or about the Property, or the migration or release or threatened migration or release of any Hazardous Substance on, to, from or through the Property, at any time during or before Grantor's ownership of the Property, or any act, omission or event existing or occurring in connection with the handling, storage, removal or disposal of any such Hazardous Substance or any violation of any Environmental Law or the filing or imposition of any environmental lien or claim against the Property as a result of any such presence, migration, release, threatened migration or release, act, omission or event.

10. Events of Default. The occurrence of any one of the following shall be a default under this Mortgage and under the other Loan Documents ("Default"):

- a. Grantor or Borrower made a fraudulent or a material misrepresentation at any time;
- b. Borrower does not meet the repayment terms of the Obligation; or
- c. Any action or inaction by Grantor which adversely affects the Bank's collateral for the Obligation or the Bank's rights in the collateral. This can include, for example, failure to maintain any required insurance, failure to pay taxes, death of a Grantor, the sale, transfer or conveyance of the Property, foreclosure by the holder of another lien, or failure to use the Property as a residence.

11. Rights and Remedies on Default. Upon the occurrence of any event of Default and at any time thereafter, the Bank, at its option, may exercise any one or more of the following rights and remedies, singularly or collectively, in addition to any other rights or remedies provided by law:

- a. **Accelerate Obligation.** The Bank shall have the right at its option without notice to Grantor to declare the entire Obligation immediately due and payable.
- b. **UCC Remedies.** With respect to all or any part of any personal property, the Bank shall have all the rights and remedies of a secured party under the Uniform Commercial Code.
- c. **Judicial Foreclosure.** The Bank may obtain a judicial decree foreclosing Grantor's interest in all or any part of the Property.
- d. **Deficiency Judgment.** If permitted by applicable law, the Bank may obtain a judgment for any deficiency remaining on the Obligation after application of all amounts received from the exercise of the rights provided in this Section 11.
- e. **Tenancy at Sufferance.** If Grantor remains in possession of the Property after the Property is sold as provided above or the Bank otherwise becomes entitled to possession of the Property upon Default, Grantor shall become a tenant at sufferance of the Bank or the purchaser of the Property and shall, at the Bank's option, either (i) pay a reasonable rental for the use of the Property or (ii) vacate the Property immediately upon the demand of the Bank.
- f. **Enter and Use the Property.** The Bank may enter upon and take possession of the Property without the appointment of a receiver, or an application therefor, employ a managing agent of the Property and let the same, either in its own name or in the name of Grantor, and receive the rents, incomes, issues and profits of the Property and apply the same, after payment of all necessary charges and expenses, on account of the Obligation. Grantor transfers and assigns to the Bank Grantor's lessor interest in any lease now or hereafter affecting the whole or any part of the Property.

g. Sale of Property. To the extent permitted by applicable law, Grantor hereby waives any and all right to have the Property marshaled. In exercising its rights and remedies, the Bank shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. The Bank shall be entitled to bid at any public sale on all or any portion of the Property. In case of any sale under this Mortgage by virtue of the exercise of the power herein granted, or pursuant to any order in any judicial proceedings or otherwise, the Property or any part thereof may be sold in one parcel and as entirety, or in such parcels, manner or order as the Bank in its sole discretion may elect, and one or more exercises of the powers herein granted shall not extinguish or exhaust the power unless the entire Property is sold or the Obligation paid in full.

h. Notice of Sale. The Bank shall give Grantor reasonable notice of the time and place of any public sale of any personal property or of the time after which any private sale or other intended disposition of any personal property is to be made. Reasonable notice shall mean notice given at least ten (10) calendar days before the time of the sale or disposition.

i. Waiver, Election of Remedies. A waiver by any party of a breach of a provision of this Mortgage shall not constitute a waiver of or prejudice the party's rights otherwise to demand strict compliance with that provision or any other provision. Election by the Bank to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or take action to perform an obligation of Grantor under this Mortgage after failure of Grantor to perform shall not affect the Bank's right to declare a Default and exercise its remedies under this Mortgage.

j. Attorneys' Fees; Expenses. Whether or not any court action is involved, all reasonable expenses incurred by the Bank that in the Bank's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Obligation payable on demand and shall bear interest from the date of expenditure until repaid at the rate provided for in the Obligation. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, the Bank's reasonable attorneys' fees and the Bank's legal expenses whether or not there is a lawsuit, including reasonable attorneys' fees for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

k. Receiver. The Bank, in any action to foreclose this Mortgage, or upon any Default, shall be at liberty to apply for the appointment of a receiver of the rents and profits, or of the Property, or both, without notice, and shall be entitled to the appointment of such a receiver as a matter of right, without consideration of the value of the Property as security for the obligation, or the solvency of any person or corporation liable for the payment of such amounts.

l. Pay Expenses. Pay any sums in any form or manner deemed expedient by the Bank to protect the security of this Mortgage or to cure Default other than payment of interest or principal on the Obligation; make any payment hereby authorized to be made according to any bill, statement or estimate furnished or procured from the appropriate public officer of the party claiming payment without inquiry into the accuracy or validity thereof, and the receipt of any such public officer or party in the hands of the Bank shall be conclusive evidence of the validity and amount of items so paid, in which event the amounts so paid, with interest thereon from the date of such payment at the rate of interest stated in the Obligation, subrogated to any encumbrance, lien, claim or demand, and to all the rights and securities for the payment thereof, paid or discharged with the principal sum secured hereby or by the Bank under the provisions hereof, and any such subrogation rights shall be additional and cumulative security to this Mortgage.

m. Other Remedies. The Bank shall have all other rights and remedies provided in this Mortgage, the Obligation or as available at law or in equity.

12. Grantor Not Released; Forbearance by Bank of America Not a Waiver. Renewal, modification or extension of the time for payment, modification of amortization of the obligation, transfer of the Property, or any forbearance granted by the Bank shall not operate to release the liability of the original Grantor or Grantor's successors in interest or any other person. The Bank shall not be required to commence proceedings against any successor in interest or any other person, or refuse to extend time for payment or refuse to otherwise modify amortization of the Obligation by reason of that or any demand made by the original Grantor or Grantor's successors in interest or any other person. Any forbearance by the Bank in exercising any right or remedy shall not be a waiver of or preclude the exercise of that or any other right or remedy.

Neither failure by the Bank to exercise nor delay by the Bank in exercising or discontinuance of the exercise of any power, right or remedy upon or after any Default shall be construed as a waiver of such Default, or as a waiver of the right to exercise any such right, power or remedy at a later date. No single or partial exercise of any such right, power or remedy shall preclude, waive or otherwise affect any other or further exercise thereof, or the exercise of any other right, power or remedy. Any waiver, permit, consent or approval of any kind by the Bank, whether of any breach of or Default under this Mortgage, the Obligation or any other Loan Document or otherwise must be in writing and shall be effective only to the extent set forth in such writing.

The Bank shall have the right from time to time to sue for any sums, whether interest, principal, taxes, penalties, or any other sums required to be paid under the terms of this Mortgage, as the same become due, without regard to whether or not all of the Obligation shall be due on demand, and without prejudice to the right of the Bank thereafter to enforce any appropriate remedy against Grantor, including an action of foreclosure, or any other action, for a default or defaults by Grantor existing at the time such earlier action was commenced.

13. Successors and Assigns Bound; Joint and Several Liability. The covenants and agreements of this Mortgage shall bind and benefit the successors and assigns of the Bank and the heirs, representatives, successors, and assigns of Grantor, subject to the provisions of Section 15. Grantor's covenants and agreements shall be joint and several.

14. Notices. Every provision for notice and demand or request shall be deemed fulfilled by written notice and demand or request personally served on one or more of the persons who shall at the time hold the record title to the Property, or on their heirs or successors, or mailed by depositing it in any post office station or letter box, enclosed in a postpaid envelope (a) addressed to such person or persons, or their heirs or successors, at his, their or its address last known to Grantee or (b) addressed to the street address of the Property.

15. Transfer of the Property or a Beneficial Interest in Grantor. If all or any part of the Property or any interest in it is sold, transferred, conveyed, quit-claim, deeded, voluntarily or involuntarily, by operation of law, death or otherwise (or if a beneficial interest in Grantor is sold or transferred, voluntarily or involuntarily, by operation of law or otherwise, if Grantor is not a natural person) without the Bank's prior written consent, the Bank may, at its option, require payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by the Bank if exercise is prohibited by federal or state law as of the date of this Mortgage. The Bank may, in its sole discretion, in any one or more instances waive its option to require payment in full under this Section 15, but it shall have no obligation to do so, and any waiver may be conditioned upon such one or more of the following (if any) which the Bank may require: (i) the transferee's integrity, reputation, character, creditworthiness and management ability being satisfactory to the Bank in its sole judgment; (ii) Grantor and transferee executing, prior to such sale or transfer a written assumption agreement containing such terms as the Bank may require; (iii) a reduction in the maximum allowable amount of the Obligation; (iv) an increase in the rate of interest stated in the Obligation; (v) a transfer fee; and (vi) any modification of the terms of the Obligation and/or the other Loan Documents which the Bank may require.

If the Bank requires payment in full pursuant to this Section 15, the Bank shall give notice of acceleration. The notice shall provide a period of not less than ten (10) calendar days from the date the notice is delivered or mailed within which all sums secured by this Mortgage must be paid. If these sums are not paid prior to the expiration of this period, the Bank may invoke foreclosure and any other remedies by this Mortgage and/or any other Loan Document without further notice or demand on any person, except as otherwise may be required by applicable law.

16. Release. Upon payment of all sums secured by this Mortgage and closing of the Obligation, the Bank shall release this Mortgage without charge to Grantor except for any recordation costs.

17. Subrogation. Any of the proceeds of the Obligation used to pay any debt secured by any outstanding lien or encumbrance against all or any part of the Property have been advanced by the Bank at Grantor's request and upon Grantor's representation that such amounts are due and are secured by valid liens against the Property. The Bank shall be subrogated to any and all rights, superior titles, liens and equities owned or claimed by any owner or holder of any such outstanding liens and debts, regardless of whether said liens or debts are acquired by the Bank by assignment or are released by the owner or holder thereof upon payment, and all of the same are recognized as valid and subsisting and are renewed and continued and merged herein to secure the Obligation, but this Mortgage shall govern and control the enforcement of the liens to which the Bank is subrogated hereunder.

18. Fees and Expenses. To the extent not prohibited by applicable law, Grantor will pay, and will reimburse to the Bank on demand to the extent paid by the Bank: (a) all appraisal fees, filing and recording fees, taxes, abstract fees, title search or examination fees, title policy and endorsement premiums and fees, Uniform Commercial Code search fees, escrow fees, reasonable attorneys' fees, environmental inspection fees, survey fees and all other out of pocket costs and expenses of any kind incurred by Grantor and/or the Bank in connection with the preparation of the Loan Documents, closing and funding of the Obligation, and any and all amendments and supplements to the Loan Documents; and (b) all costs and expenses, including reasonable attorneys' fees and expenses, incurred or expended in connection with the exercise of any right or remedy, or the enforcement of any obligation of Grantor, under this or under any other Loan Document.

The Bank may, at its option at any time Grantor is in default under the terms of the Obligation or the other Loan Documents, obtain an appraisal satisfactory to the Bank of the Property or any part thereof by a third party appraiser engaged by the Bank and annual financial statements of Grantor (including disclosure of all contingent liabilities). Grantor hereby agrees to provide to the Bank such financial statements in form and content satisfactory to the Bank within ten (10) calendar days of each such request therefor by the Bank, as well as such other financial statements, if any, as and when required by any other Loan Document. To the extent not prohibited by applicable law, the cost of each appraisal shall be a part of the Obligation and shall be paid by Grantor to the Bank on demand.

19. Effective as Financing Statement. This Mortgage shall be effective as a financing statement filed as a fixture filing with respect to all fixtures included within the Property, and is to be filed for record in the real estate records of each county where the Property (including said fixtures) is situated. This Mortgage shall also be effective as a financing statement covering any other Property and may be filed in any other appropriate filing or recording office. A carbon, photographic or other reproduction of this Mortgage or of any financing statement relating to this Mortgage shall be sufficient as a financing statement for any of the purposes referred to in this Section 19.

20. Waivers. Grantor hereby expressly waives presentment, demand, protest, notice of protest, notice of intention to accelerate, notice of acceleration, and any other notice or declaration of any kind, except as may be required by the Loan Documents or applicable law. To the extent allowable by applicable law, Grantor, for Grantor and Grantor's family, hereby waives and renounces all homestead and exemption rights, if any, provided for by the Constitution and Laws of the United States or the State of Florida, in and to the Property as against the collection of the Obligation, or any part thereof; and Grantor agrees that where, by the terms of this Mortgage or the Obligation, a day is named or a time fixed for the payment of any sum of money or the performance of any agreement, the time stated enters into the consideration and is of the essence of the whole agreement.

