



**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: 07/29/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 07/25/2019

CERTIFICATE # 2016-7538

ACCOUNT # 494135EA0180

ALTERNATE KEY # 279026

TAX DEED APPLICATION # 43486

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Unit No. Y-2, WINDERMERE CONDOMINIUM NO. 5, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5266, Page 788, of the Public Records of Broward County, Florida, and all exhibits and amendments thereof.

PROPERTY ADDRESS: 1864 NW 55 AVENUE #2Y, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

PATRICK & FABIENNE LEONARD

%GIBSON GROUP MANAGEMENT

PO BOX 11964

FORT LAUDERDALE, FL 33339 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

PATRICK LEONARD AND FABIENNE LEONARD Instrument: 113002414

1864 NW 55TH AVENUE, SUITE 2Y

LAUDERHILL, FL 33313 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FLORIDA TAX CERTIFICATE FUND MUNICIPAL TAX LLC

C/O FCAP CUSTODIAN FOR FTCFIMT LLC

PO BOX 775311

CHICAGO, IL 60677 (Tax Deed Applicant)

PROPERTY MANAGEMENT PARTNERS, REGISTERED AGENT

O/B/O WINDERMERE CONDOMINIUM, INC.

7112 W MCNAB RD

TAMARAC, FL 33321 (Per Sunbiz. Declaration recorded in 5266-788.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 35 EA 0180

CURRENT ASSESSED VALUE: \$56,700

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:

Warranty Deed	OR: 23089, Page: 910
Tax Deed	OR: 30289, Page: 914
Warranty Deed	OR: 30625, Page: 636
Warranty Deed	OR: 33138, Page: 15
Warranty Deed	OR: 39913, Page: 1522
Quit Claim Deed	OR: 43418, Page: 1671
Certificate of Title	OR: 46373, Page: 1047
Warranty Deed	OR: 46506, Page: 1874

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.

Suzette Servas

Title Examiner



Site Address	1864 NW 55 AVENUE #2Y, LAUDERHILL FL 33313	ID #	4941 35 EA 0180
Property Owner	LEONARD,PATRICK & FABIENNE %GIBSON GROUP MANAGEMENT	Millage	1912
Mailing Address	PO BOX 11964 FORT LAUDERDALE FL 33339	Use	04
Abbr Legal Description	WINDERMERE 5 CONDO UNIT Y-2		

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	\$5,670	\$51,030	\$56,700	\$47,690				
2017	\$5,850	\$52,620	\$58,470	\$43,360	\$2,178.50			
2016	\$3,940	\$35,480	\$39,420	\$39,420	\$1,938.90			
2018 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$56,700	\$56,700	\$56,700	\$56,700				
Portability	0	0	0	0				
Assessed/SOH	\$47,690	\$56,700	\$47,690	\$47,690				
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	\$47,690	\$56,700	\$47,690	\$47,690				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
5/20/2015	WD-Q	\$50,000	113002414					
7/27/2009	SWD-Q	\$26,000	46506 / 1874					
6/30/2009	CET-T	\$100	46373 / 1047					
12/27/2006	QCD	\$40,000	43418 / 1671					
6/9/2005	WD	\$100,000	39913 / 1522	Adj. Bldg. S.F.		1350		
				Units/Beds/Baths		1/3/2		
				Eff./Act. Year Built: 1974/1973				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19					2			
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43486

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of December 2019, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313	LEONARD,PATRICK %GIBSON GROUP MANAGEMENT 1864 NW 55 AVE #2Y LAUDERHILL, FL 33313	LEONARD,FABIENNE %GIBSON GROUP MANAGEMENT 1864 NW 55 AVE #2Y LAUDERHILL, FL 33313	LEONARD,PATRICK %GIBSON GROUP MANAGEMENT PO BOX 11964 FORT LAUDERDALE, FL 33339
LEONARD,FABIENNE %GIBSON GROUP MANAGEMENT PO BOX 11964 FORT LAUDERDALE, FL 33339	PROPERTY MANAGEMENT PARTNERS, REGISTERED AGENT O/B/O WINDERMERE CONDOMINIUM, INC. 7112 W MCNAB RD TAMARAC, FL 33321		

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 2nd day of December 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 43486

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: 494135-EA-0180
Certificate Number: 7538
Date of Issuance: 05/25/2017
Certificate Holder: FLORIDA TAX CERTIFICATE FUND MUNICIPAL TAX LLC
Description of Property: WINDERMERE 5 CONDO
UNIT Y-2

INSTR # 116102401
Recorded 10/09/19 at 10:39 AM
Broward County Commission
1 Page(s)
#2

Name in which assessed: LEONARD,PATRICK & FABIENNE
Legal Titleholders: LEONARD,PATRICK & FABIENNE
%GIBSON GROUP MANAGEMENT
PO BOX 11964
FORT LAUDERDALE, FL 33339

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of January, 2020. 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 1st day of October, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: Abiodun Ajayi

Abiodun Ajayi
Deputy



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

Publish: DAILY BUSINESS REVIEW
Issues: 12/12/2019, 12/19/2019, 12/26/2019 & 01/02/2020
Minimum Bid: 5580.54

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 43486

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: 494135-EA-0180
Certificate Number: 7538
Date of Issuance: 05/25/2017
Certificate Holder: FLORIDA TAX CERTIFICATE FUND MUNICIPAL TAX LLC
Description of Property: WINDERMERE 5 CONDO
UNIT Y-2
A condominium, according to the declaration of condominium recorded on O R Book 5266, Page 788, and all exhibits and amendments thereof, Public Records of Broward County, FL.
Name in which assessed: LEONARD,PATRICK & FABIENNE
Legal Titleholders: LEONARD,PATRICK & FABIENNE
%GIBSON GROUP MANAGEMENT
PO BOX 11964
FORT LAUDERDALE, FL 33339

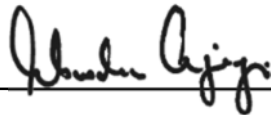
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of January, 2020. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 12th day of December, 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: 12/12/2019, 12/19/2019, 12/26/2019 & 01/02/2020
Minimum Bid: 5882.54



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

Detail by Entity Name

Florida Not For Profit Corporation
WINDERMERE CONDOMINIUM, INC.

