



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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 06/13/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 06/12/2019

CERTIFICATE # 2016-6098

ACCOUNT # 494124190160

ALTERNATE KEY # 241276

TAX DEED APPLICATION # 43224

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:

Lot 16, Pine Cone Estates, according to plat thereof as recorded in Plat Book 169, Page 76, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: NW 36 COURT, LAUDERDALE LAKES FL 33319

OWNER OF RECORD ON CURRENT TAX ROLL:

KAREN MUNROE

6412 N UNIVERSITY DR STE 123

FORT LAUDERDALE, FL 33321 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

KAREN MUNROE

Instrument: 113550433

6412 N. UNIVERSITY DR. ST 123

FORT LAUDERDALE, FL 33321 (Per Deed)

MORTGAGE HOLDER OF RECORD:

CORAL SQUARE REALTY, INC. INDIVIDUAL (K)

Instrument: 113550435

PLAN #7424705, KAREN MUNROE, TRUSTEE

1520 ROYAL PALM SQ BLVD #320

FORT MYERS, FL 33919 (Per Mortgage)

KAREN MUNROE, REGISTERED AGENT

O/B/O CORAL SQUARE REALTY, INC.

4164 INVERRARY DR SUITE 505-3 S

LAUDERHILL, FL 33319 (Per Sunbiz)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MIKON TAX LIEN SERVICES

US CENTURY BANK

2301 NW 87 AVE. 2ND FLOOR

MIAMI, FL 33172 (Tax Deed Applicant)

BROWN & BROWN INVESTMENT GROUP, INC.

OR: 46724, Page: 1718

1985 N.W. 70TH LANE

MARGATE, FL 33063 (Per Judgment)

JPMORGAN CHASE BANK, N.A., AS SUCCESSOR
IN INTEREST TO WASHINGTON MUTUAL BANK
201 N. CENTRAL AVENUE, 12TH FLOOR
PHOENIX, AZ 85004 (Per Judgment)

OR: 47099, Page: 1430

JPMORGAN CHASE BANK, N.A.
111 POLARIS PKWY
COLUMBUS, OH 43240 (Per Sunbiz)

CT CORPORATION SYSTEM, REGISTERED AGENT
O/B/O JPMORGAN CHASE BANK, N.A.
1200 S PINE ISLAND RD
PLANTATION, FL 33324 (Per Sunbiz)

PINE CONE ESTATES HOMEOWNER'S ASSOCIATION, INC.
C/O THE CREAM GROUP
7301 NW 4 STREET, SUITE 104
PLANTATION, FL 33317 (Per Sunbiz. Declaration recorded 39404-1729.)

BAKALAR & ASSOCIATES, P.A., REGISTERED AGENT
O/B/O PINE CONE ESTATES HOMEOWNER'S ASSOCIATION, INC.
12472 WEST ATLANTIC BLVD
CORAL SPRINGS, FL 33071 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 24 19 0160

CURRENT ASSESSED VALUE: \$40,520

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Quit Claim Deed (Deed out of the Developer)	OR: 31201, Page: 385
Warranty Deed	OR: 33387, Page: 486
Warranty Deed (This document references a Mortgage at 33387-490, however release for mortgage was found at 37798-1995 in the Official Records for Broward County.)	OR: 35872, Page: 1827
Satisfaction of Mortgage	OR: 37798, Page: 1995
Warranty Deed	OR: 38824, Page: 324
Deed in Lieu of Foreclosure	OR: 48825, Page: 1332
Corrective Deed in Lieu of Foreclosure (Corrects Deed 48825-1332.)	OR: 48901, Page: 173
Warranty Deed	OR: 49753, Page: 689
Affidavit	OR: 49753, Page: 691
Warranty Deed	OR: 50787, Page: 1230
Quit Claim Deed	OR: 50787, Page: 1233
Quit Claim Deed	Instrument: 113157175
Affidavit	Instrument: 113550434

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

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

Christina Young

Title Examiner



Site Address	NW 36 COURT, LAUDERDALE LAKES FL 33319	ID #	4941 24 19 0160
Property Owner	MUNROE, KAREN	Millage	2012
Mailing Address	6412 N UNIVERSITY DR STE 123 FORT LAUDERDALE FL 33321	Use	00
Abbr Legal Description	PINE CONE ESTATES 169-76 B LOT 16		

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	\$40,520		\$40,520	\$38,980	
2017	\$35,440		\$35,440	\$35,440	\$969.80
2016	\$50,910		\$50,910	\$50,910	\$1,359.66

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$40,520	\$40,520	\$40,520	\$40,520
Portability	0	0	0	0
Assessed/SOH	\$38,980	\$40,520	\$38,980	\$38,980
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	\$38,980	\$40,520	\$38,980	\$38,980

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/29/2016	SWD-Q	\$39,000	113550433	\$5.50	7,367	SF
8/6/2015	QCD-T	\$100	113157175			
5/14/2014	QC*-T	\$100	112294817			
5/11/2014	WD*-E	\$158,000	112294816			
4/26/2013	SW*-E	\$90,500	111506338			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
20								
A								
17								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43224

STATE OF FLORIDA
COUNTY OF BROWARD

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

KAREN MUNROE 6412 N. UNIVERSITY DR. ST 123 FORT LAUDERDALE, FL 33321	CORAL SQUARE REALTY, INC. INDIVIDUAL (K) PLAN #7424705, KAREN MUNROE, TRUSTEE 1520 ROYAL PALM SQ BLVD #320 FORT MYERS, FL 33919	BROWN & BROWN INVESTMENT GROUP, INC. 1985 N.W. 70TH LANE MARGATE, FL 33063	JPMORGAN CHASE BANK, N.A. 111 POLARIS PKWY COLUMBUS, OH 43240
JPMORGAN CHASE BANK, N.A., AS SUCCESSOR IN INTEREST TO WASHINGTON MUTUAL BANK 201 N. CENTRAL AVENUE, 12TH FLOOR PHOENIX, AZ 85004	MIKON TAX LIEN SERVICES, US CENTURY BANK 2301 NW 87 AVE. 2ND FLOOR MIAMI, FL 33172	BAKALAR & ASSOCIATES, P.A., REGISTERED AGENT O/B/O PINE CONE ESTATES HOMEOWNER'S ASSOCIATION, INC. 12472 WEST ATLANTIC BLVD CORAL SPRINGS, FL 33071	CT CORPORATION SYSTEM, REGISTERED AGENT O/B/O JPMORGAN CHASE BANK, N.A. 1200 S PINE ISLAND RD PLANTATION, FL 33324
KAREN MUNROE, REGISTERED AGENT O/B/O CORAL SQUARE REALTY, INC. 4164 INVERRARY DR SUITE 505-3 S LAUDERHILL, FL 33319	PINE CONE ESTATES HOMEOWNER'S ASSOCIATION, INC., C/O THE CREAM GROUP 7301 NW 4 STREET, SUITE 104 PLANTATION, FL 33317	*SUCCESS MANAGEMENT INC 4538 NW 36 CT LAUDERDALE LAKES, FL 33319	*TELCAR USA LLC NW 36 CT LAUDERDALE LAKES, FL 33319
CITY OF LAUDERDALE LAKES 4300 NW 36 ST LAUDERDALE LAKES, FL 33318			

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3rd day of September 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 43224

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: 494124-19-0160
Certificate Number: 6098
Date of Issuance: 05/25/2017
Certificate Holder: MIKON TAX LIEN SERVICES
Description of Property: PINE CONE ESTATES 169-76 B
LOT 16

Name in which assessed: MUNROE, KAREN
Legal Titleholders: MUNROE, KAREN
6412 N UNIVERSITY DR STE 123
FORT LAUDERDALE, FL 33321

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of October, 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 12th day of September, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: _____

Abiodun Ajayi
Deputy



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

Publish: DAILY BUSINESS REVIEW
Issues: 09/12/2019, 09/19/2019, 09/26/2019 & 10/03/2019
Minimum Bid: 4885.43

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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LOT 16

Name in which assessed: MUNROE,KAREN
Legal Titleholders: MUNROE,KAREN
6412 N UNIVERSITY DR STE 123
FORT LAUDERDALE, FL 33321

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Dated this 12th day of September, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By:  _____

Abiodun Ajayi
Deputy

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

Publish: DAILY BUSINESS REVIEW
Issues: 09/12/2019, 09/19/2019, 09/26/2019 & 10/03/2019
Minimum Bid: 4885.43

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

43224

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 6098

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

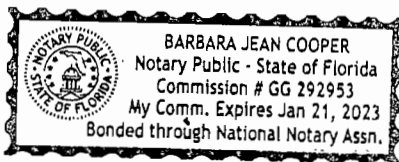
09/12/2019 09/19/2019 09/26/2019 10/03/2019

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

Sworn to and subscribed before me this
3 day of 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 43224

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: 494T24-19-0160

Certificate Number: 6098

Date of Issuance: 05/25/2017

Certificate Holder:

MIKON TAX LIEN SERVICES

Description of Property:

PINE CONE ESTATES 169-76 B
LOT 16

Name in which assessed:

MUNROE, KAREN

Legal Titleholders:

MUNROE, KAREN

6412 N UNIVERSITY DR STE 123

FORT LAUDERDALE, FL 33321

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of October, 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

*Pre-registration is required to bid.

