



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

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 11/26/2019

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 11/25/2019

**CERTIFICATE #** 2016-10360

**ACCOUNT #** 494235200030

**ALTERNATE KEY #** 363080

**TAX DEED APPLICATION #** 44431

**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 3, Block 1, less the West 5 feet thereof Poinsettia Heights according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 46, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 1508 NE 15 AVENUE, FORT LAUDERDALE FL 33304

### OWNER OF RECORD ON CURRENT TAX ROLL:

VESTA PROPERTIES &

INVESTMENTS LLC

8320 W SUNRISE BLVD STE 207

PLANTATION, FL 33322 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

VESTA PROPERTIES AND INVESTMENTS, LLC

Instrument: 112798552

8320 W SUNRISE BLVD, SUITE 207

PLANTATION, FL 33322 (Per Deed)

SHIMON MAZAR, REGISTERED AGENT

O/B/O VESTA PROPERTIES AND INVESTMENTS, LLC

8320 WEST SUNRISE BOULEVARD, SUITE 207

PLANTATION, FL 33322 (Per Sunbiz)

### MORTGAGE HOLDER OF RECORD:

TOM HUSTON, JR. TRUSTEE

Instrument: 112798553

1121 MADRUGA AVE., #401

Instrument: 114564704

CORAL GABLES, FL 33146 (Per Mortgage Agreement and Mortgage)

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

AFFILIATED TAX CO LLC - 17

P.O. BOX 645040

CINCINNATI, OH 45264-5040 (Tax Deed Applicant)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4942 35 20 0030

**CURRENT ASSESSED VALUE:** \$298,440

**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: 27928, Page: 686
Warranty Deed	OR: 40339, Page: 1909
Affidavit	OR: 42146, Page: 27
Warranty Deed	OR: 42146, Page: 28
Certificate of Title	OR: 44529, Page: 952
Warranty Deed	OR: 45542, Page: 1313
Quit Claim Deed	OR: 46818, Page: 1001

**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



<b>Site Address</b>	1508 NE 15 AVENUE, FORT LAUDERDALE FL 33304	<b>ID #</b>	4942 35 20 0030
<b>Property Owner</b>	VESTA PROPERTIES & INVESTMENTS LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	8320 W SUNRISE BLVD STE 207 PLANTATION FL 33322	<b>Use</b>	08
<b>Abbr Legal Description</b>	POINSETTIA HEIGHTS 24-46 B LOT 3 LESS W 5 FOR RD BLK 1		

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
2020	\$62,430	\$236,190	\$298,620	\$298,620	
2019	\$62,430	\$236,010	\$298,440	\$298,440	\$6,168.43
2018	\$62,430	\$262,280	\$324,710	\$302,950	\$6,151.23

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$298,620	\$298,620	\$298,620	\$298,620
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$298,620	\$298,620	\$298,620	\$298,620
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$298,620	\$298,620	\$298,620	\$298,620

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/4/2015	WD-Q	\$235,000	112798552	\$8.00	7,804	SF
12/10/2009	QCD-T	\$100	46818 / 1001			
7/10/2008	SWD-D	\$150,000	45542 / 1313			
8/7/2007	CET-T	\$100	44529 / 952			
5/25/2006	WD	\$650,000	42146 / 28			
				Adj. Bldg. S.F. (Card, Sketch)		1927
				Units		2
				Eff./Act. Year Built: 1961/1951		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
2								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #44431

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 March 2020, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

VESTA PROPERTIES AND INVESTMENTS, LLC 8320 W SUNRISE BLVD, SUITE 207 PLANTATION, FL 33322	TOM HUSTON, JR. TRUSTEE 1121 MADRUGA AVE., #401 CORAL GABLES, FL 33146	SHIMON MAZAR, REGISTERED AGENT O/B/O VESTA PROPERTIES AND INVESTMENTS, LLC 8320 WEST SUNRISE BOULEVARD, SUITE 207 PLANTATION, FL 33322 *CROTTIN GROUP LLC 9102 W BAY HARBOR DR APT 3AW BAY HARBOR ISLANDS, FL 33154-2743	CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 100 N ANDREWS AVE 7TH FLOOR FT LAUDERDALE, FL 33301
RONALD SURIN LAW OFFICES OF CHAMPAGNE AND SURIN, P.A. 480 NE 13TH STREET FORT LAUDERDALE, FL 33304	VESTA PROPERTIES & INVESTMENTS LLC 1508 NE 15 AVENUE FORT LAUDERDALE, FL 33304		*FERNANDO RODRIGUEZ PRENDES IVONNE SHAPIRO 1509 NE 16 AVENUE FORT LAUDERDALE, FL 33304
*KENNETH T CALHOUN 1504 NE 15TH AVE FORT LAUDERDALE, FL 33304-4847			

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 March 2020 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

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

By \_\_\_\_\_  
Deputy Juliette M. Aikman

# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 44431

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: 494235-20-0030  
Certificate Number: 10360  
Date of Issuance: 05/25/2017  
Certificate Holder: AFFILIATED TAX CO LLC - 17  
Description of Property: POINSETTIA HEIGHTS 24-46 B  
LOT 3 LESS W 5 FOR RD BLK 1

Name in which assessed: VESTA PROPERTIES & INVESTMENTS LLC  
Legal Titleholders: VESTA PROPERTIES &  
INVESTMENTS LLC  
8320 W SUNRISE BLVD STE 207  
PLANTATION, FL 33322

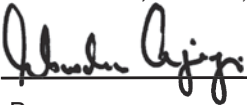
All of said property being in the County of Broward, State of Florida.

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 April, 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 28th day of January, 2020.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION



By:  
Abiodun Ajayi  
Deputy

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

Publish: DAILY BUSINESS REVIEW  
Issues: 03/12/2020, 03/19/2020, 03/26/2020 & 04/02/2020  
Minimum Bid: 29364.53



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

## Detail by Entity Name

Florida Limited Liability Company

VESTA PROPERTIES AND INVESTMENTS LLC

### Filing Information

<b>Document Number</b>	L09000085115
<b>FEI/EIN Number</b>	27-1106515
<b>Date Filed</b>	09/02/2009
<b>Effective Date</b>	09/01/2009
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/27/2010

### Principal Address

8320 W. SUNRISE BLVD.  
SUITE 207  
PLANTATION, FL 33322

### Mailing Address

8320 W. SUNRISE BLVD.  
SUITE 207  
PLANTATION, FL 33322

### Registered Agent Name & Address

MAZAR, SHIMON  
8320 WEST SUNRISE BOULEVARD  
SUITE 207  
PLANTATION, FL 33322

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

MAZAR, SHIMON  
8320 WEST SUNRISE BLVD SUITE 207  
PLANTATION, FL 33322

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2017	04/28/2017
2018	03/16/2018



2019

03/16/2018

2019

04/03/2019

Document Images

<a href="#">04/03/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/16/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/28/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/14/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/20/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/17/2014 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/24/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/25/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/20/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/27/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/27/2010 -- REINSTATEMENT</a>	View image in PDF format
<a href="#">09/02/2009 -- Florida Limited Liability</a>	View image in PDF format

98-175087 T#003  
03-25-98 02:49PM

\$ 826.00  
DOCU. STAMPS-DEED  
RECVD. BROWARD CNTY

This Instrument Prepared by and Return to:  
Karen G. MacDonald  
Seminole Title Company  
10730 U.S. Highway 19, Suite 8  
Port Richey, FL 34668  
File No. 98-2163  
Parcel I.D. No.:  
Grantees SS #s:

RECORDING:  
DOC STAMPS:

6.00  
826.00

COUNTY ADMIN.