Filing Information

Document Number 720151
FEI/EIN Number 59-1361390
Date Filed 01/29/1971
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 05/23/2011
Event Effective Date NONE

Principal Address

7112 W. MCNAB RD
 C/O PROPERTY MANAGEMENT PARTNERS
 TAMARAC, FL 33321

Changed: 11/01/2017

Mailing Address

7112 W. MCNAB RD
 C/O PROPERTY MANAGEMENT PARTNERS
 TAMARAC, FL 33321

Changed: 11/01/2017

Registered Agent Name & Address

Property Management Partners
 7112 W McNab Rd
 Tamarac, FL 33321

Name Changed: 04/21/2016

Address Changed: 11/01/2017

Officer/Director Detail

Name & Address

Title President, Treasurer

Mauda, Elisha

7112 W. MCNAB RD
C/O PROPERTY MANAGEMENT PARTNERS
TAMARAC, FL 33321

Title VP

Ilca, Teodore
7112 W. MCNAB RD
C/O PROPERTY MANAGEMENT PARTNERS
TAMARAC, FL 33321

Title Treasurer

Peeples, Jillian
7112 W. MCNAB RD
C/O PROPERTY MANAGEMENT PARTNERS
TAMARAC, FL 33321

Title Secretary

Woodside, Dru
7112 W. MCNAB RD
C/O PROPERTY MANAGEMENT PARTNERS
TAMARAC, FL 33321

Title Director

Tirangel, Yehashu
7112 W. MCNAB RD
C/O PROPERTY MANAGEMENT PARTNERS
TAMARAC, FL 33321

Annual Reports

Report Year	Filed Date
2017	04/30/2017
2018	04/30/2018
2019	06/13/2019

Document Images

06/13/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
11/01/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
04/30/2017 -- ANNUAL REPORT	View image in PDF format
04/21/2016 -- ANNUAL REPORT	View image in PDF format
04/27/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/27/2012 -- ANNUAL REPORT	View image in PDF format
05/23/2011 -- Amendment	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
03/08/2011 -- ANNUAL REPORT	View image in PDF format

[02/08/2011 -- ANNUAL REPORT](#)

[05/12/2010 -- ANNUAL REPORT](#)

[08/05/2009 -- ANNUAL REPORT](#)

[02/24/2009 -- ANNUAL REPORT](#)

[04/15/2008 -- ANNUAL REPORT](#)

[04/26/2007 -- ANNUAL REPORT](#)

[05/08/2006 -- ANNUAL REPORT](#)

[05/02/2005 -- ANNUAL REPORT](#)

[05/03/2004 -- ANNUAL REPORT](#)

[08/29/2003 -- ANNUAL REPORT](#)

[07/28/2002 -- ANNUAL REPORT](#)

[08/08/2001 -- ANNUAL REPORT](#)

[06/09/2000 -- ANNUAL REPORT](#)

[08/17/1999 -- ANNUAL REPORT](#)

[06/03/1998 -- ANNUAL REPORT](#)

[10/13/1997 -- ANNUAL REPORT](#)

[03/31/1997 -- ANNUAL REPORT](#)

[05/01/1996 -- ANNUAL REPORT](#)

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95-041406 T#001
01-31-95 08:14AM

\$ 161.00
DOCU. STAMPS-DEED
RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

Prepared by:
JUDITH L. MILLER
File No. 94-009
ACCURATE TITLE SERVICES
1060 SUNSET STRIP, SUITE A
SUNRISE, FLORIDA 33313

Parcel Identification Number:
9135-EA-018
Grantee #1 SS No: _____
Grantee #2 SS No: _____

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this 26TH day of JANUARY, 1995 BETWEEN DONNA RAE DARMINIO, A MARRIED WOMAN, F/K/A DONNA RAE ENDLER, JOINED BY HER HUSBAND, ANTHONY DARMINIO, of 4425 N.W. 64 TERRACE, LAUDERHILL, FL. 33319, GRANTOR* and GLENN PITTS, A SINGLE MAN, as GRANTEE*, of 1864 NW 55TH AVENUE, #Y-2, LAUDERHILL, FL. 33319.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of BROWARD, State of Florida, to-wit:

CONDOMINIUM UNIT NO. Y-2, OF WINDERMERE CONDOMINIUM NUMBER FIVE, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5266, Page 788 of the Public Records of Broward County, Florida, and as Amended.

SUBJECT TO: CONDITIONS, RESTRICTIONS, RESERVATIONS, LIMITATIONS, EASEMENTS, AND ZONING ORDINANCES IF ANY AND TAXES FOR THE YEAR 1995 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.

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

*Singular and plural are interchangeable as context requires.

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

WITNESSES

Carol J Karleck
CAROL J KARLECK

Donna Rae Darminio
DONNA RAE DARMINIO

Judy Miller
JUDY MILLER

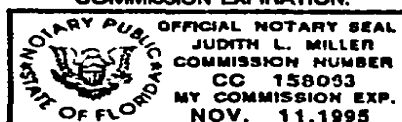
Anthony Darminio
ANTHONY DARMINIO

COUNTY OF BROWARD
STATE OF FLORIDA

I HEREBY CERTIFY that on this 26TH day of JANUARY, 1995, before me, an officer duly qualified to take acknowledgements, personally appeared: DONNA RAE DARMINIO, A MARRIED WOMAN, F/K/A DONNA RAE ENDLER, JOINED BY HER HUSBAND, ANTHONY DARMINIO, to me personally known to be the persons described in and who executed the foregoing instrument, or who have produced FL DRIVERS LICENSE as identification, and who did (did not) take an oath, and acknowledged before me that they executed the same.

Judith L Miller
JUDITH L MILLER

NOTARY PUBLIC
COMMISSION EXPIRATION:



Will Call: (94-699)
ACCURATE TITLE SERVICES, INC.
1060 SUNSET STRIP
SUNRISE, FLORIDA 33313

BK23089PG0910

[Handwritten initials]

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY that GLENN PITTS
has been approved by WINDERMERE CONDOMINIUM NUMBER FIVE
as the Buyer of the following described property in Broward County:

Condominium Unit NO. Y-2, OF WINDERMERE CONDOMINIUM NUMBER FIVE, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5266, Page 788 of the Public Records of Broward County, Florida and as Amended.

DATED this 13th day of January, 19 95.

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

By: *[Signature]*
PRESIDENT

STATE OF FLORIDA)
:ss.
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to take acknowledgments, of John D. Winter to me known to be the person who signed the foregoing instrument and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein mentioned, and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of January 19 95.

Linda S. Robak
Notary Public, State of Florida At Large

My Commission expires:

LINDA S. ROBAK

OFFICIAL NOTARY SEAL
LINDA S ROBAK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC293105
MY COMMISSION EXP. JUNE 8, 1997

BK23089PG0911

Tax Deed File No. 20889
Property
Identification No. 9135 EA 018

DR-506
R. 01/95

INSTR # 100110822
OR BK 30289 PG 0914
RECORDED 02/28/2000 04:00 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 37.10
DEPUTY CLERK 1031

Tax Deed

State of Florida

County of BROWARD

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered 12167 issued on
May 30, 1997 was filed in the office of the tax collector of this County and application made for
the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land
described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale
having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land
was sold on the day of February 23rd, 2000, offered for sale as required by law for cash
to the highest bidder and was sold to ELIYAHU BOHADANAH

whose address is P. O. BOX 817418, HOLLYWOOD, FL 33081, being the
highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 23rd day of February, 2000,
in the County of BROWARD, State of Florida, in consideration of the sum
of (\$5,250.00) Five Thousand Two Hundred Fifty and no/100..... Dollars,
being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments,
buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described
as follows:

WINDERMERE 5 CONDO
UNIT Y-2

**THIS TAX DEED IS SUBJECT TO
ALL EXISTING PUBLIC PURPOSE
UTILITY & GOVERNMENT
EASEMENTS**

Witness:

Carol W. Barbour
Jan J. [Signature]
State of Florida

County of BROWARD

Indra C. Lalsingh (Seal)
~~Clerk of Circuit Court or County Comptroller~~
Deputy County Administrator
BROWARD County, Florida.