21. Governing Law; Severability. This Mortgage shall be governed by Florida law and applicable federal law. If a court of competent jurisdiction finds any provision of this Mortgage to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Mortgage in all other respects shall remain valid and enforceable.

22. Interpretation. Within this Mortgage, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to include the plural, unless the context otherwise requires. Titles appearing at the beginning of any subdivisions hereof are for convenience only, do not constitute any part of such subdivisions, and shall be disregarded in construing the language contained in such subdivisions. The Bank has no fiduciary, partnership or other special relationship with Grantor under the Loan Documents or with respect to their subject matter, nor any implied covenants or duties, and any contrary inferences are hereby negated.

23. Special Provisions [If blank, there are no special provisions].

24. Special Notice to Grantor. Any Grantor who signs this Mortgage but does not execute the Obligation: (a) is signing this Mortgage only to grant, bargain, sell and convey that Grantor's interest in the Property under the terms of this Mortgage; (b) is not by signing this Mortgage becoming personally obligated to pay the Obligation; and (c) agrees that the Bank and any other Grantor may agree to renew, extend, modify, forbear or make any accommodations with regard to the terms of this Mortgage or the Obligation or any other Loan Document without that Grantor's consent. The foregoing does not limit the liability of Grantor under any guaranty agreement or other agreement by such Grantor whereby such Grantor becomes liable for the Obligation in whole or in part.

Waiver of right to trial by jury. Grantor hereby waives the right to trial by jury in any action brought on this Mortgage or the Obligation or any other matter arising in connection with this Mortgage or the Obligation.

Any litigation arising out of or relating to this Mortgage or the Obligation shall be commenced and conducted in the courts of the State of Florida for the counties or the Federal Courts for the districts where BANK OF AMERICA, N.A. maintains offices and conducts banking business.

In Witness Whereof, this Mortgage has been duly executed by Grantor the day and year first above written.

Witness (as to all signers):

Kimberly Rosado
 Witness Signature
Kimberly Rosado
 Type or Print Name

Martha J. Harris
 Witness Signature
Martha J. Harris
 Type or Print Name

Nellie Rolle
 Grantor Signature
NELLIE ROLLE
 Type or Print Name
815 NW 3RD AVE
 Post Office Address
HALLANDALE FL 33009-0000

Grantor Signature
 Type or Print Name
 Post Office Address

Grantor Signature
 Type or Print Name
 Post Office Address

Grantor Signature
 Type or Print Name
 Post Office Address

PAY TO THE ORDER OF

WITHOUT RECOURSE
 Bank of America, N.A.

BY John E. Mack
 JOHN E. MACK
 SR. VICE PRESIDENT

Individual Acknowledgment

State of FLORIDA)
County of Broward) ss

For foregoing instrument was acknowledged before me this 6 day of November by 2001
Neelie Rolle who is personally known to me or who has produced
nam as identification.



Maria Raquel Aguirre
Signature of Person Taking Acknowledgement
MARIA RAQUEL AGUIRRE
Name of Acknowledger Typed, Printed or Stamped
Senior officer
Title or Rank
Serial Number, if any

Corporate Acknowledgment

State of FLORIDA)
County of _____) ss

For foregoing instrument was acknowledged before me this _____ day of _____ by _____
_____, a _____ corporation, on behalf of the corporation. He/she is personally
known to me or who has produced _____ as identification.

Notary Seal

Signature of Person Taking Acknowledgement

Name of Acknowledger Typed, Printed or Stamped

Title or Rank

Serial Number, if any

RECORDING REQUESTED BY:

Bank of America, N.A.
P.O. Box 2276
Brea, CA 92822
68219012538999

SVC# [REDACTED]

WHEN RECORDED, PLEASE MAIL TO:

Nationwide Capital Group, Inc.
8901 Research Drive, Suite 100
Irvine, CA 92618

SPACE ABOVE THIS LINE FOR RECORD'S USE

(Note: After having been recorded, this Assignment should be kept with the Note and Deed of Trust hereby assigned.)

ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers without recourse, representation or warranty to **Nationwide Capital Group, Inc.**, all beneficial interest under that certain Deed of Trust dated November 5, 2001, executed by Nellie Rolle, an Unmarried Person; and recorded on November 26, 2001, Instrument# 101491640, in Book 39322, Page 0753 in the Official Records in the Office of the County Recorder of Broward County, Florida.

TOGETHER with the note or notes described and secured thereby, the money due and to become due thereon, with interest, and all right accrued or to accrue under said Deed of Trust including the right to have reconveyed, in whole or in part the real property described herein. Any married person signing this Assignment hereby expressly assents to the liability of his or her separate property, for such person's liability under this assignment and such person's liability, if any, for payment of the promissory note(s) or other obligation(s) secured hereby.

Legal Description: See Exhibit A

Physical Address: 816 NW 3rd Avenue. Hillandale, FL 33009.

Date: 11/16/2005

Bank of America, N.A.,

By [Signature]

Sam Rashid, Authorized Officer

[Signature]
Witness: Hennie Martinez, Assistant Vice President

[Signature]
Witness: C. Ballard, Authorized Officer

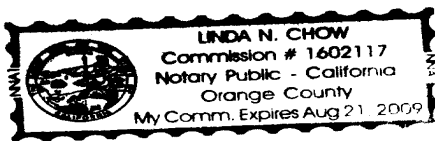
(2)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)
) ss.
 County of Orange)

On Nov. 16, 2005 before me, Linda N. Chow, the Notary Public, personally appeared
Sam Rashid

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence
 to be the person whose name is subscribed to
 the within instrument and acknowledged to me that
 he executed the same in his authorized
 capacity, that by his signature on the
 instrument the person, or the entity upon behalf of
 which the person acted, executed the instrument.



WITNESS my hand and official seal.

Linda N. Chow
 Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or type of document: Assignment of Mortgage, File# 68219012538999, Nellie Rolle

Document date: 11/16/2005 Number of Pages: 1

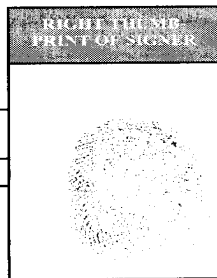
Signer(s) other than named above: _____

Capacity(ies) Claimed by Signer(s)

Signer's name: Sam Rashid

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner - ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

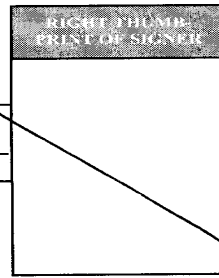
Signer is representing:
BANK OF AMERICA, N.A.



Signer's name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner - ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is representing: _____



87453631

This instrument was prepared by:

RETURN TO:

Richard Kane, Esq.
308 South Dixie Highway
Hallandale, Florida 33009

22.00
Broward County, Florida
Land Tax as required by law

WARRANTY DEED

Ann M. Richardson

THIS INDENTURE, Made this 3rd day of September, 1987
between WILLIE ROLLE, a single man of the County of
Broward, State of Florida, grantor, and
HALLANDALE COMMUNITY DEVELOPMENT CORPORATION, a Florida corporation
not-for-profit
whose post office address is 308 S. Dixie Highway, Hallandale, Florida
33009 of the County of Broward, State of Florida, grantee,

WITNESSETH, That said grantor, for and in consideration of the
sum of TEN Dollars,
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 grantee's heirs and assigns
forever, the following described land, situate, lying in and being in
Broward County, Florida, to-wit: Folio # 1221-09-025

That portion of Lot 6, Block 3, "GRANT PARK", as re-
corded in Plat Book 6, Page 11, of the Public Records
of Broward County, Florida, described as follows:

Beginning at the southeast corner of said Lot 6, run
S.89°59'00"W. on an assumed bearing along the south line
of Lot 6 a distance of 53.86 feet; thence N.1°20'44"W.
4.25 feet; thence, N.88°10'45"E. 34.45 feet; thence
S.1°49'15"E. 1 foot; thence, N.88°10'45"E. 19.51 feet to
the east line of said Lot 6; thence South along said east
line 4.94 feet to the Point of Beginning,
and

Lot 7, Block 3, "GRANT PARK", as recorded in Plat Book 6,
Page 11, of the Public Records of Broward County,
Florida

and said grantor does hereby fully warrant the title to said land, and
will defend the same against the lawful claims of all persons whomsoever.
"Grantor" and "grantee" are used for singular or plural, as
context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and
seal the day and year first above written.

Witnesses: Ann M. Richardson (Seal)
Richard Kane (Seal)
Willie Rolle (Seal)
WILLIE ROLLE (Seal)

STATE OF FLORIDA
COUNTY OF BROWARD

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

I HEREBY CERTIFY that on this day before me, an officer duly
qualified to take acknowledgments, personally appeared
WILLIE ROLLE, a single man
to me known to be the person described in and who executed the foregoing
instrument and acknowledged before me that he executed the same.
WITNESS my hand and official seal in the County and State last
aforesaid this 3rd day of September, 1987.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR 26, 1992
BONDED THRU GENERAL INDENTURE

John J. Richardson
Notary Public
State of Florida at Large

37 OCT 28 AM 10 30

BK 14908 PG 0547

5
pk

88119530

RANGE 1000

This Quit-Claim Deed, Executed this 17th day of March, A. D. 1988, by

HALLANDALE COMMUNITY DEVELOPMENT CORPORATION, a Florida corporation

first party, to

RONALD ROLLE

whose postoffice address is 815 N.W. 3 Avenue, Hallandale, Florida 33009

second party:

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

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

Folio No. 1221-09-025

That portion of Lot 6, Block 3, "GRANT PARK", as recorded in Plat Book 6, Page 11, of the Public Records of Broward County, Florida, described as follows:

Beginning at the southeast corner of said Lot 6, run S.89°59'00"W. on an assumed bearing along the south line of Lot 6 a distance of 53.86 feet; thence N.1°20'44"W. 4.25 feet; thence, N.88°10'45"E. 34.45 feet; thence S.1°49'15"E. 1 foot; thence, N.88°10'45"E. 19.51 feet to the east line of said Lot 6; thence South along said east line 4.94 feet to the Point of Beginning,

110
has been paid
in Broward County, Florida
State of Florida
Notary Public

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

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

Signed, sealed and delivered in presence of:

Richard Kane
Mary Ann Calderon
STATE OF FLORIDA,
COUNTY OF BROWARD

HALLANDALE COMMUNITY DEVELOPMENT CORPORATION

by *Joe L. Smith*
President

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Joe L. Smith, as President of Hallandale Community Development Corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same, for the Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of March A. D. 1988.

Richard Kane
Notary Public, State of Florida
My Commission Expires Aug. 18, 1988
Broward County, Florida

This instrument prepared by: RICHARD KANE, ESQ.
308 S. Dixie Highway
Hallandale, FL 33009

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

88 MAR 28 AM 10:47

BK15300PG 766

5
220

Prepared by:
Nellie Rolle
Record & Return to:
17822 NW 15th Street
Pembroke Pines FL 33029

Prepared by: Pernell Adams

-----Space above this Line for Recording Data-----

QUIT CLAIM DEED

THIS QUITCLAIM DEED, made the 1st day of January, A.D. 1996 by **Nellie Rolle, a widow**, herein called grantor, to **Donald Rolle, Edwin Rolle, Bobby Rolle single men**, whose post office address is 17822 NW 15th Street Pembroke Pines FL.33029, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the TEN AND 00/100'S (\$10.00) Dollars and other valuable consideration to Grantee, the receipt of which is hereby acknowledge, has granted, bargained and quitclaimed to the said Grantee and Grantee heirs and assigns forever, the following described land situate, lying and being in DADE County, State of Florida, to wit:

GRANT PARK 6-11 B PORTION LOT 6 5,6 LESS BEG SE COR OF SAID LOT,WLY 53.86, NLY 4.25, ELY 34.45,SLY 1.00 ELY 19.51,S 4.94 TO POB BLK 3

*****THIS IS A TRANSFER BETWEEN FAMILY THEREFORE MINIMAL DOC STAMPS ARE ATTACHED HERETO.**

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estates, right title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the sue of benefit and profit of said Grantee forever.

IN WITNESS WHEREOF, the said grantor has hereunto set grantor's hand and seal the day and year above written.