### WARRANTY DEED

THIS WARRANTY DEED, made the 04th day of March, 1998, by JOAO PEREIRA and EGILDA PEREIRA, HUSBAND AND WIFE hereinafter referred to as "Grantor", to HENRIQUE MAGANINHO and MARIE MAGANINHO, HUSBAND AND WIFE whose post office address is: 1508 N.E. 15TH AVENUE, FT. LAUDERDALE, FL 33304, hereinafter referred to as "Grantee";

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

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in BROWARD County, State of Florida, to-wit:

Lot 3, LESS the West 5 feet thereof, in Block 1, of POINSETTIA HEIGHTS, according to the Plat thereof, recorded in Plat Book 24, page 46, of the Public Records of Broward County, Florida.

The Grantors hereby warrant that the property described was acquired by them during their marriage and that they have remained married without interruption through the date of this conveyance.

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, 1997; and easements and restrictions of record.

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

Signed, sealed and delivered in the presence of:

Joao Pereira  
Witness #1 Signature  
EGILDA PEREIRA  
Printed Signature  
Henrique Maganinho  
Witness #2 Signature  
Marie Maganinho  
Printed Signature

Joao Pereira (Seal)  
JOAO PEREIRA  
2 ADAMS STREET  
NEWARK, NJ 07105

Egilda Pereira (Seal)  
EGILDA PEREIRA  
2 ADAMS STREET  
NEWARK, NJ 07105

STATE OF FLORIDA New Jersey  
COUNTY OF BROWARD Union

The foregoing instrument was acknowledged before me this 04th day of March, 1998, by JOAO PEREIRA and EGILDA PEREIRA, HUSBAND AND WIFE who are personally known to me or have produced their passports (Portuguese) as identification.

Isabel Salmeron  
Notary Signature

Printed Notary Signature

My commission Expires: July 11, 2001

SEAL

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

ISABEL SALMERON  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES JULY 11, 2001

BK 27928 PG 686

98-0697-86

6801

Return to: **Leona Womack**  
Name: **Harbor Title Services, Corp**  
Address: **4601 Sheridan Street**  
**Suite 210**  
**Hollywood, Florida 33021**

This Instrument Prepared:  
**Leona Womack**  
**Harbor Title Services, Corp**  
**4601 Sheridan Street**  
**Suite 210**  
**Hollywood, Florida 33021**

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
**19235-20-00300**  
Grantee(s) S.S.#(s):  
File No: **201899**

### WARRANTY DEED

**This Warranty Deed Made the 1st day of August, 2005, by Henrique Maganinho and Marie Maganinho, Husband and Wife, , hereinafter called the grantor, whose post office address is: 1508 NE 15 Ave, Fort Lauderdale, Florida 33304**

**to Daniel Jones, a single man, whose post office address is: 1970 NE 161 Street, Miami, Florida 33162, hereinafter called the grantee,**

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

**Lot 3 less the West 5 feet thereof, Block 1, Poinsetta Heights, according to map or plat thereof as recorded in Plat Book 24, Page 46 of the Public Records of Broward County, Florida.**

The property is the homestead of the Grantor(s).

**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 **2005**, reservations, restrictions and easements of record, if any.

*(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**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: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Witness Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Witness Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Witness Signature: \_\_\_\_\_

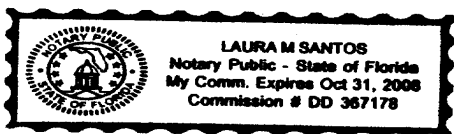
Printed Name: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF Broward**

The foregoing instrument was acknowledged before me this **1st day of August, 2005**, by **Henrique Maganinho and Marie Maganinho, Husband and Wife**, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires: **10/31/08**

**Laura M Santos**  
Laura M Santos  
Notary Public  
Serial Number



①

**Prepared by and Return to:**

Marge J. Schleifer  
Gibraltar Title and Escrow Company  
2929 E. Commerical Blvd., Suite 100  
Fort Lauderdale, Florida 33308  
Will Call Tri-County Courthouse Courier

**AFFIDAVIT**

STATE OF Florida  
COUNTY OF Miami-Dade

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared this day, Daniel Jones


who, after being duly sworn, deposes and says as follows:

That Affiant(s) is/are the owner of the following legally described property:

Lot 3 less West 5 feet thereof, Block 1, Poinsettia Heights, according to the Plat thereof, as recorded in Plat Book 24, at Page 46, of the Public Records of Broward County, Florida.

Affiant has never been adjudged incompetent or bankrupt and that no judgments or liens have been judged against said person, but various matters of record against similar names are against some other person or persons.

FURTHER AFFIANT SAYETH NAUGHT.

  
Daniel Jones

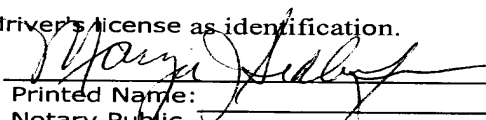
STATE OF Florida  
COUNTY OF Miami-Dade

Sworn to and subscribed before me this 25 day of MAY, 2006 by Daniel Jones

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



Marge J. Schleifer  
My Commission DD222303  
Expires June 17 2007

  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

11-70  
13  
IN THE CIRCUIT COURT OF THE 17TH JUDICIAL  
CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO: 07 006772 (9)

AURORA LOAN SERVICES, LLC.

PLAINTIFF

VS.

CHARLTON GREEN; UNKNOWN SPOUSE OF  
CHARLTON GREEN IF ANY; ANY AND ALL  
UNKNOWN PARTIES CLAIMING BY,  
THROUGH, UNDER, AND AGAINST THE  
HEREIN NAMED INDIVIDUAL  
DEFENDANT(S) WHO ARE NOT KNOWN TO  
BE DEAD OR ALIVE, WHETHER SAID  
UNKNOWN PARTIES MAY CLAIM AN  
INTEREST AS SPOUSES, HEIRS, DEVISEES,  
GRANTEES OR OTHER CLAIMANTS;  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC; BROWARD COUNTY  
CONSUMER AFFAIRS DIVISION, BROWARD  
COUNTY, FLORIDA; JOHN DOE AND JANE  
DOE AS UNKNOWN TENANTS IN  
POSSESSION

DEFENDANT(S)

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that (s)he executed and filed a Certificate of Sale in this action on JULY 26, 2007, 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,;

**LOT 3 LESS WEST 5 FEET THEREOF, BLOCK 1, POINSETTA HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, AT PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

was sold to AURORA LOAN SERVICES, LLC.

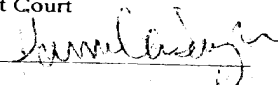
c/o C/O 327 SOUTH INVERNESS DRIVE, ENGLEWOOD, CO 80112

WITNESS my hand and the seal of this Court on AUGUST 07, 2007.

(SEAL)

HOWARD C. FORMAN

Clerk of Circuit Court

BY:   
Deputy Clerk

This document prepared by:

THE LAW OFFICES OF DAVID J. STERN, P.A.  
801 S. University Drive Suite 500  
Plantation, FL 33324  
07-78771 ALS

**Prepared by and return to:**

**William J. Gardner, PA  
7280 W Palmetto Park Rd Suite 208N  
Boca Raton, FL 33433  
561-750-7778  
File Number: 4657  
Will Call No.:**

[Space Above This Line For Recording Data]

## **Special Warranty Deed**

**This Special Warranty Deed made this 15 day of July, 2008 between Aurora Loan Services, LLC whose post office address is 327 South Inverness Drive, Englewood, CO 80112, grantor, and**

**Merav Alfia  
whose post office address is 1508 N 15th Avenue, Fort Lauderdale, FL 33304, 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:

**Lot 3, Block 1, Less the West 5 Feet thereof, Poinsettia Heights, according to the Plat thereof, as recorded in Plat Book 24, Page 46, Public Records of Broward County, Florida.**

**Parcel Identification Number: 4942 35 20 0030**

**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.

**DoubleTimes**

Signed, sealed and delivered in our presence:

Valerie Castillo  
Witness Name: Valerie Castillo  
Victoria Martin  
Witness Name: Victoria Martin

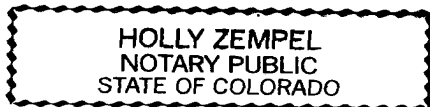
Aurora Loan Services, LLC  
By: [Signature]  
Pamela I. Crocker, Vice President

(Corporate Seal)

State of Colorado  
County of Arapahoe  
JEFFERSON

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of July, 2008 by Pamela I. Crocker, Vice President as the \_\_\_\_\_ of Aurora Loan Services, LLC, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public  
Printed Name: Holly Zempel  
My Commission Expires: 11/23/2009

Prepared By, Record and  
Return To:

Jeremy A. Cohen, Esq.  
COHEN & OWENS, P.A.  
3801 Hollywood Boulevard  
Suite 200  
Hollywood, Florida 33021  
(954) 923-3801

Tax Folio No. 494235200030

**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED executed this 10 day of December, 2009 by **MERAV ALFIA, a married person**, whose mailing address is 29 Pasture Lane, Roslyn Heights, New York 11577, party of the first part to **SOL INDUSTRIES, LLC**, whose post office address is 29 Pasture Lane, Roslyn Heights, New York 11577, party of the second part.

**WITNESSETH:**

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

**Lot 3, Block 1, Less the West 5 feet thereof, POINSETTIA HEIGHTS, according to the Plat thereof recorded in Plat Book 24, Page 46 of the Public Records of Broward County, Florida.** Also known as 1508 N.E. 15th Avenue, Fort Lauderdale, Florida 33304.

**GRANTOR WARRANTS THAT AT THE TIME OF THIS CONVEYANCE, THE SUBJECT PROPERTY IS NOT THE GRANTOR'S HOMESTEAD WITHIN THE MEANING SET FORTH IN THE CONSTITUTION OF THE STATE OF FLORIDA, NOR IS IT CONTIGUOUS TO OR A PART OF HOMESTEAD PROPERTY.**

**THIS DEED WAS PREPARED FROM UNVERIFIED INFORMATION.  
NO EXAMINATION OF TITLE WAS MADE AND NO RESPONSIBILITY  
IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.**

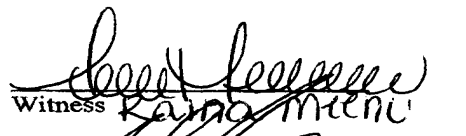
2



**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right title, interest, lien, equity, and claim whatsoever, of the said first party either in law of equity, to the only proper use, benefit and behoove of the said second party forever.

**IN WITNESS WHEREOF** the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness ERAZ ALFIA

  
MERAV ALFIA

STATE OF NEW YORK  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of December, 2009, by **MERAV ALFIA**, a married person, who is personally known to me or who has produced a driver's license as identification and who did take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid this 10<sup>th</sup> day of December, 2009.

  
Notary Public  
My Commission Expires:

KAPILA DATT  
Notary Public, State of New York  
Exp. 01DA6186600  
Qualified in Nassau County  
Commission Expires 05/05/2012

Prepared by and Return to:

Marge J. Schleifer  
Gibraltar Title and Escrow Company  
2929 E. Commerical Blvd., Suite 100  
Fort Lauderdale, Florida 33308  
Will Call Tri-County Courthouse Courier

Parcel ID Number: 9235-20-00300

## Warranty Deed

This Indenture, Made this 25 day of May, 2006 A.D., Between  
Daniel Jones a single man

of the County of Miami-Dade, State of Florida, grantor, and  
Charlton Green a single man

whose address is: 1508 NE 15th Ave., Fort Lauderdale, FL 33304

of the County of Broward, 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 Broward State of Florida to wit:

Lot 3 less West 5 feet thereof, Block 1, Poinsettia Heights, according to the Plat thereof, as  
recorded in Plat Book 24, at Page 46, of the Public Records of Broward County, Florida.

Subject to conditions, restrictions, limitations, reservations, agreements, declarations, dedications  
and easements of record, applicable zoning laws and taxes for the year 2006 and all subsequent  
years.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The  
Grantor's HOMESTEAD address is 1970 NW 161st Street, Miami, FL 33162.

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:

Margie J. Schleifer  
Printed Name: Margie J. Schleifer  
Witness

Cheryl Tape  
Printed Name: Cheryl Tape  
Witness

Daniel Jones (Seal)  
Daniel Jones  
P.O. Address: 1970 NW 161st Street, Miami, FL 33162

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 25 day of May, 2006 by  
Daniel Jones

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



Margie J. Schleifer  
My Commission DD222303  
Expires June 17 2007

Margie J. Schleifer  
Printed Name:  
Notary Public  
My Commission Expires:

Prepared by and return to:

Justin B. Schmidt

Attorney at Law

Title Express of South Florida, LLC

8320 W. Sunrise Boulevard Suite 207

Fort Lauderdale, FL 33322

954-642-8888

File Number: 118-VESTA

Consideration: \$235,000.00

Parcel Identification No. 494235-20-0030

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture** made this 4 day of FEBRUARY, 2015 between SOL Industries, LLC, a Florida limited liability company whose post office address is 456 IU Willets Rd, Roslyn Heights, NY 11577 of the County of Nassau, State of New York, grantor\*, and Vesta Properties and Investments, LLC, a Florida limited liability company whose post office address is 8320 W Sunrise Blvd, Suite 207, Plantation, FL 33322 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, Florida, to-wit:

**Lot 3, Block 1, Less the West 5 Feet thereof, Poinsettia Heights, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 46, of the Public Records of Broward County, Florida.**

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

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

DoubleTimes

referenced transaction:

All contingencies set forth in the Contract for Sale have been complied with in full;

All utility bills, including but not limited to water, sewer, gas, garbage and electric are the responsibility of the undersigned parties, not the closing agents. All matters regarding utility bills will be handled outside of closing;

The undersigned parties will fully cooperate if adjustment for clerical errors on any or all closing documentation is necessary, and will sign such additional documents as are necessary to correct such errors;

Calculations of payoff figures, or principal balance and escrow account balances and/or proration, were based on information, either obtained orally or in writing from your existing lender(s). The closing agent will not be held liable for miscalculations as a result of errors made by the lender(s). If there is/are discrepancies between the figures use in preparing the closing statements, and future information provided by the lender(s) resulting in a demand by the lender(s) for additional funds, owner will, upon request forward said funds forthwith;

The undersigned parties understand and agree that any shortage in payments made to any debt holder as a "courtesy" or "accommodation" payoff, that are not secured by the property, (i.e. credit cards, car loans, student loans, etc.) will be the sole responsibility of the borrower.

Esther Cohen  
Witness Name: Esther Cohen

SOL Industries, LLC, a Florida limited liability company

By: Merav Alfia  
Merav Alfia, Managing Member

(Corporate Seal)

DAVID JEFFERSON  
Witness Name: David Jefferson

State of New York  
County of Nassau

The foregoing instrument was sworn to and subscribed before me this 4 day of Feb, 2015 by Merav Alfia of SOL Industries, LLC, a Florida limited liability company, on behalf of the corporation. She ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

CHRISTINA LOFARO  
Notary Public, State of New York  
No. 01CO561299  
Qualified in Nassau County  
Commission Expires 6-3-18

Christina Lofaro  
Notary Public

Printed Name: Christina Lofaro

My Commission Expires: 6-3-18

Return recorded original to, and  
Document Prepared By:  
Law Office of Justin B. Schmidt, PA  
Attn Justin B. Schmidt, Esq.  
8320 W. Sunrise Blvd., Suite 207  
Plantation, FL 33322  
ph 954-423-1600

## **MORTGAGE AGREEMENT**

**THIS MORTGAGE AGREEMENT** (this "Mortgage"), dated as of February 6, 2015, by and between **VESTA PROPERTIES AND INVESTMENTS, LLC**, a Florida limited liability company, whose address is 8320 W Sunrise Blvd., Suite 207, FL 33322 (hereinafter referred to as "Mortgagor"); and **TOM HUSTON, JR. TRUSTEE**, whose mailing address of 1121 Madruga Ave., # 401, Coral Gables, FL 33146 (hereinafter referred to as "Mortgagee").