On this 23rd day of February, 2000, before
me, John Cameron Story, Jr. personally appeared Indra C. Lalsingh, Deputy Co. Admin.,
~~Clerk of the Circuit Court or County Comptroller~~ in and for the State and this County known to me to be the person
described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own
free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

John C. Story, Jr.
JOHN C. STORY, JR.



JOHN CAMERON STORY, JR.
COMMISSION # CC 640583
EXPIRES JUN 18, 2001
BONDED THRU
ATLANTIC BONDING CO., INC.

REVENUE COLLECTION DIVISION

NOTICE OF APPLICATION FOR TAX DEED NO. 20889

NOTICE is hereby given that HEARTWOOD 88 INC

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:

Certificate No. 12167 Year of Issuance 5/30/97

Description of Property: PROP. ID.# 9135 EA 018
WINDERMERE 5 CONDO
UNIT Y-2

Name in which assessed: PITTS, GLENN

Legal Titleholder: GLENN PITTS

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 at the Courthouse door on the 23rd day of February 20 00 at
201 S.E. 6th Street, Fort Lauderdale, Florida at 10:00 A.M.
Dated this 14th day of January 20 00.



Roger J. Desjarlais
County Administrator
REVENUE COLLECTION DIVISION

By Indra C. Lalsingh
Deputy
Indra C. Lalsingh

Published: DAILY BUSINESS REVIEW
Issues: 1/20, 1/27, 2/3 & 2/10, 2000

CERTIFICATE OF MAILING NOTICES

Tax Deed No. 20889

For Official Use Only

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of February A.D. 2000, 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:

Pitts, Glenn, 1864 NW 55th Ave, #Y-2, Lauderhill, FL 33313-4832

Accurate Title Services, 1060 Sunset Strip, Suite A., Sunrise, FL 33313

RE: Warranty Deed: Donna Rae Darmino, f/k/a Donna Rae Endler and Anthony Darmino/ Glenn Pitts
Southern Federal Savings and Loan Assoc of Broward County, c/o Leo L. Bentz, PA, 980 N. Federal Hwy, Ste 205, Boca Raton, FL 33432-2704

RE: Mortgage Deed: John M. Schlicht & Dorothy E. Schlicht
Southern Federal Savings & Loan Association, 2480 University Dr., Sunrise, FL 33313

RE: Mortgage Deed: John M. Schlicht & Dorothy E. Schlicht
Donna Rae Darmino, and Anthony Darmino, 4425 NW 64th Terr., Lauderhill, FL 33319

RE: Mortgage: John M. Schlicht & Dorothy E. Schlicht (No Address Listed)
Steven S. Valancy, Esq., c/o Jennings, Valancy & Edwards, 1 E. Broward Blvd Ste 1505, Ft. Lauderdale, FL 33301-1872

RE: Claim of Lien: Unit #Y-2; Condominium Number 5
Becker Management, Inc. PO Box 24756, Ft. Lauderdale, FL 33307-4756

RE: Claim of Lien: Unit # Y-2
Windermere Condominium Inc c/o Becker Management Inc., PO Box 24756, Ft. Lauderdale, FL 33307-4756
Grimditch, Bentz, Witte & Wunker, PA 225 N Federal Highway, Pompano Beach, FL 33062

RE: Amended Claim of Lien: George D. Matz and Ann L. Matz
George I. Platt, Esq., Shutts & Bowen, 200 E. Broward Blvd., Ste 2000, Ft. Lauderdale, FL 33301-1927

RE: Amended Claim of Lien: George D. Matz and Ann L. Matz
Windermere Condominium Inc., 3068 NW 60th Ave, Sunrise, FL 33313

RE: Claim of Lien: Unit 2 Bldg Y
Windermere 5 Condo Assn., 191 SW 52nd Terr, Lauderhill, FL 33319

RE: Unit Y-2
City of Lauderhill, City Hall, 2000 City Hall Drive, Lauderhill, FL 33313

Broward County Engineering Division; Right of Way Section, Attn: Henry Cook
Governmental Center, Rm 321

115 S. Andrews Ave., Ft. Lauderdale, FL 33301 (INTER-OFFICE)

Office of Environmental Services, Attn: Len Neff
2555 W. Copans Rd., Pompano Beach, FL 33069 (INTER-OFFICE)

Broward County Sheriff's Dept.
Attn: - Civil Division Ft. Lauderdale, FL 33315 (INTER-OFFICE)

I certify that notice was provided pursuant to Florida Statutes, Section 197.02(4)

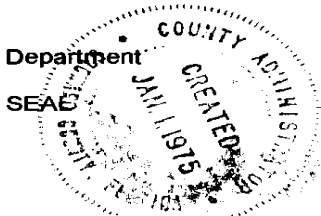
I further certify that I enclosed with every copy, mailed, a statement as follows: 'Warning - property in which you are interested is listed in the copy of the enclosed notice.'

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 2nd day of February A.D. 2000, in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

Roger J. Desjarlais
COUNTY ADMINISTRATOR

Finance and Administrative Services
Revenue Collection Division

By Indra C. Lalsingh
Deputy
Indra C. Lalsingh





INSTR # 100365000
OR BK 30625 PG 0636
RECORDED 06/28/2000 10:15 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1037

w/c
165 →

PREPARED BY:
Record and Return to:
TYLER A. GOLD, ESQ.
GOLD & EISENBERG, P.A.
2651 NORTH FEDERAL HIGHWAY, #200
FORT LAUDERDALE, FL 33306

WARRANTY DEED

THIS INDENTURE made this 22nd day of June, 2000, between GLENN PITTS, a single man, of 1864 NW 55 Avenue, #Y-2, Lauderhill, FL 33313, GRANTOR*, and ELIYAHU BOHADANAH, of P.O. Box 817418, Hollywood, FL 33081, GRANTEE*.

PARCEL IDENTIFICATION #: 9135 EA 018

GRANTEE* SOCIAL SECURITY NUMBER(S): _____

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

Condominium Parcel No. Y-2 of WINDERMERE CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5266, at page 788, of the Public Records of Broward County, Florida.