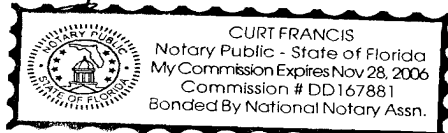
Signed, sealed and delivered in our presence:

Curt Francis
Witness #1 Signature
Printed Name:

Nellie Rolle L.S.
Nellie Rolle
815 NW 3rd Ave
Hallandale FL. 33009-2349

Heather Mowbray
Witness #2 Signature
Printed Name:

State of Florida
County of Dade



The foregoing instrument was acknowledge before me this 1st day of January
2003 by the above who is/are personally know to me or has/ have produced
Drivers License as identification.

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

Case Number: 06-0015844-CA

In Re:
BUNCH,REGINA
* CONFIDENTIAL ADDRESS *

Petitioner

vs.

ROLLE,EDWIN
815 NW 3 AVE
HALLANDALE, FL 33009
Respondent

JUDGMENT / CERTIFICATE OF DELINQUENCY

The undersigned, being the duly authorized and responsible local depository for court-ordered support payments pursuant to F.S.61.181 , in BROWARD County hereby certifies that

ROLLE,EDWIN

has failed to pay into the depository the court-ordered support payment as mandated by the current Support Order in this cause. As of this date, the total support arrearage is \$11059.20 balance at terms, not including any costs or fees.

I further certify that ROLLE,EDWIN was issued a Notice of Delinquency on 10/13/2010 , and thirty (30) or more days have elapsed since the delinquent payment referenced above was due. Pursuant to F.S.61.14 this Certificate evidences a Final Judgment by operation of law for all past due and future payments together with all applicable costs and fees as otherwise provided by law for which execution may issue and which has the full force, effect and attributes of a Judgment entered by a Court in the State of Florida.

Dated this 5th day of November, 2010

HOWARD C. FORMAN
CLERK OF COURT



By:
Deputy Clerk

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

80-277152

CASE NO. 78-15182 Ferris

WILLIE ROLLE,

Plaintiff,

vs.

RONALD ROLLE a/k/a ROLAND
ROLLE and NELLIE ROLLE,

Defendants.

FINAL JUDGMENT QUIETING TITLE

CLERK, CIRCUIT COURT
BROWARD COUNTY, FLA.

SEP 19 AM 11:49

THIS CAUSE having come before the Court on the Complaint to Quiet Title to lands situated in Broward County, and a Default having been entered against the Defendant, and the Court, being otherwise fully advised in the premises finds and decides as follows:

1. WILLIE ROLLE owns the following property in Broward County, Florida, located at 811 N. W. Third Avenue, Hallandale, Florida, 33009:

Lot 7, Block 3, GRANT PARK, according to the Plat thereof, as recorded in Plat Book 6 at Page 11 of the Public Records of Broward County, Florida

2. The House built by the Plaintiff and his wife in or about April, 1932, extended over the boundary of the property described in paragraph 2, and was an encroachment upon the adjoining lot, more particularly described as:

Lot 6, Block 3, GRANT PARK, according to the Plat thereof, as recorded in Plat Book 6 at Page 11 of the Public Records of Broward County, Florida

then owned by the Defendants' predecessors in title.

3. The encroachment is described as that portion of Lot 6, Block 3, beginning at the Southeast corner of said Lot 6, run S.89°59'00"W. on an assumed bearing along the south line of Lot 6 a distance of 53.86 feet; thence, N.1°20'44"W. 4.25 feet; thence, N.88°10'45"E. 34.45 feet; thence, S.1°49'15"E. 1 foot; thence, N.88°10'45"E. 19.51 feet to the east line of said Lot 6; thence, South along said east line 4.94 feet to the Point of Beginning. (See attached survey)

SEP 23 8 51 AM '80

REC 9138 PAGE 372

4. The encroachment by the Plaintiff and his wife upon Lot 6, beginning in or about April, 1932, was actual, open, continuous and hostile against the Defendants' predecessors in title.

5. The encroachment by the Plaintiff and his wife upon Lot 6 was protected by a substantial enclosure, that enclosure being the house itself.

6. The Plaintiff and his wife have perfected title to the disputed strip by adverse possession not under color of title for seven years from April, 1932 to April, 1939, under the then effective Florida Statutes §95.17 and §95.18.

7. That the predecessors in interest of Plaintiff and Defendants, who were then the owners respectively of Lot 7, and Block 3 of GRANT PARK, and Lot 6, Block 3 of GRANT PARK, were uncertain as to the location of the true line between their properties.

8. Due to said uncertainty, the Plaintiff and his predecessors in interest constructed a home and used the land up to the supposed boundary line.

9. During the time that said home was being constructed, the Defendants and their predecessors in interest did not object to said construction, and acquiesced in and abided by said line as the true line between their respective properties.

10. That the Defendant, when he took possession of the property in 1953, was on notice as to Plaintiff's improvement on the land and that said improvement was over Plaintiff's official border.

11. That Defendants and their predecessors in interest and Plaintiff, at all times since they became owners of said respective parcels of land, have recognized, acquiesced in, and abided by the line as so agreed on by the predecessors in interest of the parties hereto as aforesaid.

12. Said recognition and acquiescence continued for a period of more than seven years by Plaintiff's predecessors interest and Defendants' predecessors interest continuously since 1932.

REF 9138 PAGE 373

13. Said recognition and acquiescence continued when the Defendants obtained ownership in 1953 and continued since 1953 for a period of more than seven years.

Based on the foregoing, it is

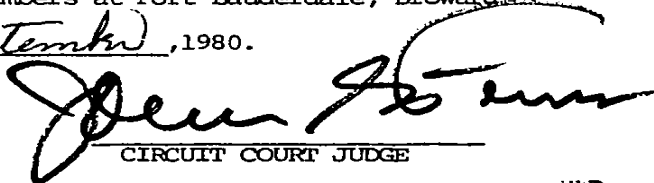
ORDERED AND ADJUDGED that:

A. Plaintiff's title in and to their said lands be quieted and that it be adjudged and decreed that Plaintiff is the owner in fee and entitled to the possession of said lands and premises, particularly that portion of Lot 6, Block 3, "GRANT PARK", as recorded in Plat Book 6, page 11, of the public records of Broward County, Florida, described as follows:

Beginning at the southeast corner of said Lot 6, run S.89°59'00"W. on an assumed bearing along the south line of Lot 6 a distance of 53.86 feet; thence, N.1°20'44"W. 4.25 feet; thence, N.88°10'45"E. 34.45 feet; thence, S.1°49'15"E. 1 foot; thence, N.88°10'45"E. 19.51 feet to the east line of said Lot 6; thence, South along said east line 4.94 feet to the Point of Beginning, which in actuality, encroached over the official border.

B. That it be further adjudged and decreed that neither Defendants nor any of them have the right, title or interest in or to any of Plaintiff's said lands, in particular that encroachment described in paragraph 3 and that they and each of them be forever enjoined from asserting any claim or interest in or to the Plaintiff's said lands or any portion thereof, particularly said encroachment.

DONE AND ORDERED in Chambers at Fort Lauderdale, Broward County, Florida, this 19th day of September, 1980.


CIRCUIT COURT JUDGE

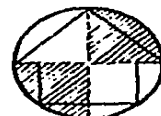
cc: Tobe Lev, Esquire/Legal Aid
Sy Chadroff, Attorney for Defendant
Charles L. Curtis, Co-counsel for Defendant

OFF 9138 REC 374

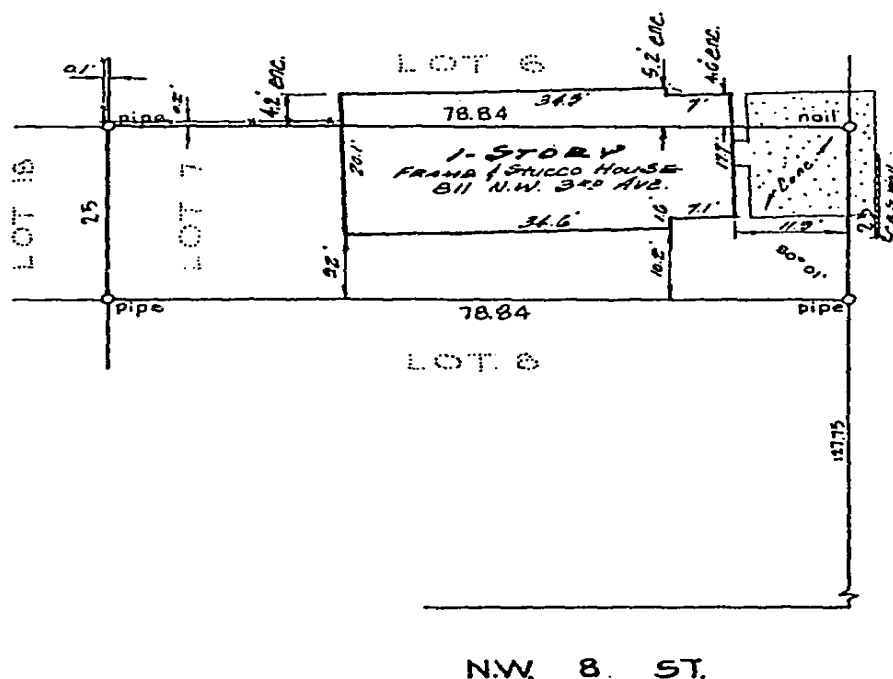
SURVEY FOR WILLY ROLLE

DESCRIPTION

Lot 7, Block 3, "GRANT PARK", according to plat thereof recorded in Plat Book 6, page 11, of the public records of Broward County, Florida.



SCALE:
1" = 20'



(90' R/W)
N.W. 3 AVE.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

OFF
REC 9138
ME375

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I, MAURICE E. BERRY II, hereby certify that I have made a recent survey of the above described property as indicated, and that there are no above-ground encroachments except as shown. I further certify that the survey represented hereon meets the requirements of the Florida Land Title Association and that this plat is true and correct.

Dated at Hollywood, Broward County, Florida, this 2nd day of SEPT. A.D. 1960

M. E. BERRY & ASSOCIATES
REGISTERED LAND SURVEYORS

2512 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA

P. O. BOX 945
PHONE: 923-6566

Maurice E. Berry II
MAURICE E. BERRY II
Registered Land Surveyor No. 1122
STATE OF FLORIDA

*Prepared by
Ronald Rolle*

Record & Return to:
17822 NW 15th Street
Pembroke Pines FL 33029

Prepared by: Pernell Adams

-----Space above this Line for Recording Data-----

QUIT CLAIM DEED

THIS QUITCLAIM DEED, made the 1st day of January, A.D. 1996 by **Ronald Rolle, a married man**, herein called grantor, to **Donald Rolle, Edwin Rolle, Bobby Rolle single men**, whose post office address is 17822 NW 15th Street Pembroke Pines FL.33029, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the TEN AND 00/100'S (\$10.00) Dollars and other valuable consideration to Grantee, the receipt of which is hereby acknowledge, has granted, bargained and quitclaimed to the said Grantee and Grantee heirs and assigns forever, the following described land situate, lying and being in DADE County, State of Florida, to wit:

GRANT PARK 6-11 B PORTION LOT 6 DESC AS BEG SE COR OF SAID LOT, WLY 53.86, NLY 4.25, ELY 34.45, SLY 1.00 ELY 19.51, SLY 4.94 TO POB BLK 3

*****THIS IS A TRANSFER BETWEEN FAMILY THEREFORE MINIMAL DOC STAMPS ARE ATTACHED HERETO.**

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estates, right title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the sue of benefit and profit of said Grantee forever.

IN WITNESS WHEREOF, the said grantor has hereunto set grantor's hand and seal the day and year above written.

Signed, sealed and delivered in our presence:

Tashina La Touche
Witness #1 Signature

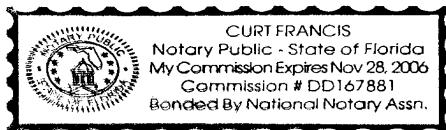
Printed Name:

Ronald Rolle L.S.
Ronald Rolle
815 NW 3rd Ave
Hallandale FL. 33009-2349

Heather Greenberg
Witness #2 Signature

Printed Name:

State of Florida
County of Dade



The foregoing instrument was acknowledge before me this 1 day of JAN 1996 by the above who is/are personally know to me or has/ have produced Drivers License as identification.