### **WITNESSETH:**

That, in consideration of the premises and in order to secure (a) the payment of both the principal of, and interest and any other sums payable on that certain Promissory Note, dated of even date herewith, executed by Mortgagor in favor of Mortgagee, in the principal amount of **ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS (\$185,000.00)** (the "Note"), any of the other obligations of this Mortgage and (b) the performance and observance of all of the provisions hereof and of said Note and such other obligations, together with the payment and performance of any and all other debts, obligations and liabilities due or to become due Mortgagee from Mortgagor, Mortgagor hereby grants, sells, warrants, conveys, assigns, transfers, mortgages and sets over and confirms unto Mortgagee, all of Mortgagor's estate, right, title and interest in, to and under all that certain real property situated in BROWARD COUNTY, FLORIDA, more particularly described as follows:

see legal description on Exhibit "A", attached hereto and incorporated herein by reference

**TOGETHER WITH** all and singular the tenements, hereditaments, easements, appurtenances, passages, waters, water courses, riparian rights, other rights, liberties and privileges thereof or in any way now or hereafter appertaining, including any other claim at law or in equity as well as any after acquired title, franchise or license and the reversion and reversions and remainder and remainders thereof.

**TOGETHER WITH** all after acquired property of Mortgagor located on, attached to or used in the improvement of the Property (the "After Acquired Property"), to which After Acquired Property the lien of this Mortgage shall automatically attach without further act of Mortgagor or Mortgagee.

**TOGETHER WITH** all structures, buildings, and improvements of every kind and description now or at any time hereafter located on the Mortgaged Property (hereinafter referred to as the "Improvements"), including all fixtures, fittings, and appliances; and any additions to, substitutions for, changes in, or replacements of, the whole or any part thereof, including such of the foregoing as may be used in connection

with the generating or distributing of air, water, heat, electricity, light, fuel, or refrigeration, or for ventilating or sanitary purposes or for the exclusion of vermin or insects, or for the removal of dust, refuse, or garbage, now or at any time hereafter affixed to, attached to, placed upon, or used in any way in connection with the use, enjoyment, occupancy, or operation of the Mortgaged Property or any portion thereof.

**TOGETHER WITH** all construction materials, articles of personal property, and any additions to, substitutions for, changes in, or replacements of, the whole or any part thereof (hereinafter referred to as the "Personal Property"), including, without limitation, all built-in furniture and installations, awnings, window shades, Venetian blinds, light fixtures, alarm systems, drapery rods and brackets, screens, carpets, plumbing, laundry tubs and trays, iceboxes, refrigerators, heating units, stoves, ovens, water heaters, communication systems, all specifically designed installations and furnishings and all of said articles of property, the specific enumerations herein not excluding the general, now or at any time hereafter, affixed to, attached to, placed upon, or used, in any way in connection with the use, enjoyment, occupancy, or operation of the Mortgaged Property or the Improvements or any portion thereof and owned by Mortgagor in which Mortgagor now has or hereafter acquires an interest, and all building materials and equipment now or hereafter delivered to the Mortgaged Property and intended to be installed or placed in or about the Improvements; provided that nothing contained in this paragraph shall be construed to convert any real property to personal property for the purposes hereof.

**TOGETHER WITH** all additions thereto and all replacements or substitutions of any of the foregoing, and all proceeds (including claims and demands therefor) of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, without limitation, proceeds of insurance and condemnation awards.

**TO HAVE AND TO HOLD** the Mortgaged Property, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions thereof and all the estate, right, title, interest, homestead, dower and right of dower, separate estate, possession, claim and demand whatsoever, as well in law as in equity, of Mortgagor and unto the same, and every part thereof, with the appurtenances of Mortgagor in and to the same, and every part and parcel thereof unto Mortgagee.

Mortgagor warrants that Mortgagor has a good and marketable title to an indefeasible fee estate in the real property comprising the Mortgaged Property subject to no lien, charge or encumbrance, and Mortgagor covenants that this Mortgage is and will remain a valid and enforceable mortgage on the Mortgaged Property subject to no other lien, charge or encumbrance. Mortgagor has full power and lawful authority to mortgage the Mortgaged Property in the manner and form herein done or intended hereafter to be done. Mortgagor will preserve such title and will forever warrant and defend the same to Mortgagee and will forever warrant and defend the validity and priority of the lien hereof against the claims of all persons and parties whomsoever.

Mortgagor will, at the cost of Mortgagor, and without expense to Mortgagee, do, execute, acknowledge and deliver all and every such further acts, deeds, conveyances, mortgages, assignments, notices of assignment, transfers and assurances as Mortgagee shall from time to time require in order to preserve the priority of the lien of this Mortgage against future encumbrances or to facilitate the performance of the terms hereof.

**PROVIDED, HOWEVER,** that if Mortgagor shall pay to Mortgagee the indebtedness evidenced by the Note, with interest upon the terms as provided therein, and together with all other sums advanced by Mortgagee to or on behalf of Mortgagor pursuant to the Note or this Mortgage, on or before the final maturity date of the Note and this Mortgage as specified in the Note, and shall perform all other covenants and

conditions of the Note, all of the terms of which Note are incorporated herein by reference as though set forth fully herein, and of any renewal, extension or modification, thereof and of this Mortgage and, further, shall pay to Mortgagee any and all other debts, obligations and liabilities due or to become due Mortgagee from Mortgagor, then this Mortgage and the estate hereby created shall cease and terminate.

Mortgagor further covenants and agrees with Mortgagee as follows:

1. To pay all obligations, including interest, secured hereby when due, as provided for in the Note and in this Mortgage or otherwise, all such obligations to be payable in lawful money of the United States of America at Mortgagee's aforesaid principal office, or at such other place as Mortgagee may designate in writing.
2. To pay when due, and without requiring any notice from Mortgagee, all taxes, assessments of any type or nature and other charges levied or assessed against the Mortgaged Property or this Mortgage and produce receipts therefore upon demand. To immediately pay and discharge any lien, charge or encumbrance against the Mortgaged Property which may be or become superior to this Mortgage, and to permit no default or delinquency on any other lien, charge or encumbrance against the Mortgaged Property.
3. To promptly pay all taxes and assessments assessed or levied under and by virtue of any state, federal, or municipal law or regulation hereafter passed, against Mortgagee upon this Mortgage or the debt hereby secured, or upon its interest under this Mortgage; provided, however, that the total amount so paid for any such taxes pursuant to this paragraph together with the interest payable on said indebtedness shall not exceed the highest lawful rate of interest in FLORIDA; and further provided, however, that in the event of the passage of any such law or regulation imposing a tax or assessment against Mortgagee upon this Mortgage or the debt secured hereby, that the entire indebtedness secured by this Mortgage shall thereupon become immediately due and payable at the option of Mortgagee.
4. To keep the Mortgaged Property insured against loss or damage by fire, flood, if applicable, and all other risks and perils by an extended coverage endorsement, as Mortgagee in its discretion may require. The policy or policies of such insurance shall be in the form in general use from time to time in the locality in which the Mortgaged Property is situated, shall be in such amount as Mortgagee may reasonably require, shall be issued by a company or companies approved by Mortgagee, and shall contain a standard mortgagee clause with loss payable to Mortgagee.
5. To first obtain the written consent of Mortgagee, such consent to be granted or withheld at the sole discretion of Mortgagee, before (a) removing or demolishing any building now or hereafter erected on the premises, (b) altering the arrangement, design or structural character thereof, or (c) making any repairs which involve the removal of structural parts or the exposure of the interior of such building to the elements.
6. To maintain the Mortgaged Property in good condition and repair including, but not limited to, the making of such repairs as Mortgagee may from time to time determine to be necessary for the preservation of the Mortgaged Property and not to commit or permit any waste thereof, and Mortgagee shall have the right to inspect the Mortgaged Property on reasonable notice to Mortgagor.
7. To comply with all federal, state and local statutes, laws, rules, regulations, ordinances, covenants and restrictions now or hereafter in force or effect and relating to or affecting the Mortgaged Property or the use thereof.
8. If Mortgagor fails to pay any lien, charge or encumbrance which is superior to this Mortgage or, when due, any tax or assessment or insurance premium, or to keep the Mortgaged Property in repair, or shall commit