SUBJECT TO (1) Zoning and/or restrictions and prohibitions imposed by governmental authority; (2) Restrictions, Easements and other matters appearing on the Plat and/or common to the subdivision; and (3) Taxes for the year 2000 and subsequent years.

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

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 22nd day of June, 2000.

WITNESSES AND NOTARY ON PAGE TWO

Witnesses:

- Tyler Gold -
Tyler Gold

(printed name of witness)

T. Perlman

(printed name of witness)

Glenn Pitts
GLENN PITTS

STATE OF FLORIDA

SS:

COUNTY OF BROWARD

This instrument was acknowledged before me by GLENN PITTS, a single man, on this 22nd day of June, 2000, who () is personally known to me OR (X) who produced a MEFLDL as identification and who did/did not take an oath.

- Tyler Gold -
NOTARY PUBLIC, STATE OF FLORIDA

My commission expires:



Tyler Gold
MY COMMISSION # CC488824 EXPIRES
February 16, 2002
BONDED THRU TROY FAIR INSURANCE, INC.

PREPARED BY:
Tyler A. Gold, Esq.
RECORD & RETURN TO:
Tyler A. Gold, P.A.
2651 North Federal Highway
Suite 200
FL Lauderdale, FL 33308
File No. TG02-1284

WARRANTY DEED

THIS INDENTURE made this 17th day of March, 2002, between ELIYAHU BOHADANAH, a single man, as Seller(s), of P.O. Box 817418, Hollywood, FL 33061 GRANTOR, and JEAN CLEOPHAT, a single man, as Buyer(s), of 9817 Seaview Avenue, Brooklyn, NY 11236 GRANTEE.

*P.O. Box 17755, Plantation, FL 33318

PARCEL IDENTIFICATION #: 9135-EA-0180

GRANTEE SOCIAL SECURITY NUMBER(S): X

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

*Condominium Parcel No. Y-2, of WINDERMERE CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 5266, at Page 788, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto, as set forth in said Declaration. *Attached as Exhibit "A" is a copy of the Condo Approval.*

SUBJECT TO (1) Zoning and/or restrictions and prohibitions imposed by governmental authority; (2) Restrictions, Easements and other matters appearing on the Declaration of Condominium; and (3) Taxes for the year 2002 and subsequent years.

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

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 17 day of March, 2002.

Witnesses:

Tyler A. Gold
(printed name of witness)

Wanda L. Weiler
(printed name of witness)

ELIYAHU BOHADANAH

STATE OF FLORIDA
COUNTY OF BROWARD

SS:

This Instrument was acknowledged before me by ELIYAHU BOHADANAH, a single man, on this 17 day of March, 2002, who X is personally known to me OR () who produced as identification and who did take an oath

NOTARY PUBLIC, STATE OF FLORIDA

My commission expires: Aug 5, 2005



Shelley Metivier
Commission # DD06412
Expires Aug. 5, 2005
Bonded Firm
Atlantic Bonding Co., Inc.

2

EXHIBIT A**Windermere Condo Inc.**1818 NW 54 Terrace, Lauderdale, FL 33313
PO Box # 190722, Ft. Lauderdale, FL 33329

Pg. 2 of 5

- SALE / MORTGAGE - APPROVAL - AGREEMENT -

1864 58 Ave

Y2

\$150.00 \$320.00

County Record Book # Page # Tax Folio # Address Unit # Payment/Mo. Pay Balance Due

3/21/82

Jean Cleopha Buyer Name,

Date / Signature

CONDO

Approval Signature / Date

Dir

C. L. Jackson

Seller Name,

Date / Signature

Pres

KBM Loan

Yolanda 3/21/82

Mortgagee

Agent

Date / Signature

Seal

Mortgage Approval-- yes-- no--
Purchase Approval-- yes-- no--

- Approval committee will meet / evaluate, after below 4 items are processed-

- Signed Copy of the - Occupancy Agreement (pg.1)
- Signed Copy of this -Sale / Mortgage Agreement (pg.2)
- Completed Application- Pg. 5 with \$50-Check payable to "Renter's Reference."
- Photo Copy of -Sales contract, Mortgage application, Auto license & Registration.

*** 7 ITEMS APPLY - FIRST LIAISON****-- CONDITIONS OF MORTGAGE APPROVAL --**

- Mortgagee agrees - that any Condo lien is to be paid first. ~~XBN~~
If Mortgagee or anyone forecloses on unit.
- Mortgagee agrees - to ~~pay~~ Condo monthly maintenance due (signature)
OR Buyer agrees - to prepay 6 months & maintain 6 month advance.
- No Mortgage will be Condo approved-for amount exceeding 80% of average
or lowest sale in last 12 months.
- No Mortgage or Sale will be approved -until the maintenance is paid.
- No Mortgage approval required if mortgagee is Bank or Federal Savings & Loan
- Condo Docs/ Mortgage section XI-B states: "No owner may mortgage his unit, or any
interest therein without approval of the Association agent to a bank, life insurance
company or a federal savings & loan association. The approval of any other mortgagee
may be upon conditions determined by the Association or arbitrarily withheld."
- CORPORATE BUYER- must also provide 2-year financial report. If corporation
has less than \$50,000 net worth, then President must complete application
personally & sign application & agree to be personally responsible
for condo debts

Mar. 21 2002 07:34PM P1

FAX NO. :

FROM :

Prepared by and return to:

Complete Title Solutions, Inc.
2740 E. Oakland Park Blvd.
Suite 101
Fort Lauderdale, FL 33306

File Number: **15296-05**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **9th day of June, 2005**, between **Jean Cleophat, a single man** whose post office address is **9817 Seaview Ave., Brooklyn, NY 11236**, grantor, and **Deborah C Mills, a married woman** whose post office address is **563 NW 87 Lane, Coral Springs, FL 33071**, 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 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 the **Broward County, Florida**, to-wit:

Unit Y-2, Windermere Condominium Five, a Condominium according to the Declaration of Condominium thereof as recorded in Official Records Book 5266, page 788, of the Public Records of Broward County, Florida.

A/K/A: 1864 NW 55th Avenue Y-2, Fort Lauderdale, FL 33313

Parcel Identification Number: 19135-EA-01900

***Subject property does not constitute grantee's homestead. The homestead address for grantee is 563 NW 87 Lane, Coral Springs, FL 33071.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

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

③

Signed, sealed and delivered in our presence:

Sam Cope
Witness Name: Sam Cope

Jean Cleophat
Jean Cleophat

C. Talbot
Witness Name: C. Talbot

State of New York
County of Kings

The foregoing instrument was acknowledged before me this 8th day of June, 2005, by
Jean Cleophat, she (☐) is personally known to me or (☒) has produced [REDACTED] as identification.