7
This Instrument was prepared by:
Broward County Property Appraiser's Office
115 S. Andrews Ave. Room 111
Fort Lauderdale, FL 33301-1899
954-357-6830 - www.bcpa.net

Re: Property ID: 1221-09-0240

NOTICE OF INSUFFICIENCY OF DEED

COMES NOW Lori Parrish, in her official capacity as the Broward County Property Appraiser, by and through the undersigned Deputy Property Appraiser who, being duly sworn and under oath, gives notice to the following parties:

ROLLE,NELLIE
815 NW 3RD AVE
HALLANDALE BEACH FL 33009-2349

ROLLE,BOBBY

ROLLE,DONALD

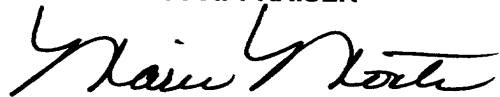
that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County at Book 41390, Page 1563 is legally insufficient for the following reason:

- YOUR QUIT CLAIM DEED HAS SOME DISCREPANCIES. THE PREPARED BY ADDRESS OF NELLIE & RONALD ROLLE BELONGS TO DONALD ROLLE, RONALD DIED [REDACTED] AND NELLIE DIED [REDACTED]. THERE IS NO NOTARY SIGNATURE, NOTARY EXPIRATION DATE IS ONLY GOOD FOR 5 YEARS FROM EXECUTION DATE OF 1996, THE LATEST YOUR DEED SHOULD BE NOTARIZE IS 2001 AND YOUR NOTARY EXPIRATION DATE DO NOT CORRESPOND TOGETHER.

and is therefore REJECTED by the Property Appraiser as INVALID. Accordingly, said property transfer will not be entered into the official tax roll of Broward County. Done this 19 day of October, 2006, in Fort Lauderdale, Broward County, Florida.

LORI PARRISH
BROWARD COUNTY PROPERTY APPRAISER

By: Marie Monte
Deputy Appraiser



STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to or affirmed and signed by me on October 19 2006 by Marie Monte, a Deputy Appraiser, who is personally known.

[Seal]

Eileen J. Boudreau
NOTARY PUBLIC

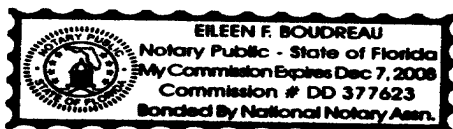


Exhibit A - Page 1 of 1

CFN # 105751470, OR BK 41390 Page 1563, Page 1 of 1, Recorded 02/02/2006 at
04:28 PM, Broward County Commission, Doc. D 80.70 Deputy Clerk 2130

Prepared by:
Nettie Rolle
Record & Return to:
17822 NW 15th Street
Ponbrooke Pines FL 33029

Prepared by: Pamela Adams

Space above this line for Recording Data

QUIT CLAIM DEED

THIS QUITCLAIM DEED, made the 1st day of January, A.D. 1996 by Nettie Rolle, a widow, herein called grantor, to Donald Rolle, Edwin Rolle, Bobby Rolle single men, whose post office address is 17822 NW 15th Street Ponbrooke Pines FL 33029, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: I her the grantor, for and in consideration of the TEN AND 00/100'S (\$10.00) Dollars and other valuable consideration to Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee heirs and assigns forever, the following described land situate, lying and being in BADE County, State of Florida, to wit:

GRANT PARK 6-11 B PORTION LOT 6 5.6 LESS BEG SE COR OF SAID LOT, WLY 53.86, NLY 4.25, ELY 34.45, SLY 1.00 ELY 19.31, N 4.94 TO FOR BLK 3

***THIS IS A TRANSFER BETWEEN FAMILY THEREFORE MINIMAL DOC STAMPS ARE ATTACHED HERETO.

To Have and to Hold the same together with all and singular the appurtenances therunto belonging or in anywise appertaining, and all the estates, right title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use of benefit and profit of said Grantee forever.

IN WITNESS WHEREOF, the said grantor has hereunto set grantor's hand and seal this day and year above written.

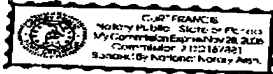
Signed, sealed and delivered in our presence:

Nettie Rolle
Witness #1 Signature
Printed Name:

Nettie Rolle L.S.
Nettie Rolle
815 NW 3rd Ave
Tallahassee FL 32309-2349

Walter H. H. H.
Witness #2 Signature
Printed Name:

State of Florida
County of Deade



The foregoing instrument was acknowledged before me this 1st day of January 2003 by the above who are personally known to me or has have produced *Nettie Rolle* as identification.

①

20

This Instrument was prepared by:
Broward County Property Appraiser's Office
115 S. Andrews Ave. Room 111
Fort Lauderdale, FL 33301-1899
954-357-6830 - www.bcpa.net

Re: Property ID: 1221-09-0250

NOTICE OF INSUFFICIENCY OF DEED

COMES NOW Lori Parrish, in her official capacity as the Broward County Property Appraiser, by and through the undersigned Deputy Property Appraiser who, being duly sworn and under oath, gives notice to the following parties:

ROLLE,BOBBY

ROLLE,DONALD

ROLLE,RONALD
815 NW 3RD AVE
HALLANDALE BEACH FL 33009-
2349

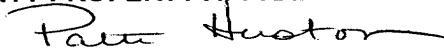
that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County at Book 41390, Page 1562 is legally insufficient for the following reason:

- YOUR QUIT CLAIM DEED HAS SOME DISCREPANCIES. THE PREPARED BY ADDRESS OF NELLIE & RONALD ROLLE BELONGS TO DONALD ROLLE, RONALD DIED [REDACTED] AND NELLIE DIED [REDACTED]. THERE IS NO NOTARY SIGNATURE, NOTARY EXPIRATION DATE IS ONLY GOOD FOR 5 YEARS FROM EXECUTION DATE OF 1996, THE LATEST YOUR DEED SHOULD BE NOTARIZE IS 2001 AND YOUR NOTARY EXPIRATION DATE DO NOT CORRESPOND TOGETHER.

and is therefore REJECTED by the Property Appraiser as INVALID. Accordingly, said property transfer will not be entered into the official tax roll of Broward County. Done this 4 day of April, 2007, in Fort Lauderdale, Broward County, Florida.

LORI PARRISH
BROWARD COUNTY PROPERTY APPRAISER

By: Patti Huston
Deputy Appraiser



STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to or affirmed and signed by me on April 04 2007 by Patti Huston, a Deputy Appraiser, who is personally known.

[Seal]

NOTARY PUBLIC - STATE OF FLORIDA
Kathy Falino
Commission #DD654175
Expires: MAR. 22, 2011
BONDED THRU ATLANTIC BONDING CO., INC.


NOTARY PUBLIC

2

BANK OF AMERICA, N.A.
P.O. BOX 31590
TAMPA, FL 33633-0754



BANK OF AMERICA, N.A. (THE "BANK")

CreditLineTM
Mortgage

This Instrument prepared by and when recorded mail to:

MARIETTE THOMAS
BANK OF AMERICA/CONSUMER LOAN PROCESSING
FL6-552-01-03
801 E HALLANDALE BEACH BLVD
HALLANDALE, FL 33001

INSTR # 101491640
OR BK 32392 PG 0753

RECORDED 11/26/2001 08:04 AM
COMMISSION
BROWARD COUNTY
DOC STMP-N 21.35
INT TAX 12.20
DEPUTY CLERK 2080

This space is for Recorder's use only.

This Mortgage is made this 05 day of NOVEMBER 2001, between
NELLIE ROLLE, AN UNMARRIED PERSON

whose address is 815 NW 3RD AVE

HALLANDALE

FL 33009-0000

(jointly and severally if more than one, "Grantor"), and BANK OF AMERICA, N.A.

P.O. BOX 26041

whose address is

GREENSBORO, NC 27420-0000

(the "Bank").

Witnesseth: That Whereas, NELLIE ROLLE

(jointly and severally if more than one, "Borrower") is justly indebted to the Bank for advances extended by the Bank in an amount up to the maximum sum of
SIX THOUSAND ONE HUNDRED DOLLARS AND 00 CENTS

outstanding at any time according to the terms of a certain CreditLine Agreement and Disclosure given by Borrower to the Bank on 11/05/01 Dollars (\$ 6,100.00)

with final payment being due on 11/05/26 unless renewed, modified, extended or consolidated (the "Obligation"); and

Whereas, this Mortgage is given to secure to the Bank (a) the repayment of the debt evidenced by the Obligation, and all renewals, extensions, modifications, replacements and consolidations of the Obligation; (b) the payment of all other sums, with interest, advanced under the terms of this Mortgage; (c) the performance of Grantor's covenants and agreements under this Mortgage and any other agreements executed by Grantor at the Bank's request pertaining to the debt evidenced by the Obligation (together, the "Loan Documents"); and (d) all future amounts, including future advances, the Bank in its discretion may loan to Borrower. The total indebtedness secured by this Mortgage, collectively referred to herein as the "Secured Indebtedness", may decrease or increase from time to time, but the maximum principal indebtedness outstanding under the Obligation at any one time shall not exceed \$ 6,100.00, plus interest, plus amounts expended or advanced by the Bank for the payment of taxes, levies or insurance on the property described herein and for maintenance, repair, protection and preservation of the property and interest on such amounts. Specifically, without limitation, this Mortgage also secures all future amounts the Bank in its discretion may loan to Borrower within twenty (20) years of the date of this Mortgage, together with all interest thereon; however, in no event shall such future advances (excluding interest) exceed in the aggregate \$ 12,200.00.

Now Therefore, in consideration of the premises and of the extension of credit set forth herein, Grantor mortgages to the "Bank" all of Grantor's right, title and interest in the following property, to wit:

LOTS 5 AND 6, BLOCK 3 GRANT PARK, ACCORDING TO THE PLAT
THEREOF, RECORDED IN PLAT BOOK 6, PAGE 11 OF THE PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA.

which has the address of 815 NW 3RD AVE

HALLANDALE

FL 33009-2349

("Property Address");

Together with all buildings, structures and other improvements now or hereafter located on the property described, or any part and parcel thereof; all rights, title and interest of Grantor in and to the minerals, flowers, shrubs, crops, trees, timber, and other emblements now or hereafter on said property or under or above the same or any part or parcel thereof; all and singular the tenements, hereditaments, easements and appurtenances belonging or in any way appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, claim and demand whatsoever of Grantor of, in and to the same and of, in and to every part and parcel thereof; all machinery, apparatus, equipment, fittings and fixtures, whether actually or constructively attached to said property, now or hereafter located in, upon or under said property or any part thereof; any and all awards or payments, including interest thereon, and the right to receive the same, as a result of: (a) the exercise of the right of eminent domain; (b) the alteration of the grade of any street; or (c) any other injury to, taking of, or decrease in the value of, said property, to the extent of all amounts that may be secured by this Mortgage at the date of receipt of any such award or payment by the Bank and of the reasonable attorney's fees, costs and disbursements incurred by the Bank in connection with the collection of such award or payment. All of such property hereby mortgaged is collectively referred to herein as the "Property".

This Mortgage is given and accepted on the following terms:

Representations and Warranties. Grantor warrants that Grantor has good title to the Property, and is lawfully seized and possessed of the Property and every part thereof, and has the right to mortgage same, that the Property is unencumbered except as may be herein expressly provided; and that Grantor will forever warrant and defend the title to the Property unto the Bank against the claims of all persons whomsoever.

Covenants. Grantor further covenants and agrees as follows:

1. Compliance with Loan Documents. Grantor shall promptly pay and perform and comply with all obligations, covenants, agreements and conditions imposed upon Grantor by the Loan Documents.

2. Charges; Liens. Grantor shall pay when due all taxes, assessments, charges, fines and impositions attributable to the Property that may attain priority over this Mortgage, and leasehold payments or ground rents, if any. If Grantor makes these payments directly, upon the Bank's request, Grantor shall promptly furnish to the Bank receipts evidencing the payments.

3. Funds for Taxes and Insurance. Upon request by the Bank, Grantor shall pay to the Bank on the days payments are due under the Obligation, until the Obligation is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments that may attain priority over this Mortgage 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; and (e) yearly mortgage insurance premiums, if any. These items are called "Escrow Items". The Bank 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 Grantor's escrow account under the Federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. 2801 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, the Bank may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. The Bank 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. In no event shall the Bank be liable for any interest on any amount paid to it as herein required, and the money so received may be held and commingled with its own funds, pending payment or application thereof as herein provided. If requested by the Bank, Grantor shall furnish to the Bank, at least thirty (30) calendar days before the date on which the same will become past due, an official statement of the amount of said taxes, assessments, insurance premiums and rents next due, and the Bank shall pay said charges to the amount of the then unused credit therefor as and when they become severally due and payable. An official receipt therefor shall be conclusive evidence of such payment and of the validity of such charges. The Bank may, at its option, pay any of these charges when payable, either before or after they become past due, without notice, or make advances therefor in excess of the then amount of credit for said charges. The excess amount advanced shall be immediately due and payable to the Bank and shall become part of the Obligation and bear interest at the rate of interest stated in the Obligation from date of advancement. The Bank may apply credits held by it for the above charges, or any part thereof, on account of any delinquent installments of principal or interest or any other payments maturing or due under this instrument, and the amount of credit existing at any time shall be reduced by the amount thereof paid or applied as herein provided. The amount of the existing credit hereunder at the time of any transfer the Property shall, without assignment thereof, inure to the benefit of the successor-owner of the Property and shall be applied under and subject to all of the provisions hereof. Upon payment in full of the Obligation, the amount of any unused credit shall be paid over to the person entitled to receive it.

4. No Other Liens. Grantor will not, without the prior written consent of the Bank, except as otherwise specified by applicable law, create, place or permit to be created or placed, or through any act or failure to act, acquiesce in the placing of, any mortgage, voluntary or involuntary lien, whether statutory, constitutional or contractual, encumbrance, security interest or conditional sale against or covering the Property, or any part thereof, regardless of whether the same are expressly or otherwise subordinate to the lien or security interest created in this Mortgage. Should any of the foregoing become attached hereafter or in any manner to any part of the Property without the prior written consent of the Bank, Grantor will cause the same to be promptly discharged and released.

5. Insurance. Grantor shall keep the improvements, if any, 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 the Bank requires in an amount equal to the lesser of (a) the combined total of the maximum amount that could be advanced on the Obligation and the current balance on other obligations secured by prior lien(s) on the Property; (b) 100% of the maximum insurable value of the Property; or (c) for flood insurance only, 100% of the maximum amount of insurance required under any federal, state or local flood insurance program (if the Obligation secured is a TaxSmart loan, then parts (a) or (b) above are not required). If requested by the Bank, Grantor shall also obtain liability insurance naming the Bank as an additional insured party in an amount as may be required by the Bank. Each insurance carrier providing any such insurance shall be chosen by Grantor subject to the Bank's approval which shall not be unreasonably withheld. If Grantor fails to obtain any insurance required by this Section 5 or if Grantor fails to pay the insurance premiums for any period of thirty (30) consecutive calendar days (forty-five (45) calendar days for flood insurance) during the term of this Mortgage, the Bank may obtain the insurance and pay the premiums. If the Bank does so, Grantor shall pay the charge for the insurance and Grantor agrees to pay to the Bank interest on such amount until it is paid, at the rate of interest stated in the Obligation. Such amounts shall become additional debt of Borrower secured by this Mortgage. Grantor agrees that the amount and type of insurance purchased by the Bank is within the Bank's sole discretion.

All insurance policies and renewals shall be in form and content satisfactory to the Bank and all such policies covering loss or damage to the Property shall include a standard non contributory mortgagee clause in favor of the Bank. The Bank shall have the right to hold the policies and renewals. Grantor shall promptly give to the Bank all receipts of paid premiums and renewal notices. In the event of loss, Grantor shall give prompt notice to the insurance carrier and the Bank. The Bank may make proof of loss if not made promptly by Grantor, but shall have no duty to do so nor any duty to see that any insurance is in force or is adequate.

If in the sole discretion of the Bank the restoration or repair is economically feasible and the Bank's security is not lessened, the insurance proceeds shall be applied to restoration or repair of the Property damaged. If in the sole discretion of the Bank the restoration or repair is not economically feasible or the Bank's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Mortgage, whether or not then due, in such manner and order as the Bank, in its sole discretion, may elect, with any excess paid to Grantor. If Grantor abandons the Property, or does not answer within thirty (30) calendar days a notice from the Bank that the insurance carrier has offered to settle a claim, then the Bank may collect the insurance proceeds. The Bank may use the proceeds to repair or restore the Property or to pay sums secured by this Mortgage, in such manner and order as the Bank, in its sole discretion, may elect, whether or not then due. The thirty (30) calendar day period will begin when the notice is given.

Unless the Bank and Grantor otherwise agree in writing, any application of insurance proceeds shall be to any amount that is currently owed, then to principal and shall not extend or postpone the due date of the scheduled payments or change the amount of the payments to the extent not lessened or discharged by such application. If the Property is acquired by the Bank, Grantor's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to the Bank to the extent of the sums secured by this Mortgage.

6. Maintenance and Protection of Property; Inspection. Grantor shall maintain the Property in good condition and repair, shall not commit or suffer any waste to the Property, and shall comply with, or cause to be complied with, all statutes, ordinances and requirements of any governmental authority relating to the Property or any part thereof. Grantor shall promptly repair, restore, replace or rebuild any part of the Property, now or hereafter encumbered by this Mortgage, which may be affected by any activity of the character referred to in Section 8. No part of the Property, including, but not limited to, any building, structure, parking lot, driveway, landscape scheme, timber or other ground improvement, or other property, now or hereafter conveyed as security by or pursuant to this Mortgage, shall be removed, demolished or materially altered without the prior written consent of the Bank. Grantor shall complete, within a reasonable time, and pay for any building, structure or other improvement at any time in the process of construction on the Property. Grantor shall not initiate, join in or consent to any change in any private restrictive covenant, zoning ordinance or other public or private restrictions limiting or defining the uses which may be made of the Property or any part thereof. The Bank and any person authorized by the Bank shall have the right to enter and inspect the Property at all reasonable times and access thereto shall be permitted for that purpose.

7. Protection of Bank of America's Rights in the Property. If Grantor fails to perform the covenants and agreements contained in this Mortgage, or if there is a legal proceeding that may significantly affect the Bank's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then the Bank may do and pay for whatever is necessary to protect the value of the Property and the Bank's rights in the Property. The Bank's actions may include paying any sums secured by a lien that has priority over this Mortgage, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although the Bank may take actions under this Section 7, the Bank does not have to do so. No such action will waive any default. In the event the Bank makes any payments which the Bank deems necessary to protect the value of the Property and the Bank's rights in the Property, the Bank, upon making such payment, shall be subrogated to all of the rights of the person or entity receiving such payment. Any amounts disbursed by the Bank pursuant to this Mortgage shall become part of the Obligation secured by this Mortgage. Unless Grantor and the Bank agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the rate of interest stated in the Obligation and shall be payable upon demand from the Bank to Grantor or Borrower.

8. 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 to and shall be paid to the Bank to be applied to the Obligation, with any amounts in excess of the Obligation being paid to Grantor.

If the Property is abandoned by Grantor, or if, after notice by the Bank to Grantor that the condemnor offers to make an award or settle a claim for damages, Grantor fails to respond to the Bank within thirty (30) calendar days after the date the notice is given, the Bank 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 Mortgage, whether or not then due. Unless the Bank and Grantor otherwise agree in writing, any application of proceeds shall be to any amount that is currently outstanding, then to principal, and shall not extend or postpone the due date of the payments referred to in the Obligation or this Mortgage or change the amount of such payments to the extent not discharged by such application.

9. Hazardous Substances. Grantor shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Grantor 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 the maintenance of the Property.

Grantor shall promptly give the Bank 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, as soon as Grantor first has actual knowledge. If Grantor 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, Grantor shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this Section 9, "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 Section 9, "Environmental Law," means federal laws and laws of the jurisdictions where the Property is located that relate to health, safety, or environmental protection.

Grantor shall indemnify and hold harmless the Bank from and against, and reimburse the Bank on demand for, any and all claims, demands, liabilities, losses, damages, causes of action, costs and expenses (including without limitation reasonable fees and expenses of attorneys and other professional consultants and experts) of every kind which may be imposed upon, asserted against or incurred or paid by the Bank as a result of the presence of any Hazardous Substance on, in, under, above or about the Property, or the migration or release or threatened migration or release of any Hazardous Substance on, to, from or through the Property, at any time during or before Grantor's ownership of the Property, or any act, omission or event existing or occurring in connection with the handling, storage, removal or disposal of any such Hazardous Substance or any violation of any Environmental Law or the filing or imposition of any environmental lien or claim against the Property as a result of any such presence, migration, release, threatened migration or release, act, omission or event.

10. Events of Default. The occurrence of any one of the following shall be a default under this Mortgage and under the other Loan Documents ("Default"):

- a. Grantor or Borrower made a fraudulent or a material misrepresentation at any time;
- b. Borrower does not meet the repayment terms of the Obligation; or
- c. Any action or inaction by Grantor which adversely affects the Bank's collateral for the Obligation or the Bank's rights in the collateral. This can include, for example, failure to maintain any required insurance, failure to pay taxes, death of a Grantor, the sale, transfer or conveyance of the Property, foreclosure by the holder of another lien, or failure to use the Property as a residence.

11. Rights and Remedies on Default. Upon the occurrence of any event of Default and at any time thereafter, the Bank, at its option, may exercise any one or more of the following rights and remedies, singularly or collectively, in addition to any other rights or remedies provided by law:

- a. **Accelerate Obligation.** The Bank shall have the right at its option without notice to Grantor to declare the entire Obligation immediately due and payable.
- b. **UCC Remedies.** With respect to all or any part of any personal property, the Bank shall have all the rights and remedies of a secured party under the Uniform Commercial Code.
- c. **Judicial Foreclosure.** The Bank may obtain a judicial decree foreclosing Grantor's interest in all or any part of the Property.
- d. **Deficiency Judgment.** If permitted by applicable law, the Bank may obtain a judgment for any deficiency remaining on the Obligation after application of all amounts received from the exercise of the rights provided in this Section 11.
- e. **Tenancy at Sufferance.** If Grantor remains in possession of the Property after the Property is sold as provided above or the Bank otherwise becomes entitled to possession of the Property upon Default, Grantor shall become a tenant at sufferance of the Bank or the purchaser of the Property and shall, at the Bank's option, either (i) pay a reasonable rental for the use of the Property or (ii) vacate the Property immediately upon the demand of the Bank.
- f. **Enter and Use the Property.** The Bank may enter upon and take possession of the Property without the appointment of a receiver, or an application therefor, employ a managing agent of the Property and let the same, either in its own name or in the name of Grantor, and receive the rents, incomes, issues and profits of the Property and apply the same, after payment of all necessary charges and expenses, on account of the Obligation. Grantor transfers and assigns to the Bank Grantor's lessor interest in any lease now or hereafter affecting the whole or any part of the Property.

g. Sale of Property. To the extent permitted by applicable law, Grantor hereby waives any and all right to have the Property marshaled. In exercising its rights and remedies, the Bank shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. The Bank shall be entitled to bid at any public sale on all or any portion of the Property. In case of any sale under this Mortgage by virtue of the exercise of the power herein granted, or pursuant to any order in any judicial proceedings or otherwise, the Property or any part thereof may be sold in one parcel and as entirety, or in such parcels, manner or order as the Bank in its sole discretion may elect, and one or more exercises of the powers herein granted shall not extinguish or exhaust the power unless the entire Property is sold or the Obligation paid in full.

h. Notice of Sale. The Bank shall give Grantor reasonable notice of the time and place of any public sale of any personal property or of the time after which any private sale or other intended disposition of any personal property is to be made. Reasonable notice shall mean notice given at least ten (10) calendar days before the time of the sale or disposition.

i. Waiver, Election of Remedies. A waiver by any party of a breach of a provision of this Mortgage shall not constitute a waiver of or prejudice the party's rights otherwise to demand strict compliance with that provision or any other provision. Election by the Bank to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or take action to perform an obligation of Grantor under this Mortgage after failure of Grantor to perform shall not affect the Bank's right to declare a Default and exercise its remedies under this Mortgage.

j. Attorneys' Fees; Expenses. Whether or not any court action is involved, all reasonable expenses incurred by the Bank that in the Bank's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Obligation payable on demand and shall bear interest from the date of expenditure until repaid at the rate provided for in the Obligation. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, the Bank's reasonable attorneys' fees and the Bank's legal expenses whether or not there is a lawsuit, including reasonable attorneys' fees for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

k. Receiver. The Bank, in any action to foreclose this Mortgage, or upon any Default, shall be at liberty to apply for the appointment of a receiver of the rents and profits, or of the Property, or both, without notice, and shall be entitled to the appointment of such a receiver as a matter of right, without consideration of the value of the Property as security for the obligation, or the solvency of any person or corporation liable for the payment of such amounts.

l. Pay Expenses. Pay any sums in any form or manner deemed expedient by the Bank to protect the security of this Mortgage or to cure Default other than payment of interest or principal on the Obligation; make any payment hereby authorized to be made according to any bill, statement or estimate furnished or procured from the appropriate public officer of the party claiming payment without inquiry into the accuracy or validity thereof, and the receipt of any such public officer or party in the hands of the Bank shall be conclusive evidence of the validity and amount of items so paid, in which event the amounts so paid, with interest thereon from the date of such payment at the rate of interest stated in the Obligation, subrogated to any encumbrance, lien, claim or demand, and to all the rights and securities for the payment thereof, paid or discharged with the principal sum secured hereby or by the Bank under the provisions hereof, and any such subrogation rights shall be additional and cumulative security to this Mortgage.

m. Other Remedies. The Bank shall have all other rights and remedies provided in this Mortgage, the Obligation or as available at law or in equity.