or permit waste, or if there be commenced any action or proceeding affecting the Mortgaged Property or the title thereto, or the interest of Mortgagee therein including, but not limited to, condemnation, eminent domain or bankruptcy or reorganization proceedings, then Mortgagee, at its option, may pay said lien, charge encumbrance, tax, assessment or premium, with right of subrogation thereunder, may make such repairs and take such steps as it deems advisable to prevent or cure such waste, and may appear in any such action or proceeding and retain counsel therein, and take such action therein as Mortgagee deems advisable, and for any of such purposes Mortgagee may advance such sums of money, including all costs, reasonable attorneys' fees and other items of expense as it deems necessary. Mortgagee shall be the sole judge of the legality, validity and priority of any such lien, charge, encumbrance, tax, assessment and premium and of the amount necessary to be paid in satisfaction thereof. Mortgagee shall not be held accountable for any delay in making any such payment, which delay may result in any additional interest, costs, charges, expenses or otherwise.

9. Mortgagor will pay to Mortgagee, immediately and without demand, all sums of money advanced by Mortgagee to protect the security hereof pursuant to this Mortgage, including all costs, reasonable attorneys' fees and other items of expense, together with interest on each such advancement at the highest lawful rate of interest per annum allowed by the laws of the State of FLORIDA, and all such sums and interest thereon shall be secured hereby.

10. All obligations secured hereby shall be payable without any relief whatever from any valuation or appraisal laws.

11. If default be made in payment of any installment of principal or interest of the Note or any part thereof when due, or in payment, when due, of any other monetary obligation secured hereby, or, in the event Mortgagor is not in compliance with each of Mortgagor's obligations, covenants, or agreements hereunder or under the Loan Agreement or any of the other Loan Documents (including, without limitation, equipment leases and any and all mortgages/deeds of trust or other encumbrances upon the Mortgaged Property), after Ten (10) days written notice of such noncompliance from Mortgagee to Mortgagor, all of the indebtedness secured hereby shall become and be immediately due and payable at the option of Mortgagee, without notice or demand which are hereby expressly waived, in which event Mortgagee may avail itself of all rights and remedies, at law or in equity, and this Mortgage may be foreclosed with all rights and remedies afforded by the laws of the State of FLORIDA and Mortgagor shall pay all costs, charges and expenses thereof, including reasonable attorneys' fees, costs and expenses, whether or not incurred at trial, on any retrial, rehearing or appeal or in bankruptcy. The indebtedness secured hereby shall bear interest at the highest lawful rate of interest per annum allowed by the laws of the State of FLORIDA from and after the date of any such default of Mortgagor. If the Note provides for installment payments, the Mortgagee, at its option, may collect a late charge as may be provided for in the Note, to reimburse the Mortgagee for expenses in collecting and servicing such installment payments.

12. If default be made in payment, when due, of any indebtedness secured hereby, or in performance of any of Mortgagor's obligations, covenants or agreements hereunder or under any of the other Loan Documents (including, without limitation, equipment leases and any and all mortgages/deeds of trust or other encumbrances upon the Mortgaged Property):

- a. Mortgagee is authorized at any time, without notice, in its sole discretion, to enter upon and take possession of the Mortgaged Property or any part thereof, to perform any acts Mortgagee deems necessary or proper to conserve the security and in its own name to sue for or otherwise to collect and receive all rents, income, issues and profits thereof, including those past due as well as those accruing thereafter; and



- b. Mortgagee shall be entitled, as a matter of strict right, without notice and *ex parte*, and without regard to the value or occupancy of the security, or the solvency of Mortgagor, or the adequacy of the Mortgaged Property as security for the Note or other obligations secured hereby, to have a receiver appointed to enter upon and take possession of the Mortgaged Property, collect the rents, income, issues and profits therefrom and apply the same as the court may direct, such receiver to have all the rights and powers permitted under the laws of the State of FLORIDA.

In either such case, Mortgagee or the receiver may also take possession of, and for these purposes use, any and all personal property which is a part of the Mortgaged Property and used by Mortgagor in the rental or leasing thereof or any part thereof. The expense (including receiver's fees, attorneys' fees, costs and agent's compensation) incurred pursuant to the powers herein contained shall be secured hereby. Mortgagee shall (after payment of all costs and expenses incurred) apply such rents, issues and profits received by it on the indebtedness secured hereby in such order as Mortgagee determines or as otherwise may be directed by a court of competent jurisdiction. The right to enter and take possession of the Mortgaged Property, to manage and operate the same, and to collect the rents, income, issues and profits thereof, whether by a receiver or otherwise, shall be cumulative to any other right or remedy hereunder or afforded by law, and may be exercised concurrently therewith or independently thereof. Mortgagee shall be liable to account only for such rents, issues and profits actually received by Mortgagee. Unless Mortgagor and Mortgagee agree otherwise in writing, any application of rents, income, issues or profits to any indebtedness secured hereby shall not extend or postpone the due date of the installment payments as provided in said Note or change the amount of such installments. The entering upon, the taking possession of the Mortgaged Property, the collection of such rents, income, issues and profits, and the application thereof as described herein, shall not waive or cure any default or notice of default hereunder, or invalidate any act done pursuant to such notice. Mortgagor also assigns to Mortgagee, as further security for the performance of the obligations secured hereby, all prepaid rents and all monies which may have been or may hereafter be deposited with Mortgagor by a lessee of the Mortgaged Property, to secure the payment of any rent, and upon default in the performance of any of the provisions hereof, Mortgagor agrees to deliver such rents and deposits to Mortgagee. Delivery of written notice of Mortgagee's exercise of rights granted herein, to any tenant occupying said premises shall be sufficient to require said tenant to pay said rent to Mortgagee until further notice.

13. If the indebtedness secured hereby is now or hereafter further secured by chattel mortgages, security interests, financing statements, pledges, contracts of guaranty, or other securities, or if the Mortgaged Property hereby encumbered consists of more than one parcel of real property, Mortgagee may at its option exhaust any one or more of said securities and security hereunder, or such parcels of the security hereunder, either concurrently or independently, and in such order as it may determine in its sole discretion.

14. This Mortgage shall secure not only existing indebtedness, but also such future advances, whether such advances are obligatory or to be made at the option of Mortgagee, or otherwise, as are made within twenty (20) years from the date hereof, to the same extent as if such future advances were made on the date of the execution of this Mortgage, but such secured indebtedness shall not exceed at any time the maximum principal amount of two (2) times the amount of the Note, plus interest thereon, and any disbursements made for the payment of taxes, levies or insurance on the Mortgaged Property, together with interest on such disbursements. Any such future advances, whether obligatory or to be made at the option of the Mortgagee, or otherwise, may be made either prior to or after the due date of the Note or any other debts, obligations and liabilities secured by this Mortgage. This Mortgage is given for the specific purpose of securing any and all indebtedness of Mortgagor to Mortgagee (but in no event shall the secured indebtedness exceed at any time the maximum principal amount set forth in this paragraph) in whatever manner this indebtedness may be evidenced or represented, until this Mortgage is satisfied of record. All covenants and agreements contained in this

Mortgage shall be applicable to all further advances made by Mortgagee to Mortgagor under this future advance clause.