[Signature]
Notary Public
Notary Public State of New York
ID: 01AL4840282
Printed Name: [REDACTED]
Qualified in Kings County
Commission Expires October 31, 2006
My Commission Expires: _____

CERTIFICATE OF APPROVAL & STATEMENT OF ASSESSMENT

In Reference To:

Unit # Y2, 1864 N.W. 55th Avenue, Lauderdale, Florida, of WINDERMERE CONDOMINIUM, NUMBER FIVE whose Declaration of Restrictions is recorded in the Public Records of Broward County, Florida.

At the request of the present owner, the undersigned, on behalf of Windermere Condominium Inc., certifies as follows:

1. The transfer by Jean Cleopath as seller, to Deborah C. and Dudley G. Mills as purchaser, has been duly approved by the undersigned association pursuant to the provisions of its Declaration and/or By-Laws. This approval is specifically conditioned upon the truthfulness and accuracy of any and all information submitted by the applicant and may be revoked.
2. Current assessments owing for this unit are \$160.00 through May 31, 2005.
3. The next assessment payment is due on June 1, 2005 in the amount of \$150.00 for the period June 1, 2005 through June 30, 2005, subject to a \$10.00 late charge if not received by June 10, 2005.
4. This Approval is conditioned upon all financing being provided by a bank, life insurance company, or a federal savings and loan association.

Windermere Condominium Inc.

By: 

It's Authorized Representative

Print: Denis P. Sobiewski

Address: c/o DNS Property Management, Inc.4350 S.W. 59 Ave. Bldg. ADavie, FL 33314

State of Florida
County of Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared, Denis P. Sobiewski, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged before me that he/she executed the same on behalf of the corporation. He/She is personally known to me or provided _____ as identification.

WITNESS MY HAND AND OFFICIAL SEAL in the County and State aforesaid this 18th day of May, 2005.



Mildred Lamminmaki
Commission # DD132277
Expires Aug. 16, 2006
Bonded Thru
Atlantic Bonding Co., Inc


NOTARY PUBLIC, STATE OF FLORIDA
Printed Name: Mildred Lamminmaki

Prepared by
Rosemary Casey, an employee of
First American Title Insurance Company
1949 North University Drive
Coral Springs, Florida 33071
(954)345-5055

Return to: Grantee

File No.: 1080-1392361

QUIT CLAIM DEED

Made on **December 27, 2006**, by and between

Deborah C. Mills, a married woman joined by her spouse Dudley Mills

whose address is: **563 NW 87th Lane, Coral Springs, FL 33071**
hereinafter called the "grantor", to

Deborah C. Mills and Dudley Mills, wife and husband

whose post office address is: **563 NW 87th Lane, Coral Springs, FL 33071**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right title, interest, claim and demand which the said grantor has in and to, all that certain land situate in **Broward County Florida**, viz:

Unit Y-2, WINDERMERE CONDOMINIUM FIVE, a Condominium according to the Declaration of Condominium thereof as recorded in Official Records Book 5266, Page 788, of the Public Records of Broward County, Florida.

Parcel Identification Number: **19135-EA-01800**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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

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

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

Deborah C Mills

Deborah C. Mills

[Signature]

Dudley Mills

Signed, sealed and delivered in our presence:

[Signature]

Witness Signature

Print Name: Matthew Giello

[Signature]


Witness Signature

Print Name: Michele Difasso

State of **Florida**

County of **Broward**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **December 27, 2006**, by **Deborah C. Mills and Dudley Mills** who is/are personally known to me or has/have produced a valid driver's license as identification.

NOTARY PUBLIC-STATE OF FLORIDA
 **Matthew Giello**
Commission # DD447651
Expires: JULY 05, 2009
Bonded Thru Atlantic Bonding Co., Inc.

[Signature]
NOTARY PUBLIC
Matthew Giello
Notary Print Name
My Commission Expires: July 05, 2009

494
100.00

8

494135EA0180

IN THE CIRCUIT COURT OF THE
17TH JUDICIAL CIRCUIT, IN AND FOR
BROWARD COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: CACE08001972 DIV. 04

LASALLE BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
CERTIFICATEHOLDERS OF BEAR
STEARNS ASSET BACKED
SECURITIES I LLC, ASSET-BACKED
CERTIFICATES, SERIES 2007-HE2,

Plaintiff,

vs.

DEBORAH C. MILLS; DUDLEY MILLS;
WINDERMERE CONDOMINIUM
ASSOCIATION, INC.; JOHN DOE;
JANE DOE AS UNKNOWN TENANT
(S) IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendants.

CIRCUIT CIVIL
2009 JUN 30 PM 2:29
CLERK OF THE CIRCUIT COURT
BROWARD COUNTY, FL

CERTIFICATE OF TITLE

The undersigned, Howard C. Forman, Clerk of the Court, hereby certifies that a certificate of sale has been executed and filed in this action on JUNE 17, 2009, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

UNIT Y-2, WINDERMERE CONDOMINIUM FIVE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 5266, PAGE 788, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Property Address: **1864 NW 55TH AVENUE Y2, LAUDERHILL, FL 33313**

was sold to:

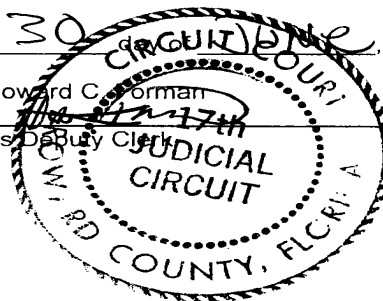
**LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC,
ASSET-BACKED CERTIFICATES, SERIES 2007-HE2
c/o Fidelity/EMC Mortgage Corporation
800 State Highway 121 BYPASS
Lewisville, TX 75067**

WITNESS my hand and the seal of the Court this 30 day of JUNE, 2009.

MARSHALL C WATSON
1800 NW 49TH STREET, SUITE 120
FORT LAUDERDALE, FL 33309

By: _____

Howard C. Forman
As Deputy Clerk



08-00235

Prepared by and return to:
Mark E. Thompson

Gregory B. Taylor, P.A.
5310 NW 33rd Avenue Suite 101
Fort Lauderdale, FL 33309
954-763-6553
File Number: 09-15166E
REO# 0019201748
Tax Folio No. 19233-22-02300

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 27 day of July, 2009 between LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed Certificates, Series 2007-HE2, by EMC Mortgage Corporation, as Attorney in Fact whose post office address is 2780 Lake Vista Drive, Lewisville, TX 75067, grantor, and Omid Esmailzadegan whose post office address is 1864 NW 55 Avenue, Fort Lauderdale, FL 33313, 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:

Condominium Unit No. Y-2, of WINDERMERE CONDOMINIUM FIVE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5266, at Page 788, of the Public Records of Broward County, Florida.

Parcel Identification Number: 19233-22-02300

Subject to taxes for 2009 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.