Dated this 12th day of September, 2019.

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: 4885.43

401-314

9/12-19-26 10/3 19-32/0000423989B

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

RETURN OF SERVICE

Assignment: 16670 SERVE ASAP - RETURN TO TAX NOTICE TRAY Service Sheet # 19-036734
BROWARD COUNTY, FL vs. MUNROE, KAREN TD 43224
PLAINTIFF TAX SALE NOTICE VS. COUNTY/BROWARD DEFENDANT 10/16/2019 CASE
TYPE OF WRIT COURT HEARING DATE
MUNROE, KAREN NW 36 COURT
SERVE LAUDERDALE LAKES, FL 33319

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

9884 Attorney

Received this process on 9-11-19 0630
Date 9-11-19 16670

☒ Served
☐ Not Served - see comments

9-11-19 at 10 26
Date Time

On MUNROE, KAREN, 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 9-11-19 10 26 16670

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

GREGORY TONY, SHERIFF
BROWARD COUNTY, FLORIDA

BY: [Signature] 16670 D.S.
heper

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494124-19-0160 (TD #43224)

RECEIVED SHERIFF

2019 SEP 10 AM 10:45

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 September 30, 2019\$4,823.67

Or

* Amount due if paid by October 15, 2019\$4,885.43

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON October 16, 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

MUNROE, KAREN
NW 36 COURT
LAUDERDALE LAKES, FL 33319

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

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

RETURN OF SERVICE

Assignment: 8354 **SERVE ASAP - RETURN TO TAX NOTICE TRAY** Service Sheet # 19-036735
BROWARD COUNTY, FL vs. MUNROE, KAREN TD 43224
TAX SALE NOTICE VS. COUNTY/BROWARD DEFENDANT: 10/16/2019 CASE
TYPE OF WRIT COURT HEARING DATE
MUNROE, KAREN 8412 N. UNIVERSITY DRIVE, SUITE #123
SERVE FORT LAUDERDALE, FL 33321

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

0884 Attorney

Received this process on
9/12/19
Date

- ☒ Served
☐ Not Served - see comments

9-12-19 at 0955HRS
Date Time

On MUNROE, KAREN, 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

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- ☐ To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081
☐ To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)
☐ To _____, as resident agent of said corporation in accordance with F.S. 48.091
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- ☐ **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:

Not open. Posted notice on front door.

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

GREGORY TONY, SHERIFF
BROWARD COUNTY, FLORIDA

BY:

M. A. Nelson #8354 as
Nelson Force.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494124-19-0160 (TD # 43224)

RECEIVED SHERIFF

2019 SEP 10 AM 10:45

WARNING

BROWARD COUNTY, FLORIDA

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

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

ORIGINAL DOCUMENT

NOTE

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

MUNROE, KAREN
6412 N UNIVERSITY DR STE 123
FORT LAUDERDALE, FL 33321

**NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION
THIS IS THE ADDRESS OF THE OWNER!**



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

Detail by Entity Name

Designation of Agent

JPMORGAN CHASE BANK, N.A.

Filing Information

Document Number Q17000000040

FEI/EIN Number 13-4994650

Date Filed 04/03/2017

State OH

Status ACTIVE

Principal Address

111 POLARIS PKWY
COLUMBUS, OH 43240

Mailing Address

111 POLARIS PKWY
COLUMBUS, OH 43240

Registered Agent Name & Address

CT CORPORATION SYSTEM
1200 S PINE ISLAND RD
PLANTATION, FL 33324

Officer/Director Detail

NONE

Annual Reports

No Annual Reports Filed

Document Images

[04/03/2017 -- Designation of Agent](#) [View image in PDF format](#)



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

Detail by Entity Name

Florida Not For Profit Corporation

PINE CONE ESTATES HOMEOWNER'S ASSOCIATION, INC.

Filing Information

Document Number	N05000003761
FEI/EIN Number	55-0917459
Date Filed	04/08/2005
State	FL
Status	ACTIVE

Principal Address

c/o The Cream Group
7301 NW 4 Street
Suite 104
Plantation, FL 33317

Changed: 04/06/2015

Mailing Address

c/o The Cream Group
7301 NW 4 Street
Suite 104
Plantation, FL 33317

Changed: 04/06/2015

Registered Agent Name & Address

Bakalar & Associates, P.A
12472 West Atlantic Blvd
Coral Springs, FL 33071

Name Changed: 04/30/2013

Address Changed: 01/05/2017

Officer/Director Detail

Name & Address

Title President

Parry, Dahlia
7301 NW 4 Street
Suite 104

Plantation, FL 33317

Title Treasurer

Bagwandeem, Vilma

7301 NW 4 Street

Suite 104

Plantation, FL 33317

Annual Reports

Report Year	Filed Date
2017	01/05/2017
2018	01/19/2018
2019	02/05/2019

Document Images

02/05/2019 -- ANNUAL REPORT	View image in PDF format
01/19/2018 -- ANNUAL REPORT	View image in PDF format
01/05/2017 -- ANNUAL REPORT	View image in PDF format
04/06/2016 -- ANNUAL REPORT	View image in PDF format
04/06/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
01/31/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
03/22/2011 -- ANNUAL REPORT	View image in PDF format
02/28/2011 -- Reg. Agent Change	View image in PDF format
10/01/2010 -- Off/Dir Resignation	View image in PDF format
02/23/2010 -- ANNUAL REPORT	View image in PDF format
03/09/2009 -- ANNUAL REPORT	View image in PDF format
03/07/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
03/21/2006 -- ANNUAL REPORT	View image in PDF format
04/08/2005 -- Domestic Non-Profit	View image in PDF format



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

Detail by Entity Name

Florida Profit Corporation
CORAL SQUARE REALTY, INC

Filing Information

Document Number	P13000089353
FEI/EIN Number	45-4012248
Date Filed	10/31/2013
Effective Date	10/31/2013
State	FL
Status	ACTIVE

Principal Address

4164 Inverrary Dr
Suite 505 - 3 S
Lauderhill, FL 33319

Changed: 04/26/2019

Mailing Address

4164 Inverrary Dr
Suite 505 - 3 S
Lauderhill, FL 33319

Changed: 04/26/2019

Registered Agent Name & Address

MUNROE, KAREN
4164 Inverrary Dr
Suite 505 - 3 S
Lauderhill, FL 33319

Address Changed: 04/26/2019

Officer/Director Detail

Name & Address

Title PVST

MUNROE, KAREN C
4164 Inverrary Dr
Suite 505 - 3 S
Lauderhill, FL 33319

Annual Reports

Report Year	Filed Date
2017	04/28/2017
2018	04/30/2018
2019	04/26/2019

Document Images

04/26/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
03/31/2016 -- ANNUAL REPORT	View image in PDF format
03/16/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
10/31/2013 -- Domestic Profit	View image in PDF format

INSTR # 100778880
OR BK 31201 PG 0385
RECORDED 01/22/2001 07:44 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 2005

Prepared by:
Joseph M. Balocco, Esq.
Joseph M. Balocco, P.A.
1323 SE Third Avenue
Ft. Lauderdale, FL 33316

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 11th day of January, 2001, by DeAngelo Development, Inc., a Florida corporation, whose post office address is: 1816 NE 19 Street, Fort Lauderdale, Florida 33311, first party to Joseph M. Balocco, Trustee, whose post office address is: 1323 SE Third Avenue, Fort Lauderdale, Florida 33316, second party:

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 of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party, forever, all of 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 Broward County, Florida, to-wit:

See attached legal description ...
Tax Folio No. 9124-11-0010

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto 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 date and year first above written.

Signed, sealed and delivered
in the presence of:

DeAngelo Development, Inc., a
Florida corporation

Vicki Summers
Witness
Printed Name: VICKI SUMMERS

By: Willie J. McNair (SEAL)
Willie J. McNair, President

Kimberly J. Simon
Witness
Printed Name: Kimberly J. Simon

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 11 day of ~~December~~ ^{January}, ~~2000~~ ²⁰⁰¹, by Willie J. McNair, President of DeAngelo Development, Inc., a Florida corporation, who is personally known to me.



Vicki Summers (Seal)
NOTARY PUBLIC

My Commission Expires:

EXHIBIT "A"

Lots 1 through 20, inclusive, and Parcels A, B and C, PINE CONE ESTATES, according to the Plat thereof, recorded in Plat Book 169, Page 76 of the Public Records of Broward County, Florida.