15. Mortgagee shall have the right, power, and authority during the continuance of this Mortgage to collect the rents, income, issues, and profits of the Mortgaged Property and of any personal property located thereon with or without taking possession of the property affected hereby; and Mortgagor hereby absolutely and unconditionally assigns all such rents, income, issues, and profits to Mortgagee. Mortgagee, however, hereby consents to Mortgagor's collection and retention of such rents, income, issues, and profits as they accrue and become payable so long as Mortgagor is not, at such times, in default as defined herein. Mortgagor will not (i) execute an assignment of any of its right, title, or interest in the tenant leases or rents and profits, or (ii) except where the lessee is in default thereunder, terminate or consent to the cancellation or surrender of any lease of the Mortgaged Property or of any part thereof, now existing or hereafter to be made, or (iii) modify any lease of the Mortgaged Property or any part thereof so as to shorten the unexpired term thereof or so as to decrease the amount of the rent payable thereunder, or (iv) accept prepayments of any installments of rent to become due under any of said leases in excess of One (1) month rental or prepayments in the nature of security for the performance of the lessee's obligations thereunder in excess of any amount equal to One (1) month rental, or (v) in any other manner impair the value of the Mortgaged Property or the security of this Mortgage.

Upon any default as defined in this Mortgage, Mortgagee may at any time, either in person, by agent, or by a receiver to be appointed by a court, without notice and without regard to the adequacy of any security for the indebtedness hereby secured: (a) enter upon and take possession of the Mortgaged Property or any part thereof, and in its own name sue for or otherwise collect such rents, income, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees, upon any indebtedness secured hereby, and in such order and priority as Mortgagee may determine; (b) perform such acts of repair or protection as may be necessary or proper to conserve the value of the Mortgaged Property; and (c) lease the same or any part thereof for such rental, term, and upon such conditions as its judgment may dictate, or terminate or adjust the terms and conditions of existing leases. In addition, and not as an election of remedies, upon the occurrence of an Event of Default, Mortgagee may apply for a court order requiring Mortgagor to deposit all Rents and Profits in the court registry. Mortgagor hereby consents to the entry of such an order upon the sworn, *ex parte* motion of Mortgagee that an Event of Default has occurred hereunder. Unless Mortgagor and Mortgagee agree otherwise in writing, any application of rents, income, issues, or profits to any indebtedness secured hereby shall not extend or postpone the due date of the installment payments as provided in said Note, nor change the amount of such installments. The entering upon, the taking possession of the Mortgaged Property, the collection of such rents, income, issues, and profits, and the application thereof as described herein, shall not waive or cure any default or notice of default hereunder, or invalidate any act done pursuant to such notice. Mortgagor also assigns to Mortgagee, as further security for the performance of the obligations secured hereby, all prepaid rents and all monies which may have been or may hereafter be deposited with Mortgagor by a lease of the Mortgaged Property, to secure the payment of any rent, and, upon default in the performance of any of the provisions hereof, Mortgagor agrees to deliver such rents and deposits to Mortgagee. Delivery of written notice of Mortgagee's exercise of rights granted herein, to any tenant occupying said Mortgaged Property, shall be sufficient to require said tenant to pay said rent to Mortgagee until further notice.

16. No delay by Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by law, shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default hereunder. No waiver by Mortgagee of any default shall constitute a waiver of or consent to subsequent defaults. No failure of Mortgagee to exercise any option herein given to accelerate maturity of the debt hereby secured, no forbearance by Mortgagee before or after the exercise of such option and no withdrawal or abandonment of foreclosure proceeding by Mortgagee shall be taken or construed as a waiver of its right to

exercise such option or to accelerate the maturity of the debt hereby secured by reason of any past, present or future default on the part of Mortgagor; and, in like manner, the procurement of insurance or the payment of taxes or other liens, charges or encumbrances by Mortgagee shall not be taken or construed as a waiver of its right to accelerate the maturity of the debt hereby secured.

17. Without affecting the liability of Mortgagor or any other person (except any person expressly released in writing) for payment of any indebtedness secured hereby or for performance of any obligation contained herein, and without affecting the rights of Mortgagee with respect to any security not expressly released in writing, Mortgagee, at any time and from time to time, either before or after the maturity of the Note, and without notice or consent, may:

- a. release any person liable for payment of all or any part of the indebtedness or for performance of any obligation;
- b. make any agreement extending the time or otherwise altering the terms of payment of all or any part of the indebtedness, or modifying or waiving any obligation, or subordinating, modifying or otherwise dealing with the lien or charge hereof;
- c. exercise or refrain from exercising or waive any right Mortgagee may have;
- d. accept additional security of any kind; and
- e. release or otherwise deal with any property, real or personal, securing the indebtedness, including all or any part of the Mortgaged Property.

18. Any agreement hereafter made by Mortgagor and Mortgagee pursuant to this Mortgage shall be superior to the right of the holder of any intervening lien, charge or encumbrance.

19. Mortgagor hereby waives all right of homestead exemption, if any, in the Mortgaged Property.

20. Mortgagor hereby represents and warrants to Mortgagee: (a) that no oil, petroleum, chemicals, liquid or gaseous products, pollutants, hazardous or toxic substances, or hazardous wastes, within the meaning of any applicable law, rule or regulation, are presently stored or otherwise located on or under the Mortgaged Property or on or under any adjacent and contiguous real property owned by Mortgagor or any entity partially or wholly owned by Mortgagor; (b) that no release of any such hazardous or toxic substance or hazardous waste has occurred on the Mortgaged Property or on any adjacent and contiguous real property owned by Mortgagor or any entity partially or wholly owned by Mortgagor; (c) that no part of the Mortgaged Property or any adjacent and contiguous real property owned by Mortgagor or any entity partially or wholly owned by Mortgagor, including the groundwater located thereon, is presently contaminated by such hazardous or toxic substance or hazardous waste; and (d) that Mortgagor has not received any notice from any governmental agency or authority or from any tenant under a lease with respect to any such release of hazardous or toxic substances or hazardous wastes onto the Mortgaged Property or adjacent parcels of real property. Mortgagor further covenants and agrees with Mortgagee that, throughout the term of the Note: (a) all hazardous or toxic substances or hazardous wastes, within the definition of any applicable law, rule or regulation, which may be used or generated by any person for any purpose upon the Mortgaged Property, shall be used or stored thereon only in a safe and approved manner, in accordance with all industrial standards and all laws, rules, regulations and requirements for such storage promulgated by any applicable governmental agency or authority; (b) other than as described in (a) above, the Mortgaged Property will not be used for the purpose of storing such substances or wastes; and (c) other than as described in (a) above, no such storage or use will otherwise be

allowed on the Mortgaged Property which will cause, or which may increase the likelihood of causing, the release of such hazardous or toxic substances or hazardous wastes onto the Mortgaged Property. Mortgagor hereby agrees to indemnify and save and hold Mortgagee harmless of and from all loss, cost (including reasonable attorneys' fees, costs and expenses), liability and damage whatsoever incurred by Mortgagee arising out of or by reason of any violation of any applicable law, rule or regulation for the protection of the environment which occurs upon the Mortgaged Property, or by reason of the imposition of any governmental lien for the recovery of environmental clean-up costs expended by reason of such violation; provided, however, that to the extent that Mortgagee is strictly liable under any such statute or regulation, Mortgagor's obligation to Mortgagee under this indemnity shall likewise be without regard to fault on the part of Mortgagor with respect to the violation of law which results in liability to Mortgagee. A default under this paragraph shall constitute an event of default under this Mortgage.