12. Grantor Not Released; Forbearance by Bank of America Not a Waiver. Renewal, modification or extension of the time for payment, modification of amortization of the obligation, transfer of the Property, or any forbearance granted by the Bank shall not operate to release the liability of the original Grantor or Grantor's successors in interest or any other person. The Bank shall not be required to commence proceedings against any successor in interest or any other person, or refuse to extend time for payment or refuse to otherwise modify amortization of the Obligation by reason of that or any demand made by the original Grantor or Grantor's successors in interest or any other person. Any forbearance by the Bank in exercising any right or remedy shall not be a waiver of or preclude the exercise of that or any other right or remedy.

Neither failure by the Bank to exercise nor delay by the Bank in exercising or discontinuance of the exercise of any power, right or remedy upon or after any Default shall be construed as a waiver of such Default, or as a waiver of the right to exercise any such right, power or remedy at a later date. No single or partial exercise of any such right, power or remedy shall preclude, waive or otherwise affect any other or further exercise thereof, or the exercise of any other right, power or remedy. Any waiver, permit, consent or approval of any kind by the Bank, whether of any breach of or Default under this Mortgage, the Obligation or any other Loan Document or otherwise must be in writing and shall be effective only to the extent set forth in such writing.

The Bank shall have the right from time to time to sue for any sums, whether interest, principal, taxes, penalties, or any other sums required to be paid under the terms of this Mortgage, as the same become due, without regard to whether or not all of the Obligation shall be due on demand, and without prejudice to the right of the Bank thereafter to enforce any appropriate remedy against Grantor, including an action of foreclosure, or any other action, for a default or defaults by Grantor existing at the time such earlier action was commenced.

13. Successors and Assigns Bound; Joint and Several Liability. The covenants and agreements of this Mortgage shall bind and benefit the successors and assigns of the Bank and the heirs, representatives, successors, and assigns of Grantor, subject to the provisions of Section 15. Grantor's covenants and agreements shall be joint and several.

14. Notices. Every provision for notice and demand or request shall be deemed fulfilled by written notice and demand or request personally served on one or more of the persons who shall at the time hold the record title to the Property, or on their heirs or successors, or mailed by depositing it in any post office station or letter box, enclosed in a postpaid envelope (a) addressed to such person or persons, or their heirs or successors, at his, their or its address last known to Grantee or (b) addressed to the street address of the Property.

15. Transfer of the Property or a Beneficial Interest in Grantor. If all or any part of the Property or any interest in it is sold, transferred, conveyed, quit-claim, deeded, voluntarily or involuntarily, by operation of law, death or otherwise (or if a beneficial interest in Grantor is sold or transferred, voluntarily or involuntarily, by operation of law or otherwise, if Grantor is not a natural person) without the Bank's prior written consent, the Bank may, at its option, require payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by the Bank if exercise is prohibited by federal or state law as of the date of this Mortgage. The Bank may, in its sole discretion, in any one or more instances waive its option to require payment in full under this Section 15, but it shall have no obligation to do so, and any waiver may be conditioned upon such one or more of the following (if any) which the Bank may require: (i) the transferee's integrity, reputation, character, creditworthiness and management ability being satisfactory to the Bank in its sole judgment; (ii) Grantor and transferee executing, prior to such sale or transfer a written assumption agreement containing such terms as the Bank may require; (iii) a reduction in the maximum allowable amount of the Obligation; (iv) an increase in the rate of interest stated in the Obligation; (v) a transfer fee; and (vi) any modification of the terms of the Obligation and/or the other Loan Documents which the Bank may require.

If the Bank requires payment in full pursuant to this Section 15, the Bank shall give notice of acceleration. The notice shall provide a period of not less than ten (10) calendar days from the date the notice is delivered or mailed within which all sums secured by this Mortgage must be paid. If these sums are not paid prior to the expiration of this period, the Bank may invoke foreclosure and any other remedies by this Mortgage and/or any other Loan Document without further notice or demand on any person, except as otherwise may be required by applicable law.

16. Release. Upon payment of all sums secured by this Mortgage and closing of the Obligation, the Bank shall release this Mortgage without charge to Grantor except for any recordation costs.

17. Subrogation. Any of the proceeds of the Obligation used to pay any debt secured by any outstanding lien or encumbrance against all or any part of the Property have been advanced by the Bank at Grantor's request and upon Grantor's representation that such amounts are due and are secured by valid liens against the Property. The Bank shall be subrogated to any and all rights, superior titles, liens and equities owned or claimed by any owner or holder of any such outstanding liens and debts, regardless of whether said liens or debts are acquired by the Bank by assignment or are released by the owner or holder thereof upon payment, and all of the same are recognized as valid and subsisting and are renewed and continued and merged herein to secure the Obligation, but this Mortgage shall govern and control the enforcement of the liens to which the Bank is subrogated hereunder.

18. Fees and Expenses. To the extent not prohibited by applicable law, Grantor will pay, and will reimburse to the Bank on demand to the extent paid by the Bank: (a) all appraisal fees, filing and recording fees, taxes, abstract fees, title search or examination fees, title policy and endorsement premiums and fees, Uniform Commercial Code search fees, escrow fees, reasonable attorneys' fees, environmental inspection fees, survey fees and all other out of pocket costs and expenses of any kind incurred by Grantor and/or the Bank in connection with the preparation of the Loan Documents, closing and funding of the Obligation, and any and all amendments and supplements to the Loan Documents; and (b) all costs and expenses, including reasonable attorneys' fees and expenses, incurred or expended in connection with the exercise of any right or remedy, or the enforcement of any obligation of Grantor, under this or under any other Loan Document.

The Bank may, at its option at any time Grantor is in default under the terms of the Obligation or the other Loan Documents, obtain an appraisal satisfactory to the Bank of the Property or any part thereof by a third party appraiser engaged by the Bank and annual financial statements of Grantor (including disclosure of all contingent liabilities). Grantor hereby agrees to provide to the Bank such financial statements in form and content satisfactory to the Bank within ten (10) calendar days of each such request therefor by the Bank, as well as such other financial statements, if any, as and when required by any other Loan Document. To the extent not prohibited by applicable law, the cost of each appraisal shall be a part of the Obligation and shall be paid by Grantor to the Bank on demand.

19. Effective as Financing Statement. This Mortgage shall be effective as a financing statement filed as a fixture filing with respect to all fixtures included within the Property, and is to be filed for record in the real estate records of each county where the Property (including said fixtures) is situated. This Mortgage shall also be effective as a financing statement covering any other Property and may be filed in any other appropriate filing or recording office. A carbon, photographic or other reproduction of this Mortgage or of any financing statement relating to this Mortgage shall be sufficient as a financing statement for any of the purposes referred to in this Section 19.

20. Waivers. Grantor hereby expressly waives presentment, demand, protest, notice of protest, notice of intention to accelerate, notice of acceleration, and any other notice or declaration of any kind, except as may be required by the Loan Documents or applicable law. To the extent allowable by applicable law, Grantor, for Grantor and Grantor's family, hereby waives and renounces all homestead and exemption rights, if any, provided for by the Constitution and Laws of the United States or the State of Florida, in and to the Property as against the collection of the Obligation, or any part thereof; and Grantor agrees that where, by the terms of this Mortgage or the Obligation, a day is named or a time fixed for the payment of any sum of money or the performance of any agreement, the time stated enters into the consideration and is of the essence of the whole agreement.

21. Governing Law; Severability. This Mortgage shall be governed by Florida law and applicable federal law. If a court of competent jurisdiction finds any provision of this Mortgage to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Mortgage in all other respects shall remain valid and enforceable.

22. Interpretation. Within this Mortgage, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to include the plural, unless the context otherwise requires. Titles appearing at the beginning of any subdivisions hereof are for convenience only, do not constitute any part of such subdivisions, and shall be disregarded in construing the language contained in such subdivisions. The Bank has no fiduciary, partnership or other special relationship with Grantor under the Loan Documents or with respect to their subject matter, nor any implied covenants or duties, and any contrary inferences are hereby negated.

23. Special Provisions [If blank, there are no special provisions].

24. Special Notice to Grantor. Any Grantor who signs this Mortgage but does not execute the Obligation: (a) is signing this Mortgage only to grant, bargain, sell and convey that Grantor's interest in the Property under the terms of this Mortgage; (b) is not by signing this Mortgage becoming personally obligated to pay the Obligation; and (c) agrees that the Bank and any other Grantor may agree to renew, extend, modify, forbear or make any accommodations with regard to the terms of this Mortgage or the Obligation or any other Loan Document without that Grantor's consent. The foregoing does not limit the liability of Grantor under any guaranty agreement or other agreement by such Grantor whereby such Grantor becomes liable for the Obligation in whole or in part.


Waiver of right to trial by jury. Grantor hereby waives the right to trial by jury in any action brought on this Mortgage or the Obligation or any other matter arising in connection with this Mortgage or the Obligation.

Any litigation arising out of or relating to this Mortgage or the Obligation shall be commenced and conducted in the courts of the State of Florida for the counties or the Federal Courts for the districts where BANK OF AMERICA, N.A. maintains offices and conducts banking business.

In Witness Whereof, this Mortgage has been duly executed by Grantor the day and year first above written.

Witness (as to all signers):

Kimberly Rosado
Witness Signature
Kimberly Rosado
Type or Print Name


Witness Signature
Martha J. Harris
Type or Print Name

Nellie Rolle
 Grantor Signature
NELLIE ROLLE
 Type or Print Name
815 NW 3RD AVE
HALLANDALE
 Post Office Address
FL 33009-0000

Grantor Signature

Type or Print Name

Post Office Address

Grantor Signature

Type or Print Name

Post Office Address

Grantor Signature _____

Type or Print Name _____

Post Office Address _____

PAY TO THE ORDER OF

WITHOUT RECOURSE
Bank of America, N.A.

BY John E. Mack
JOHN E. MACK
SR. VICE PRESIDENT

Individual Acknowledgment

State of FLORIDA)
County of Broward) ss

For foregoing instrument was acknowledged before me this 6 day of November by 2001
Neelie Rolle who is personally known to me or who has produced
nam as identification.



Maria Raquel Aguirre
Signature of Person Taking Acknowledgement
MARIA RAQUEL AGUIRRE
Name of Acknowledger Typed, Printed or Stamped
Senior officer
Title or Rank
Serial Number, if any

Corporate Acknowledgment

State of FLORIDA)
County of _____) ss

For foregoing instrument was acknowledged before me this _____ day of _____ by _____
_____, a _____ corporation, on behalf of the corporation. He/she is personally
known to me or who has produced _____ as identification.

Notary Seal

Signature of Person Taking Acknowledgement

Name of Acknowledger Typed, Printed or Stamped

Title or Rank

Serial Number, if any

RECORDING REQUESTED BY:

Bank of America, N.A.
P.O. Box 2276
Brea, CA 92822
68219012538999

SVC# [REDACTED]

WHEN RECORDED, PLEASE MAIL TO:

Nationwide Capital Group, Inc.
8901 Research Drive, Suite 100
Irvine, CA 92618

SPACE ABOVE THIS LINE FOR RECORD'S USE

(Note: After having been recorded, this Assignment should be kept with the Note and Deed of Trust hereby assigned.)

ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers without recourse, representation or warranty to **Nationwide Capital Group, Inc.**, all beneficial interest under that certain Deed of Trust dated November 5, 2001, executed by Nellie Rolle, an Unmarried Person; and recorded on November 26, 2001, Instrument# 101491640, in Book 39322, Page 0753 in the Official Records in the Office of the County Recorder of Broward County, Florida.

TOGETHER with the note or notes described and secured thereby, the money due and to become due thereon, with interest, and all right accrued or to accrue under said Deed of Trust including the right to have reconveyed, in whole or in part the real property described herein. Any married person signing this Assignment hereby expressly assents to the liability of his or her separate property, for such person's liability under this assignment and such person's liability, if any, for payment of the promissory note(s) or other obligation(s) secured hereby.

Legal Description: See Exhibit A

Physical Address: 816 NW 3rd Avenue. Hillandale, FL 33009.

Date: 11/16/2005

Bank of America, N.A.,

By [Signature]
Sam Rashid, Authorized Officer

[Signature]
Witness: Hennie Martinez, Assistant Vice President

[Signature]
Witness: C. Ballard, Authorized Officer

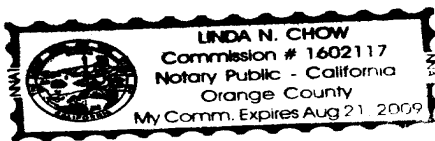
(2)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)
) ss.
 County of Orange)

On Nov. 16, 2005. before me, Linda N. Chow, the Notary Public, personally appeared
Sam Rashid

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence
 to be the person whose name is subscribed to
 the within instrument and acknowledged to me that
 he executed the same in his authorized
 capacity, that by his signature on the
 instrument the person, or the entity upon behalf of
 which the person acted, executed the instrument.



WITNESS my hand and official seal.

Linda N. Chow
 Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or type of document: Assignment of Mortgage, File# 68219012538999, Nellie Rolle

Document date: 11/16/2005. Number of Pages: 1

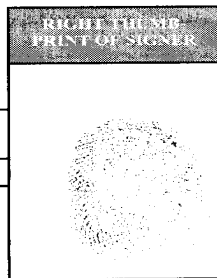
Signer(s) other than named above: _____

Capacity(ies) Claimed by Signer(s)

Signer's name: Sam Rashid

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner - ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

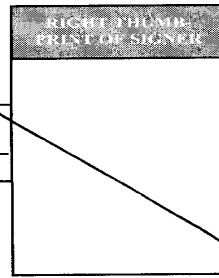
Signer is representing:
BANK OF AMERICA, N.A.



Signer's name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner - ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is representing: _____



87453631

This instrument was prepared by:

RETURN TO:

Richard Kane, Esq.
308 South Dixie Highway
Hallandale, Florida 33009

22.00
Broward County, Florida
Land Tax as required by law

WARRANTY DEED

Ann M. Richardson

THIS INDENTURE, Made this 3rd day of September, 1987
between WILLIE ROLLE, a single man of the County of Broward, State of Florida, grantor, and HALLANDALE COMMUNITY DEVELOPMENT CORPORATION, a Florida corporation not-for-profit whose post office address is 308 S. Dixie Highway, Hallandale, Florida 33009 of the County of Broward, State of Florida, grantee,

WITNESSETH, That said grantor, for and in consideration of the sum of TEN Dollars, 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 grantee's heirs and assigns forever, the following described land, situate, lying in and being in Broward County, Florida, to-wit: Folio # 1221-09-025

That portion of Lot 6, Block 3, "GRANT PARK", as recorded in Plat Book 6, Page 11, of the Public Records of Broward County, Florida, described as follows:

Beginning at the southeast corner of said Lot 6, run S.89°59'00"W. on an assumed bearing along the south line of Lot 6 a distance of 53.86 feet; thence N.1°20'44"W. 4.25 feet; thence, N.88°10'45"E. 34.45 feet; thence S.1°49'15"E. 1 foot; thence, N.88°10'45"E. 19.51 feet to the east line of said Lot 6; thence South along said east line 4.94 feet to the Point of Beginning, and

Lot 7, Block 3, "GRANT PARK", as recorded in Plat Book 6, Page 11, of the Public Records of Broward County, Florida

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. "Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses: Ann M. Richardson (Seal)
Richard Kane (Seal)
Willie Rolle (Seal)
WILLIE ROLLE (Seal)

STATE OF FLORIDA
COUNTY OF BROWARD

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared WILLIE ROLLE, a single man to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of September, 1987.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR 26, 1992
BONDED THRU GENERAL INDENTURE

John J. Richardson
Notary Public
State of Florida at Large

37 OCT 28 AM 10 30

BK 14908 PG 0547

5
pk

88119530

RANGE 1000

This Quit-Claim Deed, Executed this 17th day of March, A. D. 1988, by

HALLANDALE COMMUNITY DEVELOPMENT CORPORATION, a Florida corporation

first party, to

RONALD ROLLE

whose postoffice address is 815 N.W. 3 Avenue, Hallandale, Florida 33009

second party:

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

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

Folio No. 1221-09-025

That portion of Lot 6, Block 3, "GRANT PARK", as recorded in Plat Book 6, Page 11, of the Public Records of Broward County, Florida, described as follows:

Beginning at the southeast corner of said Lot 6, run S.89°59'00"W. on an assumed bearing along the south line of Lot 6 a distance of 53.86 feet; thence N.1°20'44"W. 4.25 feet; thence, N.88°10'45"E. 34.45 feet; thence S.1°49'15"E. 1 foot; thence, N.88°10'45"E. 19.51 feet to the east line of said Lot 6; thence South along said east line 4.94 feet to the Point of Beginning,

110
has been paid
in Broward County, Florida
State of Florida
Notary Public

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

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

Signed, sealed and delivered in presence of:

Richard Kane
Mary Ann Calderon
STATE OF FLORIDA,
COUNTY OF BROWARD

HALLANDALE COMMUNITY DEVELOPMENT CORPORATION

by *Joe L. Smith*
President

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Joe L. Smith, as President of Hallandale Community Development Corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same, for the Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of March A. D. 1988.

Richard Kane
Notary Public, State of Florida
My Commission Expires Aug. 18, 1988
Broward County, Florida

This instrument prepared by: RICHARD KANE, ESQ.
308 S. Dixie Highway
Hallandale, FL 33009

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

88 MAR 28 AM 10:47

BK15300PG 766

5
220

Prepared by:
Nellie Rolle
Record & Return to:
17822 NW 15th Street
Pembroke Pines FL 33029

Prepared by: Pernell Adams

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QUIT CLAIM DEED

THIS QUITCLAIM DEED, made the 1st day of January, A.D. 1996 by **Nellie Rolle, a widow**, herein called grantor, to **Donald Rolle, Edwin Rolle, Bobby Rolle single men**, whose post office address is 17822 NW 15th Street Pembroke Pines FL.33029, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the TEN AND 00/100'S (\$10.00) Dollars and other valuable consideration to Grantee, the receipt of which is hereby acknowledge, has granted, bargained and quitclaimed to the said Grantee and Grantee heirs and assigns forever, the following described land situate, lying and being in DADE County, State of Florida, to wit:

GRANT PARK 6-11 B PORTION LOT 6 5,6 LESS BEG SE COR OF SAID LOT,WLY 53.86, NLY 4.25, ELY 34.45,SLY 1.00 ELY 19.51,S 4.94 TO POB BLK 3

*****THIS IS A TRANSFER BETWEEN FAMILY THEREFORE MINIMAL DOC STAMPS ARE ATTACHED HERETO.**

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estates, right title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the sue of benefit and profit of said Grantee forever.

IN WITNESS WHEREOF, the said grantor has hereunto set grantor's hand and seal the day and year above written.

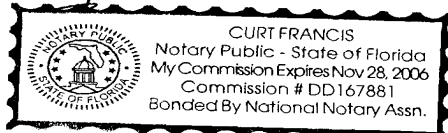
Signed, sealed and delivered in our presence:

Curt Francis
Witness #1 Signature
Printed Name:

Nellie Rolle L.S.
Nellie Rolle
815 NW 3rd Ave
Hallandale FL. 33009-2349

Heather Mowbray
Witness #2 Signature
Printed Name:

State of Florida
County of Dade



The foregoing instrument was acknowledge before me this 1st day of January
2003 by the above who is/are personally know to me or has/ have produced
Drivers License as identification.

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

Case Number: 06-0015844-CA

In Re:
BUNCH,REGINA
* CONFIDENTIAL ADDRESS *

Petitioner

vs.

ROLLE,EDWIN
815 NW 3 AVE
HALLANDALE, FL 33009
Respondent

JUDGMENT / CERTIFICATE OF DELINQUENCY

The undersigned, being the duly authorized and responsible local depository for court-ordered support payments pursuant to F.S.61.181 , in BROWARD County hereby certifies that

ROLLE,EDWIN

has failed to pay into the depository the court-ordered support payment as mandated by the current Support Order in this cause. As of this date, the total support arrearage is \$11059.20 balance at terms, not including any costs or fees.

I further certify that ROLLE,EDWIN was issued a Notice of Delinquency on 10/13/2010 , and thirty (30) or more days have elapsed since the delinquent payment referenced above was due. Pursuant to F.S.61.14 this Certificate evidences a Final Judgment by operation of law for all past due and future payments together with all applicable costs and fees as otherwise provided by law for which execution may issue and which has the full force, effect and attributes of a Judgment entered by a Court in the State of Florida.

Dated this 5th day of November, 2010

HOWARD C. FORMAN
CLERK OF COURT



By:
Deputy Clerk

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

80-277152

CASE NO. 78-15182 Ferris

WILLIE ROLLE,

Plaintiff,

vs.

RONALD ROLLE a/k/a ROLAND
ROLLE and NELLIE ROLLE,

Defendants.

FINAL JUDGMENT QUIETING TITLE

CLERK, CIRCUIT COURT
BROWARD COUNTY, FLA.

SEP 19 AM 11:49

THIS CAUSE having come before the Court on the Complaint to Quiet Title to lands situated in Broward County, and a Default having been entered against the Defendant, and the Court, being otherwise fully advised in the premises finds and decides as follows:

1. WILLIE ROLLE owns the following property in Broward County, Florida, located at 811 N. W. Third Avenue, Hallandale, Florida, 33009:

Lot 7, Block 3, GRANT PARK, according to the Plat thereof, as recorded in Plat Book 6 at Page 11 of the Public Records of Broward County, Florida

2. The House built by the Plaintiff and his wife in or about April, 1932, extended over the boundary of the property described in paragraph 2, and was an encroachment upon the adjoining lot, more particularly described as:

Lot 6, Block 3, GRANT PARK, according to the Plat thereof, as recorded in Plat Book 6 at Page 11 of the Public Records of Broward County, Florida

then owned by the Defendants' predecessors in title.

3. The encroachment is described as that portion of Lot 6, Block 3, beginning at the Southeast corner of said Lot 6, run S.89°59'00"W. on an assumed bearing along the south line of Lot 6 a distance of 53.86 feet; thence, N.1°20'44"W. 4.25 feet; thence, N.88°10'45"E. 34.45 feet; thence, S.1°49'15"E. 1 foot; thence, N.88°10'45"E. 19.51 feet to the east line of said Lot 6; thence, South along said east line 4.94 feet to the Point of Beginning. (See attached survey)

SEP 23 8 51 AM '80

REC 9138 PAGE 372

4. The encroachment by the Plaintiff and his wife upon Lot 6, beginning in or about April, 1932, was actual, open, continuous and hostile against the Defendants' predecessors in title.

5. The encroachment by the Plaintiff and his wife upon Lot 6 was protected by a substantial enclosure, that enclosure being the house itself.

6. The Plaintiff and his wife have perfected title to the disputed strip by adverse possession not under color of title for seven years from April, 1932 to April, 1939, under the then effective Florida Statutes §95.17 and §95.18.

7. That the predecessors in interest of Plaintiff and Defendants, who were then the owners respectively of Lot 7, and Block 3 of GRANT PARK, and Lot 6, Block 3 of GRANT PARK, were uncertain as to the location of the true line between their properties.

8. Due to said uncertainty, the Plaintiff and his predecessors in interest constructed a home and used the land up to the supposed boundary line.

9. During the time that said home was being constructed, the Defendants and their predecessors in interest did not object to said construction, and acquiesced in and abided by said line as the true line between their respective properties.

10. That the Defendant, when he took possession of the property in 1953, was on notice as to Plaintiff's improvement on the land and that said improvement was over Plaintiff's official border.

11. That Defendants and their predecessors in interest and Plaintiff, at all times since they became owners of said respective parcels of land, have recognized, acquiesced in, and abided by the line as so agreed on by the predecessors in interest of the parties hereto as aforesaid.

12. Said recognition and acquiescence continued for a period of more than seven years by Plaintiff's predecessors interest and Defendants' predecessors interest continuously since 1932.

REF 9138 PAGE 373

13. Said recognition and acquiescence continued when the Defendants obtained ownership in 1953 and continued since 1953 for a period of more than seven years.

Based on the foregoing, it is

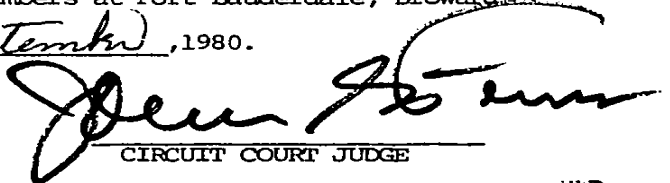
ORDERED AND ADJUDGED that:

A. Plaintiff's title in and to their said lands be quieted and that it be adjudged and decreed that Plaintiff is the owner in fee and entitled to the possession of said lands and premises, particularly that portion of Lot 6, Block 3, "GRANT PARK", as recorded in Plat Book 6, page 11, of the public records of Broward County, Florida, described as follows:

Beginning at the southeast corner of said Lot 6, run S.89°59'00"W. on an assumed bearing along the south line of Lot 6 a distance of 53.86 feet; thence, N.1°20'44"W. 4.25 feet; thence, N.88°10'45"E. 34.45 feet; thence, S.1°49'15"E. 1 foot; thence, N.88°10'45"E. 19.51 feet to the east line of said Lot 6; thence, South along said east line 4.94 feet to the Point of Beginning, which in actuality, encroached over the official border.

B. That it be further adjudged and decreed that neither Defendants nor any of them have the right, title or interest in or to any of Plaintiff's said lands, in particular that encroachment described in paragraph 3 and that they and each of them be forever enjoined from asserting any claim or interest in or to the Plaintiff's said lands or any portion thereof, particularly said encroachment.

DONE AND ORDERED in Chambers at Fort Lauderdale, Broward County, Florida, this 19th day of September, 1980.


CIRCUIT COURT JUDGE

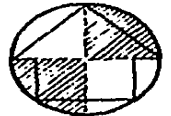
cc: Tobe Lev, Esquire/Legal Aid
Sy Chadroff, Attorney for Defendant
Charles L. Curtis, Co-counsel for Defendant

OFF 9138
REC 374

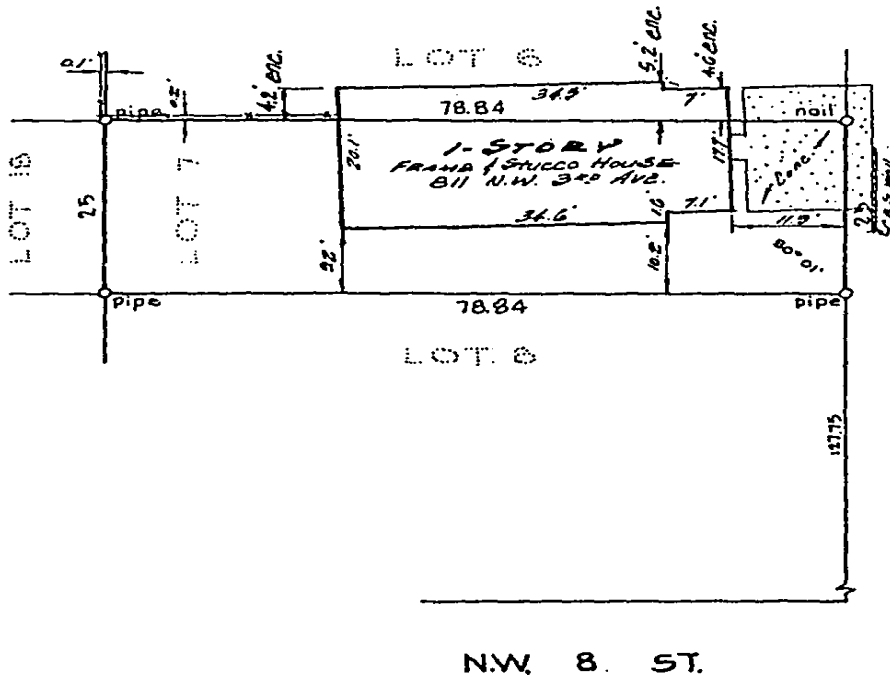
SURVEY FOR WILLY ROLLE

DESCRIPTION

Lot 7, Block 3, "GRANT PARK", according to plat thereof recorded in Plat Book 6, page 11, of the public records of Broward County, Florida.



SCALE:
1" = 20'



(90' R/W)
N.W. 3 AVE.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

OFF
REC 9138
ME375

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I, MAURICE E. BERRY II, hereby certify that I have made a recent survey of the above described property as indicated, and that there are no above-ground encroachments except as shown. I further certify that the survey represented hereon meets the requirements of the Florida Land Title Association and that this plat is true and correct.

Dated at Hollywood, Broward County, Florida, this 2ND day of SEPT. A.D. 1960

M. E. BERRY & ASSOCIATES
REGISTERED LAND SURVEYORS

2512 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA

P. O. BOX 945
PHONE: 923-6566

Maurice E. Berry II
MAURICE E. BERRY II
Registered Land Surveyor No. 1122
STATE OF FLORIDA

Prepared by
Ronald Rolle

Record & Return to:
17822 NW 15th Street
Pembroke Pines FL 33029

Prepared by: Pernell Adams

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QUIT CLAIM DEED

THIS QUITCLAIM DEED, made the 1st day of January, A.D. 1996 by **Ronald Rolle, a married man**, herein called grantor, to **Donald Rolle, Edwin Rolle, Bobby Rolle single men**, whose post office address is 17822 NW 15th Street Pembroke Pines FL.33029, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the TEN AND 00/100'S (\$10.00) Dollars and other valuable consideration to Grantee, the receipt of which is hereby acknowledge, has granted, bargained and quitclaimed to the said Grantee and Grantee heirs and assigns forever, the following described land situate, lying and being in DADE County, State of Florida, to wit:

GRANT PARK 6-11 B PORTION LOT 6 DESC AS BEG SE COR OF SAID LOT, WLY 53.86, NLY 4.25, ELY 34.45, SLY 1.00 ELY 19.51, SLY 4.94 TO POB BLK 3

*****THIS IS A TRANSFER BETWEEN FAMILY THEREFORE MINIMAL DOC STAMPS ARE ATTACHED HERETO.**

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estates, right title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the sue of benefit and profit of said Grantee forever.

IN WITNESS WHEREOF, the said grantor has hereunto set grantor's hand and seal the day and year above written.

Signed, sealed and delivered in our presence:

Tashina La Touche
Witness #1 Signature

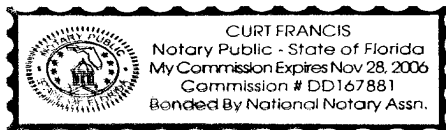
Printed Name:

Ronald Rolle L.S.
Ronald Rolle
815 NW 3rd Ave
Hallandale FL. 33009-2349

Heather Greenberg
Witness #2 Signature

Printed Name:

State of Florida
County of Dade



The foregoing instrument was acknowledge before me this 1 day of JAN 1996 by the above who is/are personally know to me or has/ have produced Drivers License as identification.

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

DATE: October 1st, 2019

PROPERTY ID # 514221-09-0250 (TD # 43119)

WARNING

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

BOBBY ROLLE
17822 NW 15 STREET
PEMBROKE PINES, FL 33029

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 815 NW 3 AVENUE, HALLANDALE BEACH FL 33009 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 October 31, 2019\$2,680.21

Or

* Estimated Amount due if paid by November 12, 2019\$2,715.14

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 13, 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

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

DATE: October 1st, 2019

PROPERTY ID # 514221-09-0250 (TD # 43119)

WARNING

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

DONALD ROLLE
17822 NW 15TH STREET
PEMBROKE PINES, FL 33029

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 815 NW 3 AVENUE, HALLANDALE BEACH FL 33009 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.

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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

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www.broward.org/recordstaxestreasury

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

DATE: October 1st, 2019

PROPERTY ID # 514221-09-0250 (TD # 43119)

WARNING

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

EDWIN ROLLE
17822 NW 15 STREET
PEMBROKE PINES, FL 33029

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 815 NW 3 AVENUE, HALLANDALE BEACH FL 33009 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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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by October 31, 2019\$2,680.21

Or

* Estimated Amount due if paid by November 12, 2019\$2,715.14

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: October 1st, 2019

PROPERTY ID # 514221-09-0250 (TD # 43119)

WARNING

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

ESTATE OF RONALD ROLLE, DECEASED
815 N.W. 3 AVENUE
HALLANDALE, FL 33009

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

* Estimated Amount due if paid by October 31, 2019\$2,680.21

Or

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ROLLE, RONALD EST
815 NW 3 AVENUE
HALLANDALE BEACH, FL 33009

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RONALD ROLLE EST
2358 ROCKDALE AVE
ST LOUIS, MO 63121

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: October 1st, 2019
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BROWARD COUNTY
CLERK OF THE CIRCUIT COURT
201 SE 6TH STREET
FORT LAUDERDALE, FL 33301

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CBI 2 LLC
1401 HIGHWAY A1A SUITE 202
VERO BEACH, FL 32963

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CITY OF HALLANDALE BEACH
ATTN CITY ATTORNEY
400 S FEDERAL HIGHWAY 2ND FLR
HALLANDALE BEACH, FL 33009

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CITY OF HALLANDALE BEACH
ATTN CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009

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HOWARD ROLLE
245 S.W. 7TH STREET
DANIA, FL 33004

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NATIONWIDE CAPITAL GROUP, INC.
8901 RESEARCH DRIVE, SUITE 100
IRVINE, CA 92618

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*DUBOIS, VALERIE & VLADIMIR
810 NW 3 TER
HALLANDALE BEACH, FL 33009-2315

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*ROLLE, NELLIE EST
815 NW 3 AVE
HALLANDALE BEACH, FL 33009

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*WESLEY, JOHN J
805 NW 3 AVE
HALLANDALE BEACH, FL 33009-2349

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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 43119 NOVEMBER 2019 WARNING
CBI 2 LLC
1401 HIGHWAY A1A SUITE 202
VERO BEACH, FL 32963



9590 9402 5306 9154 3243 56

2. Article Number (Transfer from service label)

7019 0700 0000 6276 0850

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent

☐ Addressee

B. Received by (Printed Name)

nn

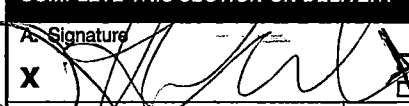
C. Date of Delivery

10/3/19

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"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (\$500) | |

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature </p> <p><input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>TD 43119 NOVEMBER 2019 WARNING DONALD ROLLE 17822 NW 15TH STREET PEMBROKE PINES, FL 33029</p>		<p>B. Received by (Printed Name) <u>Rocio Cortes</u></p> <p>C. Date of Delivery <u>10-3-19</u></p>	
<p>2. Article Number (Transfer from serving label)</p> <p>7019 0700 0000 6276 1321</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)</p>		<p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 43119 NOVEMBER 2019 WARNING
RONALD ROLLE EST
2358 ROCKDALE AVE
ST LOUIS, MO 63121



9590 9402 5306 9154 3242 88

2. Article Number (Transfer from service label)

7015 0700 0000 6276 1369

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Bobby Rolle ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

Bobby Rolle

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

3. Service Type

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

TD 43119 NOVEMBER 2019 WARNING
CITY OF HALLANDALE BEACH
ATTN CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009



9590 9402 5306 9154 3242 26

2. Article Number (Transfer from service label)

7015 0700 0000 6276 0874 1111

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Melissa Bruce*

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

10-3-19

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

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

Mail
 Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 43119 NOVEMBER 2019 WARNING
CITY OF HALLANDALE BEACH
ATTN CITY ATTORNEY
5 FEDERAL HIGHWAY 2ND FLR
HALLANDALE BEACH, FL 33009



9590 9402 5306 9154 3242 33

2. Article Number (Transfer from service label)

7019 0700 0000 6276 0867

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Michelle Dyer

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

11-30-19

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
- ☐ 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.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 43119 NOVEMBER 2019 WARNING
BROWARD COUNTY
CLERK OF THE CIRCUIT COURT
201 SE 6TH STREET
FORT LAUDERDALE, FL 33301



9590 9402 5306 9154 3242 95

2. Article Number (Transfer from service label)

7019 0700 0000 6276 0843

COMPLETE THIS SECTION ON DELIVERY

A. Signature

P. Rodriguez

- ☒ Agent
☐ Addressee

B. Received by (Printed Name)

P. Rodriguez

C. Date of Delivery
 OCT - 3 2019

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

3. Service Type

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