Return to:
Elaine Carlson
Tripp Scott
110 SE 6 Street, 15 Floor
Fort Lauderdale, FL 33301

Prepared by:
JOSEPH M. BALOCCO, ESQ.
1323 SE Third Avenue
Fort Lauderdale, FL 33316

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1st day of July, 2002, BETWEEN Joseph M. Balocco, individually and as trustee, whose post office address is: 1323 SE 3rd Avenue, Fort Lauderdale, FL 33316, of the County of Broward and State of Florida, Grantor, and DELK Development, LLC, a Florida Limited Liability Company whose post office address is: c/o Edward C. King, 19640 W St. Andrews, Miami, FL 33015, of the County of Miami/Dade and State of Florida, Grantee,

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration 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 and being in Broward County, Florida, to-wit:

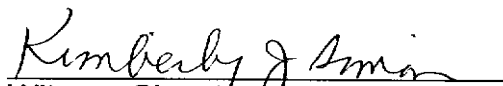
Lots 1 through 20 inclusive and Parcels A, B and C of PINE CONE ESTATES, according to the Plat thereof, recorded in Plat Book 169, Page 76, of the Public Records of Broward County, Florida


Subject to: Taxes for the year 2000 and subsequent years; zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions and other matters appearing on the Plat and/or common to the subdivision; utility easements of record, provided said easements do not reasonably interfere with intended use of the property.
Grantor hereby warrants that the above described property is not the homestead of Grantor nor contiguous to Grantor's homestead and Grantor resides in Ft. Lauderdale, FL, and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

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

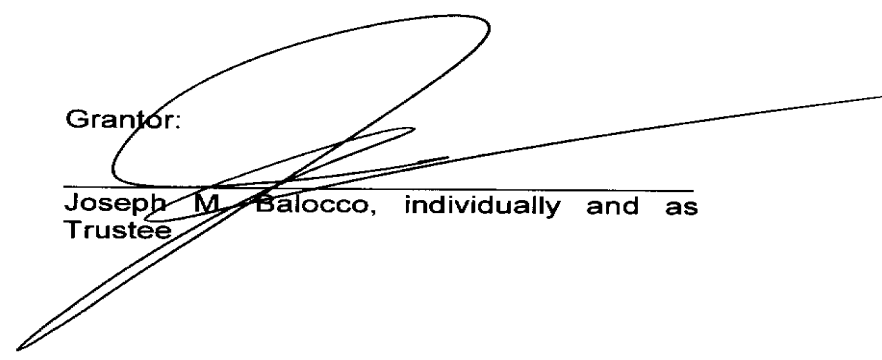
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in
our presence:


Witness Signature
Kimberly J. Simon


Witness Printed Name
Joe Balocco, Sr.

Grantor:


Joseph M. Balocco, individually and as
Trustee

Page 2 of 2 of Special
Warranty Deed dated
July 1, 2002

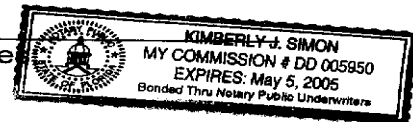
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 1 day of July, 2002 by Joseph M. Balocco individually and as trustee, who is personally known to me or who has produced a valid drivers license for identification.

Kimberly J. Simon (SEAL)
Notary Public

Print Name: _____

My Commission Expires _____



WC#153
This Instrument Prepared by and Return to:
PAUL O. LOPEZ, ESQUIRE /ac
Tripp Scott, P.A.
110 S.E. 6th Street, 15 FL
Fort Lauderdale, Florida 33301

Property ID: 9124-19-0010

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made this 19 day of August, 2003, by **DELK Development, LLC, a Florida limited liability company**, herein called the grantor, whose post office address is c/o Edward C. King, is 19640 W. Saint Andrews Drive, Miami, FL 33015, to **EDWARD C. KING, a married person**, whose post office address is 19640 W. Saint Andrews Drive, Miami, FL 33015, hereinafter called the grantees:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in BROWARD County, State of Florida, viz:

Lots 1 - 20 and Parcels A, B, and C of PINE CONE ESTATES, Plat Book 169, Page 76, of the Public Records of Broward County, Florida.

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

Subject to that certain Mortgage from DELK Development, LLC, to Gaddis Capital Corp. dated July 2, 2002, recorded July 3, 2002, in Official Records Book 33387, at Page 490 of the Public Records of Broward County, Florida in the original principal amount of \$230,000

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

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

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

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

Signed, Sealed and Delivered
in Presence of:

DELK Development, LLC, a Florida limited liability
company

Witness

Barbara M. Rosengarten

Printed Name of Witness

Witness

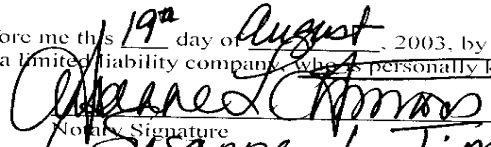
Kelly L. White

Printed Name of Witness

Julianne Lopez, Manager

STATE OF FLORIDA
COUNTY OF BROWARD

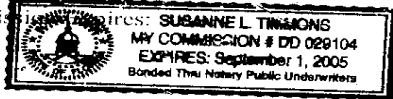
The foregoing instrument was acknowledged before me this 19th day of August, 2003, by Julieanne S. Lopez, as Manager of DELK Development, LLC, a Florida limited liability company, ~~who is personally known to me~~ or has produced _____ as identification.



Notary Signature
Susanne L. Timmons

Printed Notary Signature

My Commis



2
Return to:
Klauber + Hurtig P.A.
8761 W. Broward Blvd.
Suite 410
Plantation, FL 33324

This Document Prepared By:
Stephanie A. Coleman, Paralegal
Ruden, McClosky, Smith,
Schuster & Russell, P.A.
200 East Broward Boulevard, 15th Floor
Fort Lauderdale, Florida 33301

Parcel ID Number: 19124-19-00100; 19124-19-00200;

Grantee #1 TIN:

Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 30th day of December, 2004 A.D., Between
EDWARD C. KING

of the County of _____, State of _____, grantor, and
SILLATO PROPERTIES, INC., a corporation existing under the laws of the
State of Florida
whose address is:

of the County of _____, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of _____ State of Florida to wit:
See Exhibit "A" attached hereto.

The property herein conveyed DOES NOT constitute the HOMESTEAD
property of the Grantor. The Grantor's HOMESTEAD address is 19640 W.
Saint Andrews Dr., Miami, FL 33215

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

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

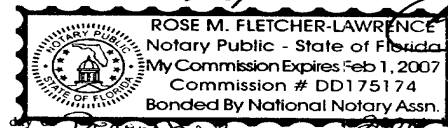
Arthur B. Banks
Printed Name: ARTHUR B. BANKS
Witness

Ana Forte
Printed Name: Ana Forte
Witness

STATE OF Florida
COUNTY OF Broward Miami - Dade

The foregoing instrument was acknowledged before me this
EDWARD C. KING

Edward C. King (Seal)
EDWARD C. KING
P.O. Address: 19640 W. Saint Andrews Dr.
Miami, FL 33215



he is personally known to me or he has produced his Florida driver's license as identification.

Rose M. Fletcher-Lawrence
Printed Name: Rose M. Fletcher-Lawrence
Notary Public
My Commission Expires: Feb - 01 - 07

Exhibit "A"

Legal Description

Lots 1-20 and Parcels A, B, and C, of "PINE CONE ESTATES", according to the Plat thereof, as recorded in Plat Book 169, Page 76, of the Public Records of Broward County, Florida.

FTL:1346168:1

ech

Prepared by and return to:
Avi M. Zwelling, Esquire
STERN ZWELLING, LLC
7100 West Camino Real, Suite 121
Boca Raton, Florida 33433
561-961-5462

DEED IN LIEU OF FORECLOSURE

This Deed made this 6TH day of June, 2012, by Sillato Properties, Inc., a dissolved Florida dissolved corporation, hereinafter called the "Grantor", whose post office address is 2521 S.E. 15th Street, Pompano Beach, FL 33062, and OB Real Estate Holdings Sillato, LLC, a Florida limited liability company, hereinafter called the "Grantee", whose post office address is 2477 E. Commercial Blvd., Fort Lauderdale, FL 33310:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successor and assigns of corporations)

Witnesseth, that the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Broward County, Florida, legally described as follows:

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

Documentary Stamp Tax is being paid based on the current principal balance of the existing mortgage in favor of OptimumBank, in the amount of Three Hundred Thirteen Thousand and No/100 Dollars (\$313,000.00) and recorded January 6, 2005, in O.R. Book 38824, Page 328, Public Records of Broward County, Florida.

THIS CONVEYANCE IS MADE TO WIND UP AND LIQUIDATE GRANTEE'S BUSINESS AND AFFAIRS.

The property herein conveyed, does not constitute the homestead property of the Grantor or any of its shareholders, members, managers, officers or directors.

This Deed is an absolute conveyance, the Grantor having sold the above-described real property to the Grantee for a fair and adequate consideration, such consideration being full satisfaction of all obligations secured by the deed of trust heretofore executed by Grantor. Grantor declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this deed between Grantor and Grantee with respect to the above-described real property, except for the Agreement for Deed in Lieu of Foreclosure entered on even date herewith.

Subject to taxes for 2010 and thereafter.


Subject to covenants, conditions, easements and restrictions of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except for taxes accruing subsequent to December 31, 2009.

3



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

Signed, sealed and delivered in our presence:

Sillato Properties, Inc., a Florida dissolved corporation

By: Eugenio Sillato, President

Print Name: M. UVEL J. O. R.

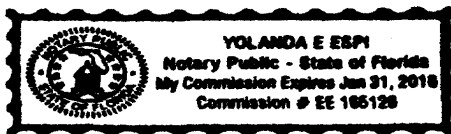
Print Name: MISA SELLER

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6 day of June, 2012, by Eugenio Sillato, as President of Sillato Properties, Inc., a Florida dissolved corporation, who is personally known to me or who has produced [REDACTED] as identification.

[NOTARY SEAL]

Yolanda E. Espi
Notary Public, State of Florida



[Signature] [Signature]

EXHIBIT "A"
Legal Description

Parcel 1:

Lots 16, 17, 18, 19 and 20 and Parcels A and B, of PINE CONE ESTATES, according to the Plat thereof, as recorded in Plat Book 169, Page 76, Public Records of Broward County, Florida.

Folio numbers:

494 124 190 170

494 124 190 180

494 124 190 200

494 124 190 220

494 124 190 160

494 124 190 190

EXHIBIT "A"

Handwritten signature and scribble.

CFN # 110814110
OR BK 48825 Pages 1332 - 1334
RECORDED 06/13/12 12:44:07 PM
BROWARD COUNTY COMMISSION
DOC-D: \$2191.00
DEPUTY CLERK 2115
#1.3 Pages

Prepared by and return to:
Avi M. Zwelling, Esquire
STERN ZWELLING, LLC
7100 West Camino Real, Suite 121
Boca Raton, Florida 33433
561-961-5462

CORRECTIVE DEED to correct legal description of deed recorded on June 13, 2012, OR Book 48825, Pages 1332-1334 of Broward County

DEED IN LIEU OF FORECLOSURE

This Deed made this 6TH day of June, 2012, by Sillato Properties, Inc., a dissolved Florida dissolved corporation, hereinafter called the "Grantor", whose post office address is 2521 S.E. 15th Street, Pompano Beach, FL 33062, and OB Real Estate Holdings Sillato, LLC, a Florida limited liability company, hereinafter called the "Grantee", whose post office address is 2477 E. Commercial Blvd., Fort Lauderdale, FL 33310:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successor and assigns of corporations)

Witnesseth, that the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Broward County, Florida, legally described as follows:

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

Documentary Stamp Tax is being paid based on the current principal balance of the existing mortgage in favor of OptimumBank, in the amount of Three Hundred Thirteen Thousand and No/100 Dollars (\$313,000.00) and recorded January 6, 2005, in O.R. Book 38824, Page 328, Public Records of Broward County, Florida.

THIS CONVEYANCE IS MADE TO WIND UP AND LIQUIDATE GRANTEE'S BUSINESS AND AFFAIRS.

The property herein conveyed, does not constitute the homestead property of the Grantor or any of its shareholders, members, managers, officers or directors.

This Deed is an absolute conveyance, the Grantor having sold the above-described real property to the Grantee for a fair and adequate consideration, such consideration being full satisfaction of all obligations secured by the deed of trust heretofore executed by Grantor. Grantor declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this deed between Grantor and Grantee with respect to the above-described real property, except for the Agreement for Deed in Lieu of Foreclosure entered on even date herewith.

Subject to taxes for 2010 and thereafter.

Subject to covenants, conditions, easements and restrictions of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except for taxes accruing subsequent to December 31, 2009.

3



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

Signed, sealed and delivered in our presence:

Art Yl
Print Name: MICHEL JORDAN
[Signature]
Print Name: NISA STELLER

Sillato Properties, Inc., a Florida dissolved corporation

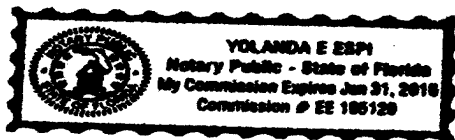
By: [Signature]
Eugenio Sillato, President

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6 day of June, 2012, by Eugenio Sillato, as President of Sillato Properties, Inc., a Florida dissolved corporation, who is personally known to me or who has produced [REDACTED] as identification.

[NOTARY SEAL]

[Signature]
Notary Public, State of Florida



[Signature] [Signature]

EXHIBIT "A"

Legal Description

Parcel 1:

Lots 16, 17, 18, 19 and 20 and Parcel B of PINE CONE ESTATES, according to the Plat thereof, as recorded in Plat Book 169, Page 76, Public Records of Broward County, Florida.

Folio numbers:

494 124 190 170

494 124 190 180

494 124 190 200

494 124 190 220

494 124 190 160

494 124 190 190

Prepared by and return to:

Ido Stern, Esq.
Attorney at Law
Stern Zwelling, LLC
7280 West Palmetto Park Road Suite 106-N
Boca Raton, FL 33433
561-961-5462
File Number: **13-00111**

Consideration: **\$90,500.00**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this **26th** day of **April, 2013** between **OB Real Estate Holdings Sillato, LLC, a Florida limited liability company** whose post office address is **2477 E. Commercial Boulevard, Fort Lauderdale, FL 33308**, grantor, and **KSM II Investment, LLC, a Florida limited liability company** whose post office address is **604 Banyan Trail, #810632, Boca Raton, FL 33481**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

Lots 16, 17, 18, 19 and 20 and Parcel B of PINE CONE ESTATES, according to the Plat thereof, as recorded in Plat Book 169, Page 76, Public Records of Broward County, Florida.

Parcel Identification Number: 4941 24 19 0160

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

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

DoubleTime®

Signed, sealed and delivered in our presence:

OB Real Estate Holdings Sillato, LLC., a Florida limited liability company

By: OB Real Estate Management, LLC

By: [Signature]
Jeffrey Cannon, Manager

Witness Name: [Signature]

Witness Name: Pamela A Ferrot

State of Florida

County of Broward

The foregoing instrument was subscribed, sworn to and acknowledged before me this 26 day of April, 2013 by Jeffrey Cannon, Manager of OB Real Estate Management, LLC, on behalf of the corporation for OB Real Estate Holdings Sillato, LLC., a Florida limited liability company. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Maria I. Rigg

My Commission Expires: Aug 21, 2016



Prepared by and return to:
Ido Stern, Esquire
Stern Zwelling, LLC
7280 West Palmetto Park Road
Suite 106-N
Boca Raton, FL 33433
561.961.5462

Affidavit [Limited Liability Company]

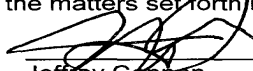
BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared **Jeffrey Cannon** ("Affiant"), who depose(s) and say(s) under penalties of perjury that:

[When used, "Affiant", includes singular or plural as context so requires or admits]

1. This affidavit is made with regard to the following described property:

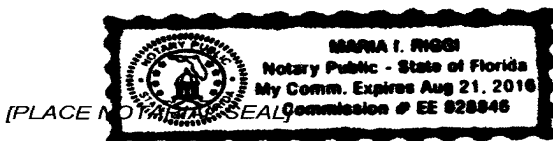
Lots 16, 17, 18, 19 and 20 and Parcel B of PINE CONE ESTATES, according to the Plat thereof, as recorded in Plat Book 169, Page 76, Public Records of Broward County, Florida.


2. **OB Real Estate Holdings Sillato, LLC, a Florida limited liability company**, is the owner of the property described in item 1 above ("Property") by virtue of deed recorded June 13, 2012, in OR Book 48825, Page 1332; and corrected in OR Book 48901, Page 173, Public Records of Broward County, Florida.
3. Affiant, Jeffrey Cannon, as Manager of OB Real Estate Management, LLC, a Florida limited liability company is the Sole Member and Manager of the limited liability company described in item 2 above.
4. Affiant consents to the sale and conveyance to **KSM II Investment, LLC, a Florida limited liability company**, of the Property and authorizes himself, as Manager OB Real Estate Management, LLC, a Florida limited liability company, the Manager of OB Real Estate Holdings Sillato, LLC, a Florida limited liability company, to execute the deed of conveyance, closing statement and all other documents necessary for the sale and conveyance of the Property.
5. The person or entity authorized under item 4 above is not and has not been a debtor in bankruptcy.
6. Initial as applicable:
☒ The limited liability company that is the owner of the property is not one of a family or group of entities.
☐ The limited liability company that is the owner of the property is one of a family or group of entities, but none of the other entities in this family or group of entities is a debtor in bankruptcy.
7. This affidavit is made to induce **Old Republic National Title Insurance Company**, ("Title Insurer") and **Stern Zwelling, LLC**, ("Closing Agent") to insure title to the real property described in item 1 above. Affiant, individually and on behalf of the limited liability company described in item 2 above agrees to indemnify **Title Insurer and Closing Agent** and hold harmless from any loss or damage resulting from their reliance on the matters set forth in this affidavit.


Jeffrey Cannon *Manager*

STATE OF FLORIDA
COUNTY OF Broward

Sworn to, affirmed, and subscribed before me this 26 day of April, 2013, by Jeffrey Cannon, who is personally known to me or who has produced _____ as identification.



Signature: 
Print Name: Maria I. Riggi
Notary Public, State of Florida
My Commission Expires: Aug 21, 2016

Prepared by and return to:

Lawrence H. Feder, Attorney at Law
3900 Hollywood Blvd. - Suite 103
Hollywood, FL 33021



(Space Above This Line For Recording Data)

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 11 day of May, 2014 between **KSM II Investment, LLC**, a Florida limited liability company, whose post office address is 604 Banyan Trail #8010632, Boca Raton FL 33481 of the County of Palm Beach, State of Florida, grantor*, and **FD Construction Consulting, Inc.**, a Florida Corporation and **Fusion Builders, Inc.**, a Florida Corporation, whose post office address is 888 S. Andrews Ave, Suite 204 Ft. Lauderdale, FL 33316 of the County of Broward, State of Florida, grantee*,

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

Lots 16, 17, 18, 19, and 20 of PINE CONE ESTATES, according to the Plat thereof, recorded in Plat Book 169, Page 76, of the Public Records of Broward County, Florida.

Subject to:

- 1. Taxes for the year 2014 and subsequent years.**
- 2. Conditions, restrictions, limitations, and easements and applicable zoning ordinances appearing of record, if any, without reimposing same.**

Parcel Identification No. 494124190160, 494124190170, 494124190180, 494124190190 & 494124190200
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Witness my hand and seal this 11 day of May, 2014.



Signed, sealed and delivered in our presence:

[Signature]
Witness - Signature
Don Gould
Witness - Print Name

[Signature]
Witness - Signature
Morgan Louis
Witness - Print Name

**KSM II Investment, LLC, a Florida
limited liability company**

By: [Signature]
Jacob K. Cohen, Managing Member

11.5.14

COUNTRY OF ISRAEL)
CITY OF)

The foregoing Instrument was acknowledged before me this ___ day of May, 2014,
by **Jacob K. Cohen as Managing Member of KSM II Investment, LLC, a Florida limited
liability company**, who is personally known to me or has produced a _____
as identification.

*

(Notary Seal)
My Commission Expires:

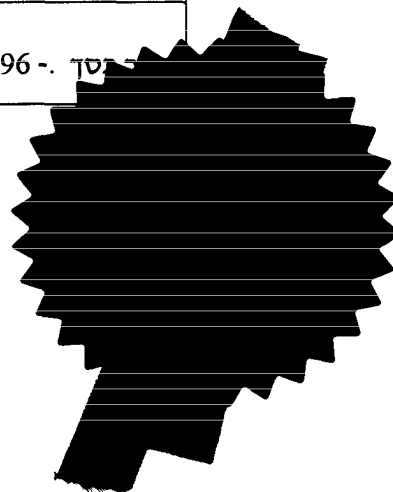
Notary Public

AUTHENTICATION OF SIGNATURE

אימות חתימה

מס' 2119/2014

<p>I the undersigned</p> <p>Tova Cohen Notary at Ramat-Gan, 155 Jabotinsky St.</p> <p>Hereby certify that on 11.5.2014 there appeared before me at my office</p> <p>Mr. Kazo Cohen Yakov whose identity was proved to me by Identity Booklet no. 057657272 issued by the Ministry of The interior at Ramat-Gan on 23.2.1994</p> <p>and signed of his own free will the attached document marked 2119/2014 (the document overleaf) .</p>	<p>אני הח"מ</p> <p>טובה כהן נוטריון ברמת-גן, רח' ז'בוטינסקי 155</p> <p>מאשרת כי ביום 11.5.2014 ניצב לפני במשרדי</p> <p>מר קזו כהן יעקב שזהותו הוכחה לי עפ"י ת.ז. מס' 057657272 שניתן מאת משרד הפנים ברמת-גן ביום 23.2.1994</p> <p>והתמו מרצונם החופשי על המסמך המצורף והמסומן באות/מספר 2119/2014 (שמעבר לדף)</p>
<p>In witness whereof I hereby authenticate the signature of the said signer by my own signature and seal this 11.5.14</p>	<p>ולראיה הריני מאמתת חתימתו/ה של החותם/ת הנ"ל בתתימת ידי ובחותמי היום 11.5.14</p>
<p>196 -. n.i.s. fees paid.</p>	<p>תשלום -. 196 ש"ח.</p>



3

Note to Recorder: The beneficial owner of the Grantor is identical to the beneficial owner of the Grantee. Accordingly, pursuant to *Crescent Miami Center, LLC v. Florida Department of Revenue*, 903 So.2d 913 (Florida 2005), no documentary stamp taxes are due in connection with the recordation of this Deed.

Prepared by and return to:

Christopher J. Gertz, Esq.
Christopher J. Gertz, P.A.
888 S. Andrews Avenue, Suite 204
Fort Lauderdale, FL 33316
(954)565-2601

Parcel ID: 494124190160, 494124190170, 494124190180, 494124190190, 292124190200

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 14 day of May, 2014 between **Fusion Builders, Inc., a Florida corporation**, whose post office address is 5541 SW 97th Terrace, Cooper City, Florida, 33328, grantor, and **CM Devco LLC, a Florida limited liability company**, whose post office address is 431 NW 103rd Terrace, Pembroke Pines, Florida, 33026, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Broward County, Florida** to-wit,

An undivided one-half (1/2) interest in Lots 16, 17, 18, 19 and 20 of PINE CONE ESTATES, according to the Plat thereof, recorded in Plat Book 169, Page 76, of the Public Records of Broward County, Florida.

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

Grantor represents and warrants that the beneficial owner of the Grantor is identical to the beneficial owner of the Grantee. Accordingly, pursuant to *Crescent Miami Center, LLC v. Florida Department of Revenue*, 903 So.2d 931 (Florida 2005), no documentary stamp taxes are due in connection with the recordation of this Deed.

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

Signed, sealed and delivered in our presence:

Witness Name: _____

Witness Name: _____

Fusion Builders, Inc., a Florida corporation

By: _____

Christopher Tavormina, President

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 14 day of May, 2014 by Christopher Tavormina, President of Fusion Builders, Inc. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: _____

My Commission Expires: _____

Prepared by and return to:

Gerardo Fernandez-Davila, Esq.
1515 S. Federal Highway
Boca Raton, FL 33432
(954) 294-0512

Parcel ID: 4941 24 19 0160

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this _____ day of August, 2015 between **FD Construction Consulting Inc., a Florida Profit Corporation** whose post office address is 8216 NW 105th Lane, Parkland, Florida 33076, grantor, and **CM Devco LLC, a Florida limited liability company**, whose post office address is 431 NW 103rd Terrace, Pembroke Pines, Florida, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Broward County, Florida** to-wit:

An undivided one-half (1/2) interest in Lot 16 of PINE CONE ESTATES, according to the Plat thereof, recorded in Plat Book 169, Page 76, of the Public Records of Broward County, Florida.

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

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

Signed, sealed and delivered in our presence:

Hazel A. Tellez
 Witness Name: Hazel A Tellez

Charles M. Forsherman
 Witness Name: Charles M. Forsherman

FD Construction Consulting Inc., a Florida Profit Corporation

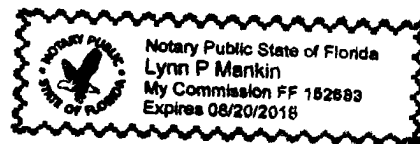
By: Diego Fernandez-Davila, President

State of Florida
 County of Broward

The foregoing instrument was acknowledged before me this 12 day of August, 2015, by Diego Fernandez-Davila, President of FD Construction Consulting Inc., a Florida Profit Corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Lynn P. Mankin
 Notary Public
 Printed Name: Lynn P. Mankin
 My Commission Expires: _____



Prepared by and return to:

Gary Laufenberg
Cooperative Title Agency of Florida, Inc.
9700 Griffin Road
Cooper City, Florida 33328
File Number: **16-154DG**
Parcel Identification No. **494124-19-0160**

PACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Special Warranty Deed, Made and executed the 27th day of February, 2016, by **CM DEVCO LLC, a Florida limited liability company ("Partnership")**, whose post office address is, **431 NW 103rd Terrace, Pembroke Pines, FL 33026**, hereinafter called the Grantor, to **KAREN MUNROE, a single woman**, whose post office address is, **6412 N. University Dr. St 123, Fort Lauderdale, Florida 33321**, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

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

Lot 16, Pine Cone Estates, according to plat thereof as recorded in Plat Book 169, Page 76, of the Public Records of Broward County, Florida.

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

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

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

In Witness Whereof, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

CM DEVCO LLC, a Florida limited liability company

Witness Name Gary Laufenberg

MARK TAVORMINA, Manager

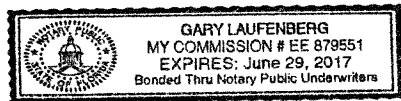
Witness Name Ryan Shrouder

CHRISTOPHER TAVORMINA, Manager

STATE OF FLORIDA)
COUNTY OF BROWARD)

This foregoing instrument was acknowledged before me on this 29th day of February, 2016, by MARK TAVORMINA and CHRISTOPHER TAVORMINA, as its Managers of CM DEVCO LLC, a Florida limited liability company, on behalf of the company. (Check one:) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following type of identification: Type of Identification: driver licenses.

NOTARY RUBBER STAMP SEAL



Notary Signature

Gary Laufenberg

Print Name

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT KAREN C. MONROE IS APPROVED BY X THE CREAM GROUP AS
____ PRESIDENT OF THE BOARD OR X MANAGEMENT COMPANY OF THE TO PURCHASE A UNIT
WITHIN FOLLOWING PROPERTY IN Broward County.

PINE CONE HOMEOWNERS ASSOCIATION, INC.

UNIT: 4534 NW 36 CT

CLOSING DATE: 2/29/2016

SUCH APPROVAL HAS BEEN GIVEN PERSUANT TO THE SCRRENING PROVISIONS SET FORTH IN
THE CONDOMINIUMS GOVERNING DOCUMENTS.

DATED THIS 29 DAY OF February 2016.

BY: Cindy Ruidiaz

SIGNATURE: CR

STATE OF FLORIDA

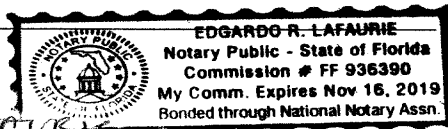
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT was acknowledged before me this 29 Of February of 2016 by
Cindy Ruidiaz X Property Manager _____ President of **Pine Cone Homeowners**
Association, for the purposes therein expressed and who are personally known to me or who have
produced LICENSE _____ As identification and who did (did not) take an oath

9/12
Notary Public

EDGAR LAFARIE

Print Name



Prepared by and return to:

Gary Laufenberg
Cooperative Title Agency of Florida, Inc.
9700 Griffin Road
Cooper City, Florida 33328
File Number: 16-154DG
Parcel Identification No. 494124-19-0160

LIMITED LIABILITY COMPANY AFFIDAVIT

BEFORE ME, the undersigned authority duly authorized to administer oaths and take acknowledgments, personally appeared **MARK TAVORMINA, Manager** as of **CM DEVCO LLC, A FLORIDA LIMITED LIABILITY COMPANY**, a Florida Limited Liability Company (hereinafter, "Company") who upon being first duly sworn, on oath, deposes and says that:

- Said Company is currently in existence and has not been terminated or dissolved;
- He/She is authorized by the Articles of Organization and the Operating Agreement to execute documents on behalf of the Company, and all necessary consents have been obtained;
- This affidavit is given in induce OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY and COOPERATIVE TITLE AGENCY OF FLORIDA, INC. to issue its title policy insuring the property described on "Exhibit A" attached hereto (the "Property") and to induce KAREN MUNROE, a single woman (the "Purchasers") to purchase the Property;
- The Company executing the deed conveying the Property to the Purchaser is not currently a debtor in a bankruptcy proceeding and has never been a debtor in bankruptcy;
- Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature;
- Affiant further certifies that he/she has fully read this affidavit in its entirety and understands its contents.

CM DEVCO LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: _____

MARK TAVORMINA, as its Manager

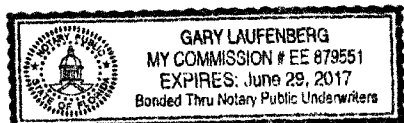
By: _____

CHRISTOPHER TAVORMINA, as its Manager.

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 29th day of February, 2016 by **MARK TAVORMINA and CHRISTOPHER TAVORMINA, as its Managers** of **CM DEVCO LLC, A FLORIDA LIMITED LIABILITY COMPANY**, on behalf of the company.
(Check one:) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following type of identification: driver licenses.

NOTARY RUBBER STAMP SEAL



File Number: 16-154DG

Notary Signature _____

Print Name Gary Laufenberg

Exhibit "A"

Legal Description

Lot 16, Pine Cone Estates, according to plat thereof as recorded in Plat Book 169, Page 76, of the Public Records of Broward County, Florida.

Prepared By and Return To:
Coral Square Realty, Inc.
6412 N University Dr, Ste 123
Tamarac, FL 33321

_____[Space Above This Line For Recording Data]_____

MORTGAGE

This Indenture, Made this 29th day of February, 2016 by and between Karen Munroe, a single woman, whose address is 4818 NW 124 Way, Coral Springs, FL 33076 hereinafter called the Mortgagor. Coral Square Realty, Inc. Individual (K) Plan #7424705, Karen Munroe, Trustee a Florida Corporation whose address is 1520 Royal Palm Sq Blvd #320, Fort Myers, FL 33919, hereinafter called the Mortgagee:

The terms "Mortgagor" and "Mortgagee", shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or require.

Witnesseth, that the said Mortgagor, for and in consideration of the aggregate sum named in the promissory note, a copy of which is attached hereto and made a part hereof, the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in BROWARD County, Florida, to-wit:

LOT 16, PINE CONE ESTATES, ACCORDING TO PLAT
THEREOF AS RECORDED IN PLAT BOOK 169 PAGE 76,
OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

Parcel Identification #4941 24 190160

Property address: 4534 NW 36 Ct, Lauderdale Lakes, FL 33319

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

Provided always, that if said Mortgagor, his successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, that certain promissory note, of which a true and correct copy is attached, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorneys fees that Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

(1) To pay the principal and interest amount of \$50,000.00 (Fifty Thousand 00/100 Dollars) and other sums of money payable by virtue of said promissory note and this mortgage, or either, promptly on the days respectively the same severally come due.

(2) To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the above described promissory note, and name the Mortgagee as loss payees, and to furnish Mortgagee with a copy of all current policies. If Mortgagor does not provide Mortgagee with copies of the policies showing Mortgagee as loss payees after 14 days written demand by Mortgagee, then Mortgagee may purchase such insurance and shall add any payments made for such policy to the principal balance owed on

the mortgage, and such payments shall accrue interest at the maximum rate of interest allowed by law. In the event any sum of money becomes payable under such policy, Mortgagee, his legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit Mortgagor to receive and use it or any part thereof for repair or replacement, without hereby waiving or impairing any equity, lien or right under or by virtue of this mortgage. In the event of loss Mortgagor shall give immediate notice to Mortgagee.

(3) To permit, commit or suffer no waste, impairment or deterioration of the property, or any part thereof.

(4) To permit no other lien or mortgage to be placed ahead of this mortgage.

(5) Mortgagor shall provide proof of payment of annual real estate taxes by March 15, for the preceding years taxes. In the event that Mortgagor does not pay the taxes by such date, the Mortgagee may pay the taxes and the full amount of such payment by Mortgagee shall be added to the principal balance owed on the mortgage, and shall accrue interest at the maximum rate allowed by law.

(6) The Mortgagee may, at any time pending a suit upon this mortgage, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee. The rents, profits, income, issues, and revenues shall be applied by such receiver according to the lien of this mortgage.

(7) If any of the sums of money due and owing to Mortgagee under the terms of the promissory note and this mortgage, including but not limited to any advance made by Mortgagee for the payment of insurance or

taxes, are not paid within 15 days after the same become due and payable, or if each of the stipulations, agreements, conditions and covenants of the promissory note and this mortgage, or either, are not fully performed or complied with the aggregate sum owed on the promissory note shall become due and payable forthwith or thereafter at the option of Mortgagee, his successors, legal representatives, or as signs.

This mortgage and the note hereby secured shall be construed and enforced according to the laws of the State of Florida.


The principal sum secured hereby, along with any interest to be paid in accordance with the terms of the note secured hereby, shall immediately become due and payable without notice, if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this mortgage remains a lien thereon, at the option of Mortgagee, his successors, legal representatives, or assigns.

Executed at Broward County, Cooper City, Florida on the date written above.

Signed, sealed and delivered in the presence of:

Karen C. Munroe.

Karen C Munroe (Seal)
Karen C. Munroe


Witness Name: Gary Laufenberg

Debra DeRose
Witness Name: Debra DeRose

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 29th day
of February, 2016 by Karen Munroe. , who ☐ is personally
known or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Gary Laufenberg

My Commission Expires: 6/29/2017

This Instrument Prepared By,
Susan McDonald
Record and Return to:
U S Title & Escrow, Inc.
2715 East Oakland Park Blvd
Suite 300
Ft Lauderdale, Florida 33306
Agent File No. 04-346

WC 177
RETURN TO:

SPACE ABOVE THIS LINE FOR RECORDING DATA

SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

That **GADDIS CAPITAL CORP.** the owner and holder of a certain mortgage executed by **DELK DEVELOPMENT, LLC, a Florida limited liability company**, to **GADDIS CAPITAL CORP.**, dated 7/3/2002, recorded in Official Records Book 33387, Page 490, in the office of the Clerk of the Circuit Court of Broward County, State of Florida, securing a certain note in the principal sum of **TWO HUNDRED AND THIRTY THOUSAND DOLLARS AND NO CENTS, (\$230,000.00)** and certain promises and obligations set forth in said mortgage deed, upon the property situate in said State and County described as follows, to-wit:

Lots 1 - 20 and Parcels A, B and C, of PINE CONE ESTATES, according to the Plat thereof, as recorded in Plat Book 169, Page 76, of the Public Records of Broward County, Florida.

hereby acknowledges full payment and satisfaction of said note and mortgage deed, and surrenders the same as canceled, and hereby directs the Clerk of the said Circuit Court to cancel the same of record.

WITNESS my hand and seal this 28 day of June, 2004.

Signed, sealed and delivered in the presence of:

Gaddis Capital Corp

Jon Broshnell
Witness Signature

Jesse Gaddis
Jesse Gaddis

Sandra J. Black
Printed Signature

President

SANDRA J. BLACK
Witness Signature

SANDRA J. BLACK
Printed Signature

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28 day of June, 2004, by **Jesse Gaddis for Gaddis Capital Corp.**, who ☒ is personally known to me or ☐ produced _____ as identification.

SEAL



Sandra J. Black
MY COMMISSION # CC999740 EXPIRES
April 14, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

Sandra J. Black
Notary Signature

SANDRA J. BLACK
Printed Notary Signature

My Commission Expires: 4/14/05

11

CFN # 109331590, OR BK 47085 Page 287, Page 1 of 1, Recorded 05/14/2010 at 12:35 PM, Broward County Commission, Deputy Clerk 3370

2
Janet Gore

IN THE CIRCUIT COURT, IN AND FOR BROWARD COUNTY, FLORIDA
CIVIL DIVISION

JPMORGAN CHASE BANK, N.A. as
successor in interest to Washington
Mutual Bank,
201 N. Central Avenue, 12th Floor
Phoenix, AZ 85004,

Plaintiff,

vs.

KAREN C. MUNROE,

Defendant.

Case No. CACE10000046 DIV 02

DEFAULT FINAL JUDGMENT AGAINST DEFENDANT

THIS action was brought before the Court ex parte after entry of default against the Defendant, KAREN C. MUNROE, on March 18, 2010. Accordingly, it is

ORDERED AND ADJUDGED that:

1. The Plaintiff, JPMORGAN CHASE BANK, N.A. as successor in interest to Washington Mutual Bank, shall recover of and from the Defendant, KAREN C. MUNROE, the sum of \$47,034.93 as principal plus Court costs of \$466.00, attorney's fees of \$850.00 and prejudgment interest of \$2,804.05 through March 29, 2010, for a total sum of \$51,154.98 which all draws interest at the rate of 6% per annum in accordance with Florida Statute 55.03, for all of which let Execution issue.

DONE AND ORDERED in Chambers at Broward County, Florida, this 19 day of April, 2010.


CIRCUIT COURT JUDGE

COPIES TO:

Dennis J. LeVine, Esq., P.O. Box 707, Tampa, FL 33601-0707
Karen Munroe, 4818 NW 124th Way, Coral Springs, FL 33076



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 19th day of May 2010 Bertha Henry, County Administrator.
By Cla Archer
Deputy Clerk

CFN # 108890768, OR BK 46566 Page 1801, Page 1 of 4, Recorded 10/05/2009 at 03:16 PM, Broward County Commission, Deputy Clerk 3370

JUDY ORR

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

CASE NO.: 06-20217 (11)

BROWN & BROWN INVESTMENT
GROUP INC.,

Plaintiff,

vs.

BAXROE INVESTMENTS, LLC and
KAREN MUNROE, Individually,

Defendants.

FINAL JUDGMENT

THIS CAUSE having come before the Court for trial on August 24, 2009, and the Court having heard the argument of counsel, having heard the testimony of the witnesses and reviewed the documents received in evidence, having reviewed the pleadings and court record, and being otherwise fully advised in the premises, it is hereby

ORDERED AND ADJUDGED that:

1. This Court has jurisdiction of the parties to this cause and the subject matter hereof.
2. Pursuant to the stipulation at trial of the Plaintiff, BROWN & BROWN INVESTMENT GROUP INC., hereinafter "Plaintiff," Count I of the Plaintiff's Amended Complaint, for violation of Florida Statutes, Section 68.065, against Defendant, Karen Munroe, hereinafter "Munroe," is dismissed.
3. On Count II of the Plaintiff's Amended Complaint, for violation of Florida Statutes, Section 68.065, against Defendant, Baxroe Investments, LLC, hereinafter "Baxroe," Plaintiff has proven by the preponderance of the evidence the elements of the claim asserted and shall recover

(3)

4

from Baxroe the face amount of the check in the amount of \$30,000.00, together with prejudgment interest thereon at the statutory rate from May 10, 2006 to the date of trial in the amount of \$9,891.88, together with statutory damages of triple the amount of the check totaling \$90,000, for a total due the Plaintiff, BROWN & BROWN INVESTMENT GROUP INC., from Defendant, BAXROE INVESTMENTS, LLC, in the amount of \$129,891.88, FOR WHICH LET EXECUTION ISSUE. The Plaintiff is also entitled to recover its reasonable attorneys' fees incurred in connection with this claim, and the Court reserves jurisdiction to determine the amount thereof upon proper motion.

4. Count III of the Plaintiff's Amended Complaint, seeking the imposition of an equitable lien against Defendants' interest in that certain liquor license owned by Baxroe and described as State of Florida, Broward County, Alcoholic Beverage License No. 16-00295 (the "Liquor License"), currently utilized at d/b/a Club Premier, 2520 Miami Road, Fort Lauderdale, Florida 33314, has been proven by a preponderance of the evidence and Plaintiff is accordingly entitled to an equitable lien against the Liquor License. A certified copy of this Final Judgment shall be recorded with the appropriate State authority and shall secure all amounts found for the Plaintiff herein and constitute a lien against the Liquor License until this Final Judgment be satisfied and paid in full.

5. As to Count IV of the Plaintiff's Amended Complaint, alleging breach of oral contract against the Defendants, Baxroe and Munroe, jointly and severally, Plaintiff has proven by a preponderance of the evidence the elements of the claim asserted and shall recover compensatory damages in the amount of \$80,000.00, together with prejudgment interest thereon at the statutory rate from December 19, 2005 to the date of trial in the amount of \$29,121.16, for a total due the Plaintiff, BROWN & BROWN INVESTMENT GROUP INC., from Defendants, BAXROE

INVESTMENTS, LLC, and KAREN MUNROE, jointly and severally, of \$109,121.16, FOR WHICH LET EXECUTION ISSUE. Defendants shall receive credit against the amounts due Plaintiff pursuant to this paragraph for those amounts paid by Baxroe to Plaintiff against the \$30,000.00 amount found due in paragraph 3 above on the check plus interest thereon, but not any amounts paid against the \$90,000.00 statutory damages awarded therein, for the payment of which no such credit or offset is allowed.

6. On Count V, alleging a claim for fraudulent inducement, Count VI, alleging a claim for negligent misrepresentation, and Count VII, alleging a claim for rescission, Plaintiff has not proven its claims by a preponderance of the evidence and the Plaintiff shall take nothing pursuant to such Counts of its Amended Complaint and go hence without day.

7. All amounts awarded herein shall bear interest at the statutory rate of eight percent (8%) until paid in full, for all of which sums specified above let execution issue.

8. The Court reserves jurisdiction to award Plaintiff its taxable costs incurred herein, together with its reasonable attorneys' fees, upon proper motion.

9. Pursuant to Rule 1.560(c), Fla.R.Civ.P., it is further ORDERED AND ADJUDGED that the Defendants herein shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the Plaintiff's attorney within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed.

10. Jurisdiction of this case is retained to enter such other and further orders that are proper, including, without limitation, to compel the Defendants to complete Form 1.977, including all required attachments, and serve it on the Plaintiff's attorney.

DONE AND ORDERED in Chambers at Fort Lauderdale, Broward County, Florida this

17 day of September, 2009, nunc pro tunc to August 24, 2009.

Anne S. Sardine
CIRCUIT COURT JUDGE

Copies furnished to:

William G. Salim, Jr., Esq.
Moskowitz, Mandell, Salim & Simowitz, P.A.
Attorneys for Plaintiff
800 Corporate Drive, Suite 500
Fort Lauderdale, Florida 33334

Brown & Brown Investment Group, Inc.
1985 N.W. 70th Lane
Margate, Florida 33063

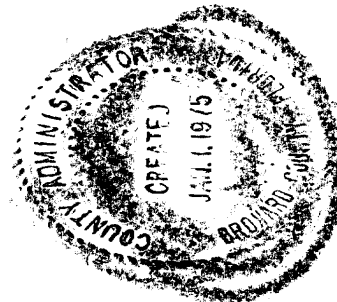
Byrnes Guillaume, Esq.
Byrnes Guillaume, Attorney at Law, PLLC
Attorney for Defendants
777 S. Flagler Drive, Suite 800 West Tower
West Palm Beach, Florida 33401

Baxroe Investments, LLC
c/o Karen Munroe, President
1620 W. Oakland Park Boulevard
Fort Lauderdale, Florida 33311

Karen Munroe
1620 W. Oakland Park Boulevard
Fort Lauderdale, Florida 33311



I hereby certify this document to be a true,
correct and complete copy of the record
filed in my office. Dated this 8 day
of SEP 2009 Bertha Henry,
County Administrator.
By [Signature]
Deputy Clerk



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

DATE: September 3rd, 2019
PROPERTY ID # 494124-19-0160 (TD # 43224)

WARNING

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

MUNROE, KAREN
6412 N UNIVERSITY DR STE 123
FORT LAUDERDALE, FL 33321

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 36 COURT, LAUDERDALE LAKES FL 33319 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

* Estimated Amount due if paid by September 30, 2019\$4,823.67
Or
* Estimated Amount due if paid by October 15, 2019\$4,885.43

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

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

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

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

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CORAL SQUARE REALTY, INC. INDIVIDUAL (K) PLAN #7424705, KAREN MUNROE,
TRUSTEE
1520 ROYAL PALM SQ BLVD #320
FORT MYERS, FL 33919

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DATE: September 3rd, 2019

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BROWN & BROWN INVESTMENT GROUP, INC.
1985 N.W. 70TH LANE
MARGATE, FL 33063

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DATE: September 3rd, 2019

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JPMORGAN CHASE BANK, N.A.
111 POLARIS PKWY
COLUMBUS, OH 43240

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JPMORGAN CHASE BANK, N.A., AS SUCCESSOR IN INTEREST TO WASHINGTON
MUTUAL BANK
201 N. CENTRAL AVENUE, 12TH FLOOR
PHOENIX, AZ 85004

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LAKES FL 33319 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS
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MIKON TAX LIEN SERVICES, US CENTURY BANK
2301 NW 87 AVE. 2ND FLOOR
MIAMI, FL 33172

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BAKALAR & ASSOCIATES, P.A., REGISTERED AGENT O/B/O PINE CONE ESTATES
HOMEOWNER'S ASSOCIATION, INC.
12472 WEST ATLANTIC BLVD
CORAL SPRINGS, FL 33071

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CT CORPORATION SYSTEM, REGISTERED AGENT O/B/O JPMORGAN CHASE BANK, N.A.