21. In the event of condemnation proceedings of the Mortgaged Property, the award or compensation payable thereunder is hereby assigned to and shall be paid to Mortgagee. Mortgagee shall be under no obligation to question the amount of any such award or compensation and may accept the same in the amount in which the same shall be paid. In any such condemnation proceedings, Mortgagee may be represented by counsel selected by Mortgagee. The proceeds of any award or compensation so received, at the option of Mortgagee, shall either be applied to the prepayment of the Note and at the rate of interest provided therein, regardless of the rate of interest payable on the award by the condemning authority, or at the option of Mortgagee, such award shall be paid over to Mortgagor for restoration of the Mortgaged Property.

22. The loan represented by this Mortgage and the Note is personal to the Mortgagor and the Mortgagee made the loan to the Mortgagor based upon the credit of the Mortgagor and the Mortgagee's judgment of the ability of the Mortgagor to repay all sums due under this Mortgage, and therefore this Mortgage may not be assumed by any subsequent holder of an interest in the Mortgaged Property. If all or any part of the Mortgaged Property, or any interest therein, is sold, conveyed, transferred (including a transfer by agreement for deed or land contract) or further encumbered by Mortgagor without Mortgagee's prior written consent, excluding the grant of any leasehold interest in the Mortgaged Property not containing an option to purchase, which lease is made in the ordinary course of Mortgagor's business, then in that event Mortgagee may declare all sums secured by this Mortgage immediately due and payable.

23. In the event any one or more of the provisions contained in this Mortgage or in the Note shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability, at the option of the Mortgagee, shall not affect any other provisions of this Mortgage, but this Mortgage shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein or therein. The total interest payable pursuant to the Note or this Mortgage shall not in any one year exceed the highest lawful rate of interest permitted by the laws of the State of FLORIDA.

24. The covenants and agreements herein contained shall bind and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders. All covenants, agreements and undertakings shall be joint and several. In the event additional numbered covenants or paragraphs are for convenience inserted in this Mortgage, such additional covenants shall be read and given effect as though following this covenant in consecutive order.

**25. MORTGAGOR AND MORTGAGEE HEREBY KNOWINGLY, VOLUNTARILY, INTENTIONALLY AND IRREVOCABLY WAIVE THE RIGHT EITHER OF THEM MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION, WHETHER IN CONTRACT OR TORT, AT LAW OR IN EQUITY, BASED HEREON, OR ARISING OUT OF, UNDER OR IN**

CONNECTION WITH THIS MORTGAGE AND THE NOTE, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY HERETO. THIS PROVISION IS A MATERIAL INDUCEMENT FOR MORTGAGEE ENTERING INTO THIS MORTGAGE. FURTHER, MORTGAGOR HEREBY CERTIFIES THAT NO REPRESENTATIVE OR AGENT OF MORTGAGEE, INCLUDING MORTGAGEE'S COUNSEL, HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT MORTGAGEE WOULD NOT, IN THE EVENT OF SUCH LITIGATION, SEEK TO ENFORCE THIS WAIVER OF RIGHT TO JURY TRIAL PROVISION. NO REPRESENTATIVE OR AGENT OF THE MORTGAGEE, INCLUDING MORTGAGEE'S COUNSEL, HAS THE AUTHORITY TO WAIVE, CONDITION, OR MODIFY THIS PROVISION.

IN WITNESS WHEREOF, the Mortgagor has executed this Mortgage as of the date first above set forth.

witnesses:

(sign)

(print)

(sign)

(print)

MORTGAGOR:

VESTA PROPERTIES AND INVESTMENTS, LLC

by:

print: SHIMON MAZAR

its: Manager

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this date of FEBRUARY 6, 2015 by SHIMON MAZAR. They produced Driver's Licenses as valid identification.

Notary Public Signature (seal or stamp)

Notary Public

Print: Justin B Schmidt

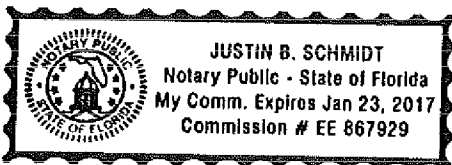


EXHIBIT "A"  
Legal Description

Lot 3, Block 1, Less the West 5 Feet thereof, Poinsettia Heights, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 46, of the Public Records of Broward County, Florida.

Prepared by and return to:

Ronald Surin

Law Offices of Champagne and Surin, P.A.

480 N.E. 13TH Street

Fort Lauderdale, FL 33304

[Space Above This Line For Recording Data]

## MORTGAGE

This Indenture, Made this 15<sup>th</sup> day of August, 2017 by and between VESTA PROPERTIES & INVESTMENTS LLC. whose address is 8320 W Sunrise Blvd Ste.207, Plantation, FL 33322 hereinafter called the Mortgagor, and Tom Huston Jr. Trustee whose address is 1121 Madruga Ave #401, Coral Gables, FL 33146, 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 requires.

**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 3, Block 1, less the West 5 feet thereof, Poinsettia Heights, according to the Plat thereof as recorded in Plat Book 24, page(s) 46, of the Public Records of Broward County, Florida.**

A/K/A 1508 NE 15th AVENUE FORT LAUDERDALE, FL 33304

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.

Borrower owes lender the principal sum of ONE HUNDRED THOUSAND DOLLARS AND 00 CENTS (U.S. \$ 100,000.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on 8/31/2018 .

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note.

**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:

To pay the principal and interest 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.

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.

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

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

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.

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.

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 assigns.


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, Florida** on the date written above.

Signed, sealed and delivered in the presence of:

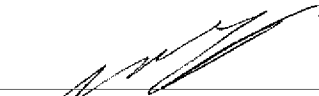
VESTA PROPERTIES & INVESTMENTS LLC

  
(Witness 1. Signature)

Sarnia Michel  
(Witness 1. Printed Name)

  
(Witness 2. Signature)

Sheryl Leslie Smith  
(Witness 2) Printed Name

  
BY: SHIMON MAZAR, MGR

State of Florida

County of Broward

The foregoing instrument was acknowledged before me this 15 day of August, 2017 by SHIMON MAZAR, MGR of VESTA PROPERTIES & INVESTMENTS LLC who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

  
Notary Public



Sarnia Michel  
COMMISSION #FF902548  
EXPIRES: August 1, 2019  
WWW.AARONNOTARY.COM

Printed Name: \_\_\_\_\_

My Commission  
Expires: \_\_\_\_\_

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

**DATE: March 2nd, 2020**

**PROPERTY ID # 494235-20-0030 (TD # 44431)**

# WARNING

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

VESTA PROPERTIES AND INVESTMENTS, LLC  
8320 W SUNRISE BLVD, SUITE 207  
PLANTATION, FL 33322

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1508 NE 15 AVE, FT LAUDERDALE, FL 33304 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.