Pursuant to the provisions of Sec. 689.071, F.S., the within names Trustee has the power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the above described real property.

The undersigned agent further states that the below described Power of Attorney has not been heretofore revoked by the principal and is still in full force and effect.

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

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

Signed, sealed and delivered in our presence:

Witness Name: Terence Free

Witness Name: Terence Free

STATE OF Texas
COUNTY OF Denton



LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed Certificates, Series 2007-HE2

BY: EMC Mortgage Corporation, as Attorney in Fact, pursuant to the Power of Attorney attached hereto

By: Terence Free

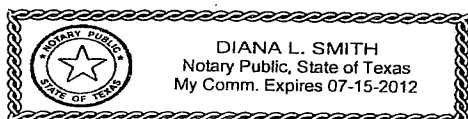
Print Name: Terence Free

Assistant Vice President

EMC MORTGAGE CORPORATION
As Attorney in Fact

The foregoing instrument was acknowledged before me this 27 day of July, 2009 by Terence Free (Print Name) as AVP (Print Title) of EMC Mortgage Corporation as Attorney in Fact for LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed Certificates, Series 2007-HE2, on behalf of said firm. He/She is personally known or _____ has produced a driver's license as identification.

(Notary Seal)



Notary Public

Diana L. Smith

Printed Name: _____

My Commission Expires: 07-15-2012

1864 NW 55 Avenue, Fort Lauderdale, FL 33313

Prepared by EMC Mortgage Corporation.
When recorded return to:
 EMC Mortgage Corporation
 Attn: Collateral Management
 2780 Lake Vista Drive
 Lewisville, TX 75067-3884
 972/444-2800

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that LaSalle Bank National Association, a national banking association organized and existing under the laws of the United States and having its principal place of business at 135 South LaSalle Street, Suite 1625, Chicago, Illinois, 60603, as Trustee (the "Trustee") pursuant to a Pooling and Servicing Agreement, dated February 1, 2007, (the "Agreement") by and among EMC Mortgage Corporation, a Delaware Corporation as Seller and Master Servicer ("EMC") and LaSalle Bank National Association, as Trustee hereby constitutes and appoints EMC, by and through EMC's officers, the Trustee's true and lawful Attorney-in-Fact, in the Trustee's name, place and stead and for the Trustee's benefit, in connection with all mortgage loans serviced by EMC pursuant to the Agreement solely for the purpose of performing such acts and executing such documents in the name of the Trustee necessary and appropriate to effectuate the following enumerated transactions in respect of any of the mortgages or deeds of trust (the "Mortgages" and "Deeds of Trust" respectively), retail installment contracts ("other security instruments") and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is acting as Trustee for various Certificateholders for Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE2 (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust and/or assignment of the Mortgage or Deed of Trust) and for which EMC is servicing.

This Appointment shall apply only to the following enumerated transactions and nothing herein or in the Agreement shall be construed to the contrary:

1. The modification or re-recording of a Mortgage or Deed of Trust, or re-titling of other security instruments, where said modification, re-recording or re-titling is being done solely for the purpose of correcting the Mortgage, Deed of Trust or other security instruments to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued; provided that (i) said modification, re-recording, or re-titling in either instance, does not adversely affect the lien position of the Mortgage, Deed of Trust or other security instruments as insured and (ii) otherwise conforms to the provision of the Agreement.
2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.
3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.
4. The completion of loan assumption Agreements, and recordation of same (if necessary).
5. The full or partial satisfaction/release of a Mortgage or Deed of Trust or full or partial conveyance upon payment and discharge of the necessary limitation, cancellation of the related Mortgage Note.
6. The assignment of any Mortgage, Deed of Trust or other security instrument and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.

I:\TransactionMgmt\KOTTINGER\POAs\BSABS 2007-HE2 LaSalle
 Inv D13 D14 COND BS07HE2

Limited Power of Attorney
Page 2 of 4

7. The full assignment of a Mortgage, Deed of Trust or other security instrument upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.
8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:
 - a. The substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;
 - b. The preparation and issuance of statements of breach or non-performance;
 - c. The preparation and filing of notices of default and/or notices of sale;
 - d. The cancellation/rescission of notices of default and/or notices of sale;
 - e. The taking of deed-in-lieu of foreclosure; and
 - f. The preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraph 8.a. through 8. e. above.
9. With respect to other security instruments the power to:
 - a. Perform any other necessary acts of foreclosure and/or eviction.
10. With respect to the sale of real property acquired through a foreclosure or deed-in-lieu of foreclosure, including, without limitation, the execution of the following documentation:
 - a. Listing agreements;
 - b. Purchase and sale agreements;
 - c. Grant/warranty/quit claim deeds or any other deed causing the transfer of title of the property to a party contracted to purchase same;
 - d. Escrow instructions; and
 - e. Any and all documents necessary to effect the transfer of real property.
11. The modification or amendment of escrow agreements established for repairs to the mortgaged property.
12. The endorsement of loss drafts or other checks that are necessary to effectuate proper servicing of the loan.
13. When requested by the Trustee, respond to litigation complaints, naming the Trustee as a defendant. Trustee will be apprised of potential litigation by Master Servicer as soon as commercially reasonable.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the undersigned might or could do, and hereby does ratify and confirm to all the Limited Power of Attorney shall be effective as of February 1, 2007.

This Appointment is to be construed and interpreted as a Limited Power of Attorney. The enumeration of specific items, rights, acts or powers herein is not intended to, nor does it give rise to, and it is not to be construed as a general power or attorney.

Nothing contained herein shall (i) limit in any manner any indemnification provided by EMC to the Trustee under the Agreement, or (ii) be construed to grant EMC the power to initiate or defend any suit, litigation or proceeding brought against LaSalle Bank National Association as Trustee for the applicable trust, except as specifically provided for herein. If EMC receives any notice of suit, litigation or proceeding in the name of LaSalle Bank National Association as Trustee, then EMC shall forward a copy of same to the Trustee within a reasonable period of time.

f:\TransactionMgmt\KOTTINGER\POAs\BSABS 2007-HE2 LaSalle
Inv D13 D14 COND BS07HE2

Limited Power of Attorney
Page 3 of 4

This Limited Power of Attorney is not intended to extend the powers granted to EMC under the Agreement or to allow EMC to take any action with respect to Mortgages, Deeds of Trust or Mortgage Notes not authorized by the Agreement. Notwithstanding anything contained herein to the contrary, EMC Mortgage Corporation shall not, without the Trustee's written consent, and such consent shall not be unreasonably withheld: (i) initiate any action, suit or proceeding directly relating to the servicing of a Mortgage Loan solely under the Trustee's name without indicating EMC in its applicable, representative capacity, so long as the jurisdictional and procedural rules will allow for this insertion to occur, (ii) initiate any action, suit or proceeding not directly relating to the servicing of a Mortgage Loan (including but not limited to actions, suits or proceedings against Certificateholders, or against the Depositor or any Mortgage Loan Seller for breaches of representations and warranties) solely under the Trustee's name, (iii) engage counsel to represent the Trustee in any action, suit or proceeding not directly relating to the servicing of a Mortgage Loan (including but not limited to actions, suits or proceedings against Certificateholders, or against the Depositor or any Mortgage Loan Seller for breaches of representations and warranties), or (iv) prepare, execute or deliver any government filings, forms, permits, registrations or other documents or take any action with the intent to cause, and that actually causes, the Trustee to be registered to do business in any state.

EMC hereby agrees to indemnify and hold the Trustee and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of or in connection with the exercise by EMC of the powers granted to it hereunder. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the Agreement or the earlier resignation or removal of the Trustee under the Agreement.

This Limited Power of Attorney is entered into and shall be governed by the laws of the State of Illinois, without regard to conflicts of law principles of such state.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney; and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

Limited Power of Attorney
Page 4 of 4

IN WITNESS WHEREOF, LaSalle Bank National Association as Trustee has caused its corporate seal to be hereto affixed and these presents to be signed and acknowledged in its name and behalf by a duly elected and authorized signatory this 14th day of May, 2007.

LaSalle Bank National Association,
a national banking association,
solely in its capacity as Trustee

By: *Andy Streepey*
Name: Andy Streepey
Title: Assistant Vice President

Attest: *Kim Sturm*
Name: Kim Sturm
Title: Trust Officer

Witness: *Dimitrios Kostopoulos*
Printed Name: Dimitrios Kostopoulos

{Corporate Seal}

Witness: *Emily Siguenza*
Printed Name: Emily Siguenza

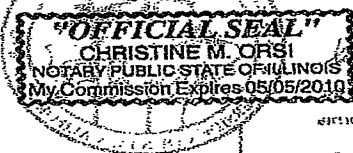
Acknowledged and Agreed
EMC Mortgage Corporation

By: *Sally Walker*
Name: Sally Walker
Title: Assistant Secretary

STATE OF ILLINOIS
COUNTY OF COOK

On May 14, 2007, before me, the undersigned, a Notary Public in and for said state, personally appeared Andy Streepey, Assistant Vice President of LaSalle Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE2 personally known to me to be the person whose name is subscribed to the within instrument and acknowledge to me that he/she executed that same in his/her authorized capacity, and that by his/her signature on the instrument the entity upon behalf of which the person acted and executed the instrument.

WITNESS my hand and official seal.
(Seal)



Christine M. Orsi
Notary Public, State of Illinois

I:\TransactionMgmt\KOTTINGER\BOAS\BSABS 2007-HE2\LaSalle
Inv D13 D14 COND BS07HE2
"CERTIFIED COPY"

To the Secretary of EMC Mortgage Corporation

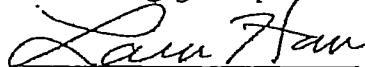
Upon recommendation, after due deliberation and pursuant to the authority granted by resolution adopted as of December 12, 2008, by the Board of Directors of EMC Mortgage Corporation (the "Corporation"), to the Chairman, the Chief Executive Officer, the President, the Chief Operating Officer, the Chief Financial Officer, each Executive Vice President, each Senior Vice President, each Vice President, the Corporate Secretary, each Assistant Secretary and the Treasurer, to appoint officers, below the level of Vice President, the undersigned hereby appoints the following persons as officers of the Corporation:

<u>Name:</u>	<u>Title to which appointed:</u>
Sue Harber	Asst. Vice President
Terence Free	Asst. Vice President
Jim Dolan	Asst. Vice President
Perry Pollard	Asst. Vice President
Robert Suhre, Jr.	Asst. Vice President
Dena Grimes	Asst. Vice President
Craig Reuter	Asst. Vice President
Scott French	Vice President
Ed Serrano	Vice President
Rod Wylie	Vice President
Adria Brennan	Vice President

The appointment of the above individuals to officer status is for the purpose of allowing these individuals to execute documents related to the sale of mortgage loans and real property and the foreclosure of real property, including assignments of mortgage, modifications of mortgage, deeds, affidavits and other closing documents, substitutions of trustee and satisfactions and lien releases on behalf of the Company.

This appointment and the length of term as officers of the Corporation are at the convenience and pleasure of the Corporation and are revocable upon notice. Further, the authority of the aforesaid individuals is specifically and strictly limited to the execution of the specific documents herein authorized. If not revoked sooner, such officer status shall terminate upon the individual's transfer or termination from a position requiring these services.

EMC Mortgage Corporation



Lauren Harris, Assistant Secretary

Dated effective: April 20, 2009

WINDERMERE CONDOMINIUM

CERTIFICATE OF APPROVAL

This is to certify that Omid Esmailzadeh^{an} has/have been approved by the Board of Directors as the purchaser of the following described property in Broward County, Florida, **WINDERMERE Condominium**

Condominium Parcel No. **1864 NW 55TH AVENUE** of Building No. **Y-2** all set forth in the Declaration of Condominium and Exhibits annexed thereto and forming a part thereof, recorded in Official Records of the Public Records of Broward County, Florida, and as amended. The above described, including the undivided interest in the common elements of said Condominium.

Such approval has been given pursuant to the provisions of the Declaration of Condominium of such Condominium.

Dated this 17 day of August, 2009

Windermere Condominium

By: Mayana Principato - LCAM 8/17/09
(Name) (Title) (Date)

As Agent for the Association

Prepared by and return to:

Ira Evan Weintraub, Esq.

President

Ira Evan Weintraub, P.A.

3255 N.W. 94th Avenue #9408

Coral Springs, FL 33075

954-336-9152

File Number: Esmailzadegan 2

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 20th day of May, 2015 between **Omid Esmailzadegan** whose post office address is **9151 Equus Circle, Boynton Beach, FL 33472**, grantor, and **Patrick Leonard and Fabienne Leonard**, husband and wife whose post office address is **1864 NW 55th Avenue, Suite 2Y, Lauderhill, FL 33313**, 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 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, Florida** to-wit:

Unit No. Y-2, WINDERMERE CONDOMINIUM NO. 5, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5266, Page 788, of the Public Records of Broward County, Florida, and all exhibits and amendments thereof.

Parcel Identification Number: 4941 35 EA 0180

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

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: Ira Evan Weintraub

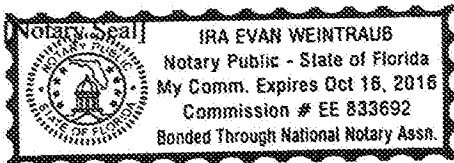
Witness Name: Atiles Peralpazano

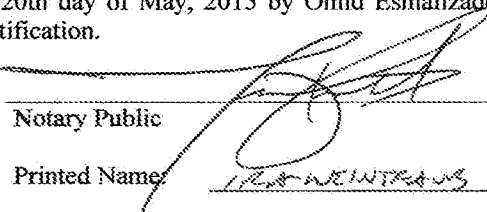
Omid Esmailzadegan

(Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 20th day of May, 2015 by Omid Esmailzadegan, who [X] is personally known or [] has produced a driver's license as identification.




Notary Public

Printed Name: IRA WEINTRAUB

My Commission Expires: _____

WINDERMERE CONDOMINIUM ASSOCIATION, INC.

CERTIFICATE OF APPROVAL FOR PURCHASE

This is to certify that Patricia + Fabienne Leonard has been approved by Windermere Condominium Association, Inc., a Florida Corporation, of the following described property, in Broward County, Florida.

Property Address: 1864 NW 55 Ave # 2
Lauderhill, Florida 33319

Such approval has been given pursuant to the provisions of the articles of the Declaration of Condominium.

DATED: This 18 day of May 2015

BY: Maya Leonard
TITLE: Agent for Assoc.

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

DATE: December 2nd, 2019
PROPERTY ID # 494135-EA-0180 (TD # 43486)

WARNING

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

LEONARD, FABIENNE
%GIBSON GROUP MANAGEMENT
PO BOX 11964
FORT LAUDERDALE, FL 33339

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1864 NW 55 AVENUE #2Y, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by December 31, 2019\$5,808.87
Or
* Estimated Amount due if paid by January 14, 2020\$5,882.54

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 15, 2020 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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PROPERTY ID # 494135-EA-0180 (TD # 43486)

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LEONARD,PATRICK
1864 NW 55 AVE #2Y
LAUDERHILL, FL 33313

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DATE: December 2nd, 2019

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LEONARD, FABIENNE
1864 NW 55 AVE #2Y
LAUDERHILL, FL 33313

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: December 2nd, 2019
PROPERTY ID # 494135-EA-0180 (TD # 43486)

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%GIBSON GROUP MANAGEMENT
PO BOX 11964
FORT LAUDERDALE, FL 33339

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

DATE: December 2nd, 2019
PROPERTY ID # 494135-EA-0180 (TD # 43486)

WARNING

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PROPERTY MANAGEMENT PARTNERS, REGISTERED AGENT O/B/O WINDERMERE
CONDOMINIUM, INC.
7112 W MCNAB RD
TAMARAC, FL 33321

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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

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

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Total Postage at

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Sent To

Street and Apt. N

City, State, ZIP+

TD 43486 JANUARY 2020 WARNING

CITY OF LAUDERHILL

ATTN: ANA SANCHEZ

5581 W OAKLAND PARK BLVD

LAUDERHILL, FL 33313

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

See Reverse for Instructions

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

Postmark
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Postage

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Total Postage at

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Sent To

Street and Apt. N

City, State, ZIP+

TD 43486 JANUARY 2020 WARNING

LEONARD, PATRICK
%GIBSON GROUP MANAGEMENT
1864 NW 55 AVE #2Y
LAUDERHILL, FL 33313

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

See Reverse for Instructions

7019 0140 0000 6238 8713

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

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

Postmark
Here

Postage

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Total Postage a

\$

Sent To

Street and Apt. #

City, State, ZIP+

TD 43486 JANUARY 2020 WARNING

LEONARD, FABIENNE

%GIBSON GROUP MANAGEMENT

1864 NW 55 AVE #2Y

LAUDERHILL, FL 33313

7019 0140 0000 6238 8720

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OFFICIAL USE

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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 and Fees \$ _____	
Sent To _____ <i>Street and Apt. No.</i> _____ <i>City, State, ZIP+4</i>	TD 43486 JANUARY 2020 WARNING LEONARD, PATRICK %GIBSON GROUP MANAGEMENT PO BOX 11964 FORT LAUDERDALE, FL 33339

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 0140 0000 6238 8737

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 43486 JANUARY 2020 WARNING

LEONARD, FABienne

%GIBSON GROUP MANAGEMENT

PO BOX 11964

FORT LAUDERDALE, FL 33339

7019 0140 0000 6238 8744

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+

TD 43486 JANUARY 2020 WARNING

PROPERTY MANAGEMENT PARTNERS,
REGISTERED AGENT O/B/O WINDERMERE
CONDOMINIUM, INC.
7112 W MCNAB RD
TAMARAC, FL 33321

Postmark
Here

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

See Reverse for instructions

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 43486 JANUARY 2020 WARNING
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313



9590 9402 4618 8323 4334 36

2.

7019 0140 0000 6238 8690

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x

J. Brown

☐ Agent☐ Addressee

B. Received by (Printed Name)

J. BROWN

C. Date of Delivery

12-4-19

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

3. Service Type

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

(over \$500)

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 43486 JANUARY 2020 WARNING
PROPERTY MANAGEMENT PARTNERS,
REGISTERED AGENT O/B/O WINDERMERE
CONDOMINIUM, INC.
7112 W MCNAB RD
TAMARAC, FL 33321



9590 9402 4618 8323 4333 82

2

7019 0140 0000 6238 8744

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

LISA EMERY

C. Date of Delivery

11/4

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

3. Service Type

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

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

Delivery Restricted Delivery

Restricted Delivery

(over \$500)

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

■ Complete

■ Print

Press on the reverse
card to you.Card on back of the mailpiece,
or on the front if space permits.

1. Article Addressed to:

TD 43486 JANUARY 2020 WARNING
LEONARD, PATRICK
%GIBSON GROUP MANAGEMENT
PO BOX 11964
FORT LAUDERDALE, FL 33339



9590 31 2 4618 8323 4334 05

2

7019 0140 0000 6238 8720

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

E. 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

II 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 43486 JANUARY 2020 WARNING
LEONARD,PATRICK
%GIBSON GROUP MANAGEMENT
1864 NW 55 AVE #2Y
LAUDERHILL, FL 33313



9590 9402 4618 8323 4334 29

2.

7019 0140 0000 6238 8706

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Restricted Delivery

(over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 43486 JANUARY 2020 WARNING

LEONARD, FABIENNE
%GIBSON GROUP MANAGEMENT
1864 NW 55 AVE #2Y
LAUDERHILL, FL 33313



9590 9402 4618 8323 4334 12

2.

7019 0140 0000 6238 8713

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 43486 JANUARY 2020 WARNING
 LEONARD, FABIENNE
 %GIBSON GROUP MANAGEMENT
 PO BOX 11964
 FORT LAUDERDALE, FL 33339



9590 9402 4618 8323 4333 99

2

7019 0140 0000 6238 8737

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☒ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Delivery Restricted Delivery

☐ Signature Confirmation Restricted Delivery

(over \$500)

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