1200 S PINE ISLAND RD
PLANTATION, FL 33324

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KAREN MUNROE, REGISTERED AGENT O/B/O CORAL SQUARE REALTY, INC.

4164 INVERRARY DR SUITE 505-3 S
LAUDERHILL, FL 33319

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: September 3rd, 2019

PROPERTY ID # 494124-19-0160 (TD # 43224)

WARNING

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

PINE CONE ESTATES HOMEOWNER'S ASSOCIATION, INC., C/O THE CREAM GROUP

7301 NW 4 STREET, SUITE 104
PLANTATION, FL 33317

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 36 COURT, LAUDERDALE LAKES FL 33319 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

- * Estimated Amount due if paid by September 30, 2019\$4,823.67
- Or
- * Estimated Amount due if paid by October 15, 2019\$4,885.43

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

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

DATE: September 3rd, 2019

PROPERTY ID # 494124-19-0160 (TD # 43224)

WARNING

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

*SUCCESS MANAGEMENT INC
4538 NW 36 CT
LAUDERDALE LAKES, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 36 COURT, LAUDERDALE LAKES FL 33319 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

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Or

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: September 3rd, 2019

PROPERTY ID # 494124-19-0160 (TD # 43224)

WARNING

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

*TELCAR USA LLC
NW 36 CT
LAUDERDALE LAKES, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 36 COURT, LAUDERDALE LAKES FL 33319 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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Or

* Estimated Amount due if paid by October 15, 2019\$4,885.43

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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: September 3rd, 2019

PROPERTY ID # 494124-19-0160 (TD # 43224)

WARNING

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

CITY OF LAUDERDALE LAKES
4300 NW 36 ST
LAUDERDALE LAKES, FL 33318

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 36 COURT, LAUDERDALE LAKES FL 33319 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

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Or

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

7019 0700 0000 6276 0447

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Certified Mail Fee

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

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

Postmark
Here

Postage

\$

Total Payment

\$

Sent To

Street &

City, State

TD 43224 OCTOBER 2019 WARNING
CITY OF LAUDERDALE LAKES
4300 NW 36 ST
LAUDERDALE LAKES, FL 33318

7019 0700 0000 6276 0430

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Certified Mail Fee

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

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

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City, Stat

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TD 43224 OCTOBER 2019 WARNING

*TELCAR USA LLC

NW 36 CT

LAUDERDALE LAKES, FL 33319

7019 0700 0000 6276 0423

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Certified Mail Fee

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

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

Postmark
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Postage

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Total Payment

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Sent To

Street &

City, St.

TD 43224 OCTOBER 2019 WARNING
*SUCCESS MANAGEMENT INC
4538 NW 36 CT
LAUDERDALE LAKES, FL 33319

7019 0700 0000 6276 0416

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

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

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City, S.

TD 43224 OCTOBER 2019 WARNING
PINE CONE ESTATES HOMEOWNER'S ASSOCIATION,
INC., C/O THE CREAM GROUP
7301 NW 4 STREET, SUITE 104
PLANTATION, FL 33317

7019 0700 0000 6276 0409

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Certified Mail Fee

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

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

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City, State

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TD 43224 OCTOBER 2019 WARNING
KAREN MUNROE, REGISTERED AGENT O/B/O CORAL
SQUARE REALTY, INC.
4164 INVERRARY DR SUITE 505-3 S
LAUDERHILL, FL 33319

7019 0700 0000 6276 0393

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

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

Postage

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Total F

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Sent To

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TD 43224 OCTOBER 2019 WARNING
CT CORPORATION SYSTEM, REGISTERED AGENT O/B/O
JPMORGAN CHASE BANK, N.A.
1200 S PINE ISLAND RD
PLANTATION, FL 33324

7019 0700 0000 6276 0386

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

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

Postage

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Total P&C

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City, St

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TD 43224 OCTOBER 2019 WARNING
BAKALAR & ASSOCIATES, P.A., REGISTERED AGENT
O/B/O PINE CONE ESTATES HOMEOWNER'S
ASSOCIATION, INC.
12472 WEST ATLANTIC BLVD
CORAL SPRINGS, FL 33071

7019 0700 0000 6276 0379

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage \$ _____	
Sent To _____	
Street and _____	
City, State _____	
TD 43224 OCTOBER 2019 WARNING MIKON TAX LIEN SERVICES, US CENTURY BANK 2301 NW 87 AVE. 2ND FLOOR MIAMI, FL 33172	

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

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Street or
City, State

TD 43224 OCTOBER 2019 WARNING
JPMORGAN CHASE BANK, N.A.
111 POLARIS PKWY
COLUMBUS, OH 43240

7019 0700 0000 6276 0348

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

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

Postage

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Total Price

Sent To

Street &

City, St

TD 43224 OCTOBER 2019 WARNING
BROWN & BROWN INVESTMENT GROUP, INC.
1985 N.W. 70TH LANE
MARGATE, FL 33063

Postmark
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7019 0700 0000 6276 0362

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

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Street &
City, State

TD 43224 OCTOBER 2019 WARNING
JPMORGAN CHASE BANK, N.A., AS SUCCESSOR IN
INTEREST TO WASHINGTON MUTUAL BANK
201 N. CENTRAL AVENUE, 12TH FLOOR
PHOENIX, AZ 85004

7019 0700 0000 6276 0331

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

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

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City, St

TD 43224 OCTOBER 2019 WARNING
CORAL SQUARE REALTY, INC. INDIVIDUAL (K) PLAN
#7424705, KAREN MUNROE, TRUSTEE
1520 ROYAL PALM SQ BLVD #320
FORT MYERS, FL 33919

7019 0700 0000 6276 0324

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

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Street or
City, Sta

TD 43224 OCTOBER 2019 WARNING
KAREN MUNROE
6412 N. UNIVERSITY DR. ST 123
FORT LAUDERDALE, FL 33321

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 43224 OCTOBER 2019 WARNING
BAKALAR & ASSOCIATES, P.A., REGISTERED AGENT
O/B/O PINE CONE ESTATES HOMEOWNER'S
ASSOCIATION, INC.
12472 WEST ATLANTIC BLVD
CORAL SPRINGS, FL 33071



9590 9402 3236 7196 3433 02

2. Article Number (Transfer from service label)

7014 0700 0000 6276 0386

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

[Handwritten: Savetha Smith]

C. Date of Delivery

[Handwritten: 9/9/19]

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"/> 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 43224 OCTOBER 2019 WARNING
CT CORPORATION SYSTEM, REGISTERED AGENT O/B/O
JPMORGAN CHASE BANK, N.A.
1200 S PINE ISLAND RD
PLANTATION, FL 33324



9590 9402 3236 7196 3432 96

2. Article Number (Transfer from service label)

7019 0700 0000 6276 0393

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

RECEIVED

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

SEP 09 2019

C. Date of Delivery

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

- ☐ Yes
- ☐ No

3. Service Type

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

(over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

TD 43224 OCTOBER 2019 WARNING
BROWN & BROWN INVESTMENT GROUP, INC.
 1985 N.W. 70TH LANE
 MARGATE, FL 33063



9590 9402 4473 8248 0115 34

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

[Handwritten: J. BROWN BROWN]

C. Date of Delivery

[Handwritten: 9/14/19]

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

- ☐ Yes
☐ No

3. Service Type

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD43224 OCTOBER 2019 WARNING
KAREN MUNROE, REGISTERED AGENT O/B/O CORAL
SQUARE REALTY, INC.
4164 INVERRARY DR SUITE 505-3 S
LAUDERHILL, FL 33319



9590 9402 3236 7196 3432 89

2 - Article Number (Transfer from service label)

7019 0700 0000 6274 0409

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 43224 OCTOBER 2019 WARNING
CITY OF LAUDERDALE LAKES
4300 NW 36 ST
LAUDERDALE LAKES, FL 33318



9590 9402 3236 7196 3432 41

2. Article Number (Transfer from service label)

7019 0700 0000 6276 0447

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Terra Meredith*

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Registered 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 <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>TD 43224 OCTOBER 2019 WARNING JPMORGAN CHASE BANK, N.A. 111 POLARIS PKWY COLUMBUS, OH 43240</p>		<p>B. Received by (Printed Name) Mark T. Rouse</p> <p>C. Date of Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7019 0700 0000 6276 0355</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input 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"/> Insured Mail <input type="checkbox"/> Mail Restricted Delivery</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>	