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

\* Estimated Amount due if paid by March 31, 2020 .....\$22,723.29

Or

\* Estimated Amount due if paid by April 14, 2020 .....\$23,016.28

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 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](http://www.broward.org/recordstaxestreasury)

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
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**DATE: March 2nd, 2020**

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TOM HUSTON, JR. TRUSTEE  
1121 MADRUGA AVE., #401  
CORAL GABLES, FL 33146

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SHIMON MAZAR, REGISTERED AGENT  
O/B/O VESTA PROPERTIES AND INVESTMENTS, LLC  
8320 WEST SUNRISE BOULEVARD, SUITE 207

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

DATE: March 2nd, 2020

PROPERTY ID # 494235-20-0030 (TD # 44431)

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CITY OF FORT LAUDERDALE  
ATTN: CITY ATTORNEY OFFICE  
100 N ANDREWS AVE 7TH FLOOR  
FT LAUDERDALE, FL 33301

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

DATE: March 2nd, 2020

PROPERTY ID # 494235-20-0030 (TD # 44431)

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RONALD SURIN  
LAW OFFICES OF CHAMPAGNE AND SURIN, P.A.  
480 NE 13TH STREET  
FORT LAUDERDALE, FL 33304

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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

**DATE: March 2nd, 2020**

**PROPERTY ID # 494235-20-0030 (TD # 44431)**

# WARNING

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

CROTTIN GROUP LLC  
9102 W BAY HARBOR DR APT 3AW  
BAY HARBOR ISLANDS, FL 33154-2743

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1508 NE 15 AVE, FT LAUDERDALE, FL 33304 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 March 31, 2020 .....\$22,723.29

Or

\* Estimated Amount due if paid by April 14, 2020 .....\$23,016.28

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 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](http://www.broward.org/recordstaxestreasury)



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

DATE: March 2nd, 2020

PROPERTY ID # 494235-20-0030 (TD # 44431)

# WARNING

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

FERNANDO RODRIGUEZ PRENDES  
IVONNE SHAPIRO  
1509 NE 16 AVENUE  
FORT LAUDERDALE, FL 33304

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1508 NE 15 AVE, FT LAUDERDALE, FL 33304 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  
\* Estimated Amount due if paid by April 14, 2020 .....\$23,016.28

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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](http://www.broward.org/recordstaxestreasury)

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

**DATE: March 2nd, 2020**

**PROPERTY ID # 494235-20-0030 (TD # 44431)**

# WARNING

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

KENNETH T CALHOUN  
1504 NE 15TH AVE  
FORT LAUDERDALE, FL 33304-4847

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1508 NE 15 AVE, FT LAUDERDALE, FL 33304 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

\* Estimated Amount due if paid by March 31, 2020 .....\$22,723.29

Or

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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**OFFICIAL USE**

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

Postmark  
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City, Stat

**TD 44431 APRIL 2020 WARNING**  
**VESTA PROPERTIES AND INVESTMENTS, LLC**  
**8320 W SUNRISE BLVD, SUITE 207**  
**PLANTATION, FL 33322**

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

See Reverse for Instructions

Certified Mail<sup>®</sup>  
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Electron  
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**OFFICIAL USE**

Certified Mail Fee

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

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

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Postage

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Total Postage

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Sent To

Street and Apt.

City, State, ZIP+4®

**TD 44431 APRIL 2020 WARNING**  
**TOM HUSTON, JR. TRUSTEE**  
**1121 MADRUGA AVE., #401**  
**CORAL GABLES, FL 33146**

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

See Reverse for Instructions

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**OFFICIAL USE**

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

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**TD 44431 APRIL 2020 WARNING**  
**SHIMON MAZAR, REGISTERED AGENT**  
**O/B/O VESTA PROPERTIES AND INVESTMENTS, LLC**  
**8320 WEST SUNRISE BOULEVARD, SUITE 207**  
**PLANTATION, FL 33322**

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)<sup>TM</sup>.

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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 \$ \_\_\_\_\_

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Postage

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Total Postage

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Sent To

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City, State, ZIP+4<sup>®</sup>

**TD 44431 APRIL 2020 WARNING**  
**CITY OF FORT LAUDERDALE**  
**ATTN: CITY ATTORNEY OFFICE**  
**100 N ANDREWS AVE 7TH FLOOR**  
**FT LAUDERDALE, FL 33301**

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

See Reverse for Instructions

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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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Total Postage

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Street and Ap

City, State, Zip

**TD 44431 APRIL 2020 WARNING**

**RONALD SURIN**

**LAW OFFICES OF CHAMPAGNE & SURIN, P.A.**

**480 NE 13TH STREET**

**FORT LAUDERDALE, FL 33304**

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

See Reverse for Instructions

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

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Total Postage

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**TD 44431 APRIL 2020 WARNING**  
**VESTA PROPERTIES & INVESTMENTS LLC**  
**1508 NE 15 AVENUE**  
**FORT LAUDERDALE, FL 33304**

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

See Reverse for Instructions



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**OFFICIAL USE**

Certified Mail Fee

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

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

Postmark  
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Postage

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Total Postage

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Sent To

Street and Apt

City, State, ZIP+4<sup>®</sup>

**TD 44431 APRIL 2020 WARNING**

**CROTTIN GROUP LLC**

**9102 W BAY HARBOR DR APT 3AW**

**BAY HARBOR ISLANDS, FL 33154-2743**

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

See Reverse for Instructions

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**OFFICIAL USE**

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

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City, State, ZIP+4<sup>®</sup>

**TD 44431 APRIL 2020 WARNING**  
**FERNANDO RODRIGUEZ PRENDES**  
**IVONNE SHAPIRO**  
**1509 NE 16 AVENUE**  
**FORT LAUDERDALE, FL 33304**

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

See Reverse for Instructions

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Certified Mail Fee

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

☐ Return Receipt (hardcopy)

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☐ Return Receipt (electronic)

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☐ Certified Mail Restricted Delivery

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☐ Adult Signature Required

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☐ Adult Signa

Postmark  
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Total Postage

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Sent To

Street and Ap

City, State, ZIP+4<sup>®</sup>

**TD 44431 APRIL 2020 WARNING**

**KENNETH T CALHOUN**

**1504 NE 15TH AVE**

**FORT LAUDERDALE, FL 33304-4847**

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 44431 APRIL 2020 WARNING  
SHIMON MAZAR, REGISTERED AGENT  
O/B/O VESTA PROPERTIES AND INVESTMENTS, LLC  
8320 WEST SUNRISE BOULEVARD, SUITE 207  
PLANTATION, FL 33322



9590 9402 4472 8248 7477 55

2. Article Number (Transfer from service label)

7019 1120 0000 2235 2658

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

J. Vivone

C. Date of Delivery

3/9/20

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

TD 44431 APRIL 2020 WARNING  
VESTA PROPERTIES AND INVESTMENTS, LLC  
8320 W SUNRISE BLVD, SUITE 207  
PLANTATION, FL 33322



9590 9402 4472 8248 7476 18

2. Article Number (Transfer from service label)

7019 1120 0000 2235 2634

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

T VIVONA

C. Date of Delivery

3/9/20

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

3. Service Type

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

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- 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 44431 APRIL 2020 WARNING  
CITY OF FORT LAUDERDALE  
ATTN: CITY ATTORNEY OFFICE  
100 N ANDREWS AVE 7TH FLOOR  
FT LAUDERDALE, FL 33301



9590 9402 4472 8248 7477 62

2. Article Number (Transfer from)

7019 1120 0000 2235 2665

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Anh

☐ Agent☐ Addressee

B. Received by (Printed Name)

Anh

C. Date of Delivery

08/09/20

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

3. Service Type

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

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

## 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 44431 APRIL 2020 WARNING  
RONALD SURIN  
LAW OFFICES OF CHAMPAGNE & SURIN, P.A.  
180 NE 13TH STREET  
FORT LAUDERDALE, FL 33304



9590 9402 4472 8248 7477 79

2. Article Number (Transfer from service label)

7019 1120 0000 2235 2672

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail

Mail Restricted Delivery

(over \$500)

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

Domestic Return Receipt

**R: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.

Write your name and address on the reverse at we can return the card to you.

Insert this card to the back of the mailpiece, the front if space permits.

Addressed to:

**D 44431 APRIL 2020 WARNING**  
**TOM HUSTON, JR. TRUSTEE**  
**1121 MADRUGA AVE., #401**  
**CORAL GABLES, FL 33146**



02 4472 8248 7477 48

120 0000 2235 2641

PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

T. HUSTON

C. Date of Delivery

3-7-20

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Delivery Restricted Delivery

Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt