

# **TitleExpress<sup>®</sup>**

**A service of Grant Street Group**

**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:** 04/08/2020

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 04/07/2020

**CERTIFICATE #** 2017-14847

**ACCOUNT #** 514032AA2620

**ALTERNATE KEY #** 596863

**TAX DEED APPLICATION #** 45123

**COUNTY, STATE:** BROWARD, FL

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

### LEGAL DESCRIPTION:

Unit 1033 of EL AD VILLAGGIO, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof ("Declaration") recorded in Official Records Book 38402, at Page 814, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 4400 SW 160 AVENUE #1033, MIRAMAR FL 33027

### OWNER OF RECORD ON CURRENT TAX ROLL:

ENERGY DYNAMICS LIMITED

4400 SW 160 AVE UNIT 1033

MIRAMAR, FL 33027 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ENERGY DYNAMICS LIMITED

OR: 46922, Page: 648

4400 SW 160 AVENUE, UNIT 1033

MIRAMAR, FL 33027

(Per Corrective Warranty Deed. Corrects Deed 41327-1988. No Sunbiz record found.)

### MORTGAGE HOLDER OF RECORD:

WACHOVIA BANK, NATIONAL ASSOCIATION

OR: 41327, Page: 1988

301 SOUTH COLLEGE STREET, NC 0630

CHARLOTTE, NC 28288-0630

(Per Mortgage for Prior owner(s). No satisfaction or release found of record. No Sunbiz record found.)

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

DABTLC6 LLC

2909 SHELTON WAY

PLANO, TX 75093 (Tax Deed Applicant)

EL-AD VILLAGGIO CONDOMINIUM ASSOCIATION, INC.

C/O LANDMARK MANAGEMENT SERVICES

1941 NW 150TH AVE

PEMBROKE PINES, FL 33028 (Per Sunbiz. Declaration recorded 38402-815.)

STEVEN S. VALANCY, REGISTERED AGENT  
O/B/O EL-AD VILLAGGIO CONDOMINIUM ASSOCIATION, INC.  
311 S.E. 13TH STREET  
FORT LAUDERDALE, FL 33316 (Per Sunbiz)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5140 32 AA 2620

**CURRENT ASSESSED VALUE:** \$211,810

**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: 38819, Page: 1318  
(Deed out of the developer)

Warranty Deed OR: 46701, Page: 528

Notice of Insufficiency of Deed OR: 46829, Page: 1419

Satisfaction of Notice of Insufficiency of Deed OR: 46956, Page: 1033

**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>	4400 SW 160 AVENUE #1033, MIRAMAR FL 33027	<b>ID #</b>	5140 32 AA 2620
<b>Property Owner</b>	ENERGY DYNAMICS LIMITED	<b>Millage</b>	2713
<b>Mailing Address</b>	4400 SW 160 AVE UNIT 1033 MIRAMAR FL 33027	<b>Use</b>	04
<b>Abbr Legal Description</b>	EL-AD VILLAGGIO CONDO BLDG 10 UNIT 1033		

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
2019	\$21,180	\$190,630	\$211,810	\$211,810	
2018	\$20,060	\$180,550	\$200,610	\$196,220	\$4,487.35
2017	\$18,870	\$169,870	\$188,740	\$178,390	\$4,108.35

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$211,810	\$211,810	\$211,810	\$211,810
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$211,810	\$211,810	\$211,810	\$211,810
<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>	\$211,810	\$211,810	\$211,810	\$211,810

Sales History			
Date	Type	Price	Book/Page or CIN
11/12/2009	WD-Q	\$125,000	46701 / 528
2/16/2010	DRR-T	\$100	46922 / 648
12/22/2004	SWD	\$250,000	38819 / 1318

Land Calculations		
Price	Factor	Type
<b>Adj. Bldg. S.F.</b>		1118
<b>Units/Beds/Baths</b>		1/2/2
<b>Eff./Act. Year Built: 2005/2004</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
27			4R			MM		
R			4R					
1			.06			1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #45123

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of July 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:

CITY OF MIRAMAR UTILITY BILLING SECTION 2300 CIVIC CENTER PLACE MIRAMAR, FL 33025	CITY OF MIRAMAR DOUGLAS R GONZALES 200 E BROWARD BLVD #1900 FORT LAUDERDALE, FL 33301	ENERGY DYNAMICS LIMITED 4400 SW 160 AVE UNIT 1033 MIRAMAR, FL 33027	EL-AD VILLAGGIO CONDOMINIUM ASSOCIATION, INC. 4504 SW 160TH AVE MIRAMAR, FL 33027
EL-AD VILLAGGIO CONDOMINIUM ASSOCIATION, INC., C/O LANDMARK MANAGEMENT SERVICES 1941 NW 150TH AVE PEMBROKE PINES, FL 33028	STEVEN S. VALANCY, REGISTERED AGENT O/B/O EL- AD VILLAGGIO CONDOMINIUM ASSOCIATION, INC. 311 S.E. 13TH STREET FORT LAUDERDALE, FL 33316	WACHOVIA BANK, NATIONAL ASSOCIATION 301 SOUTH COLLEGE STREET, NC 0630 CHARLOTTE, NC 28288-0630	

**I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)**

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of July 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**

6

# Broward County, Florida

INSTR # 116496121  
Recorded 05/11/20 at 09:42 AM  
Broward County Commission  
1 Page(s)  
#6

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 45123

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: 514032-AA-2620  
Certificate Number: 14847  
Date of Issuance: 05/24/2018  
Certificate Holder: DABTLC6 LLC  
Description of Property: EL-AD VILLAGGIO CONDO BLDG 10  
UNIT 1033

Name in which assessed: ENERGY DYNAMICS LIMITED  
Legal Titleholders: ENERGY DYNAMICS LIMITED  
4400 SW 160 AVE UNIT 1033  
MIRAMAR, FL 33027

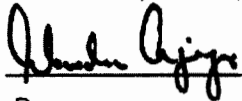
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of August, 2020. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 1st day of May, 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: 07/16/2020, 07/23/2020, 07/30/2020, & 08/06/2020  
Minimum Bid: 15889.88



# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 45123

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: 514032-AA-2620

Certificate Number: 14847

Date of Issuance: 05/24/2018

Certificate Holder: DABTLC6 LLC

Description of Property: EL-AD VILLAGGIO CONDO BLDG 10  
UNIT 1033

A condominium, according to the declaration of condominium recorded on O R Book 38402, Page 814, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed: ENERGY DYNAMICS LIMITED

Legal Titleholders: ENERGY DYNAMICS LIMITED  
4400 SW 160 AVE UNIT 1033  
MIRAMAR, FL 33027

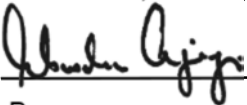
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of August, 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 18th day of May, 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: 07/16/2020, 07/23/2020, 07/30/2020 & 08/06/2020

Minimum Bid: 16198.88

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida, 33312

Sheriff # 20023579

Broward County, FL VS Energy Dynamics Limited

**RETURN OF SERVICE**



Court Case # TD 45123

Hearing Date: 08/19/2020

Received by CCN 15420

07/09/2020 7:25 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: Energy Dynamics 4400 SW 160 Avenue Miramar FL 33027

Served:

Not Served:


Broward County Revenue-Delinquent Tax Section  
115 S. Andrews Ave.  
Room A-100  
Fort Lauderdale FL 33301

Date: 07/13/2020 Time: 12:20 PM

**COMMENTS:** UNABLE TO SERVE INCORRECT ADDRESS NEEDS APT. NUMBER

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

**Gregory Tony, Sheriff**  
Broward County, Florida

By: 

D.S.

T. Brown, #15420

RECEIPT INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	1

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY; FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 514032-AA-2620 (TD #45123)

# WARNING

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

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

### NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by July 31, 2020 .....\$15,974.12

Or

\* Amount due if paid by August 18, 2020 .....\$16,198.88

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON August 19, 2020 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

PLEASE SERVE THIS ADDRESS OR LOCATION

**ENERGY DYNAMICS LIMITED  
4400 SW 160 AVE  
MIRAMAR, FL 33027**

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

RECEIVED SHERIFF  
2020 JUL -7 PM 4:12  
BROWARD COUNTY, FLORIDA



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

## Detail by Entity Name

Florida Not For Profit Corporation  
EL-AD VILLAGGIO CONDOMINIUM ASSOCIATION, INC.

### Filing Information

**Document Number** N04000008302  
**FEI/EIN Number** 20-1763685  
**Date Filed** 08/24/2004  
**State** FL  
**Status** ACTIVE

### Principal Address

4504 S.W. 160TH AVE  
MIRAMAR, FL 33027

### Mailing Address

c/o Landmark Management Services  
1941 NW 150th Ave  
Pembroke Pines, FL 33028

Changed: 04/27/2017

### Registered Agent Name & Address

STEVEN S. VALANCY  
311 S.E. 13th STREET  
FORT LAUDERDALE, FL 33316

Name Changed: 10/18/2016

Address Changed: 04/27/2017

### Officer/Director Detail

#### **Name & Address**

Title Treasurer

Morales, Manuel, Dr.  
c/o Landmark Management Services  
1941 NW 150th Ave  
Pembroke Pines, FL 33028

Title Secretary

Martin, Francisco  
c/o Landmark Management Services  
1941 NW 150th Ave  
Pembroke Pines, FL 33028

Title President

Marker, Esther  
c/o Landmark Management Services  
1941 NW 150th Avenue  
Pembroke Pines, FL 33028

Title VP

Infante, Josephine  
c/o Landmark Management Services  
1941 NW 150th Ave  
Pembroke Pines, FL 33028

Title Director

BENTON, CLAUDIA  
c/o Landmark Management Services  
1941 NW 150th Ave  
Pembroke Pines, FL 33028

#### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2018	04/20/2018
2019	04/24/2019
2019	09/12/2019

#### Document Images

<a href="#">09/12/2019 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/24/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/20/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/27/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/18/2016 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">04/29/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/07/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/21/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/18/2013 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/11/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">11/16/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/18/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/13/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/06/2010 -- ANNUAL REPORT</a>	View image in PDF format

[03/30/2010 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/15/2010 -- ANNUAL REPORT](#)

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[12/06/2009 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/10/2009 -- ANNUAL REPORT](#)

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[09/17/2008 -- ANNUAL REPORT](#)

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[01/02/2008 -- ANNUAL REPORT](#)

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[10/31/2007 -- ANNUAL REPORT](#)

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[10/04/2007 -- Reg. Agent Change](#)

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[08/21/2007 -- ANNUAL REPORT](#)

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[07/06/2007 -- ANNUAL REPORT](#)

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[11/21/2006 -- ANNUAL REPORT](#)

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[04/05/2006 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/29/2005 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[08/24/2004 -- Domestic Non-Profit](#)

[View image in PDF format](#)

Prepared by and  
Return to:  
Steel Hector & Davis, LLP  
Attn: Karen P. Kondell, Esq.  
200 S. Biscayne Blvd., Suite 4000  
Miami, Florida 33131

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 22nd day of December, 2004, between EL-AD VILLAGGIO, LLC, a Florida limited liability company whose address is 7975 NW 154<sup>th</sup> Street, Suite 200, Miami Lakes, Florida 33016 (hereinafter referred to as "Grantor") and OSCAR E. PALENCIA, a married man, joined by his spouse LUISA Y. PALENCIA, whose post office address is 637 NW 155 Terrace, Pembroke Pines, Florida 33028, hereinafter referred to as ("Grantee").

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee and the Grantee's heirs and assigns forever, fee simple title in and to the following described Condominium Parcel, lying and being in Broward County, Florida, to wit:

Unit 1033 of EL-AD VILLAGGIO, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof ("Declaration") recorded in Official Records Book 38402, at Page 814, of the Public Records of Broward County, Florida.

Property Folio No. 5140-32-05-0051

This conveyance is made subject to the following:

1. Real estate taxes, drainage district taxes and any other taxes and assessments imposed by taxing authorities for the year in which this transaction is closed and years subsequent thereto;
2. Conditions, restrictions, limitations, dedications, existing zoning ordinances and easements of record including, but not limited to, water, sewer, gas, electric and other utility agreements of record, impact and developer agreements with municipal authorities, or other restrictions upon the use of the property as may be imposed by governmental authorities having jurisdiction;
3. Terms and conditions of the Declaration of Condominium of EL-AD VILLAGGIO, a Condominium, recorded in Official Records Book 38402, at Page 814 of the Public Records of Broward County, Florida, together with any and all supplements, exhibits and amendments thereto;

- 4. Applicable zoning ordinances and regulations;
- 5. Discrepancies or conflicts in boundary lines or shortages in area or encroachments which a correct survey or inspection of the Unit and/or EL-AD VILLAGGIO, A CONDOMINIUM would disclose;
- 6. Pending liens for public improvements; and
- 7. Tenants in possession under unrecorded leases.

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**GRANTOR** hereby fully warrants title to the above described Unit and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

**IN WITNESS WHEREOF**, the Grantor has caused these presents to be executed by its proper officer thereunder duly authorized, and its seal affixed, on the day and year first above written.

Signed, sealed and delivered in the presence of:

Signed: Jennifer Rodriguez  
 Print Name: Jennifer Rodriguez

Signed: B. Herrera  
 Print Name: Beatriz Herrera

EL-AD VILLAGGIO, LLC a  
 Florida limited liability company

By: [Signature]  
 Lior Cohen, Vice President

STATE OF FLORIDA            )  
   )SS:  
 COUNTY OF BROWARD        )

\*Lior Cohen, the Vice President

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of Dec, 2004 by ~~Shaouq Mishaal, the President~~ of El-Ad Villaggio, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced a driver license as identification and who did take an oath.



Notary Public

Signed: Jennifer Rodriguez  
 Print Name: Jennifer Rodriguez  
 (Notarial Seal)

My commission expires: \_\_\_\_\_



**Prepared By:**

**JENNIFER GOOD**

Wachovia Bank, National Association

Retail Credit Servicing

P.O. Box 50010

Roanoke, VA 24022

**Return To:**

Wachovia Bank, National Association

Retail Credit Servicing

P.O. Box 50010

Roanoke, VA 24022

**MORTGAGE**

THIS MORTGAGE made this day 27 **December, 2005** between the Mortgagor, OSCAR E PALENCIA & LUISA Y PALENCIA,H/W

(herein "Borrower"), and the Mortgagee, Wachovia Bank, National Association, a national banking association organized and existing under the laws of the United States of America, whose address is Wachovia Bank, National Association, 301 South College Street, NC 0630, Charlotte, North Carolina 28288-0630 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S.\$ 59392.86 which indebtedness is evidenced by Borrower's Note dated 12/27/05 and extensions, modifications and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on 01/14/36.

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described Property located in the County of BROWARD, State of Florida:

DEED DATE:12/22/04 RECORDED: 01/05/05 BOOK/INST: 38819 PAGE: 1318  
PARCEL/TAX ID #:4.14032AA2620 TWP/BORO:CITY OF MIRAMAR  
SEE LEGAL DESCRIPTION

which has the address of 4400 SW 160TH AVE APT 1033  
MIRAMAR FL 33027

(herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the Property, and all easements, rights, appurtenances and rents all of which shall be deemed to be and remain a part of the Property covered by this Mortgage; and all of the foregoing, together with said Property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

**Any Rider ("Rider") attached hereto and executed of even date is incorporated herein and the covenants and agreements of the Rider shall amend and supplement the covenants and agreements of this Mortgage, as if the Rider were a part hereof.**

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and, convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note. This Mortgage secures payment of said Note according to its terms, which are incorporated herein by reference.
- 2. Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations, under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.
- 3. Hazard Insurance.** a) Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any

other hazards, including but not limited to floods, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with section 5.

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

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

d) Except as provided in subsection 3(e) below, should partial or complete destruction or damage occur to the Property, Borrower hereby agrees that any and all instruments evidencing insurance proceeds received by Lender as a result of said damage or destruction, shall be placed in a non-interest bearing escrow account with Lender. At Lender's discretion, Lender may release some or all of the proceeds from escrow after Borrower presents Lender with a receipt(s), invoice(s), written estimates(s) or other document(s) acceptable to Lender which relates to the repair and/or improvements of the Property necessary as a result of said damage and/or destruction. Absent an agreement to the contrary, Lender shall not be required to pay Borrower any interest on the proceeds held in the escrow account. Any amounts remaining in the account after all repairs and/or improvements have been made to Lender's satisfaction, shall be applied to the sums secured by this Mortgage. Borrower further agrees to cooperate with Lender by endorsing all checks, drafts and/or other instruments evidencing insurance proceeds and any necessary documents. Should Borrower fail to provide any required endorsement and/or execution within 30 days after Lender sends Borrower notice that Lender has received an instrument evidencing insurance proceeds, or document(s) requiring Borrower's signature, Borrower hereby authorizes Lender to endorse said instrument and/or document(s) on Borrower's behalf, and collect and apply said proceeds at Lender's option, either to restoration or repair of the Property or to sums secured by this Mortgage. It is not the intention of either party that this escrow provision, and/or Lender's endorsement or execution of an instrument(s) and/or document(s) on behalf of Borrower create a fiduciary or agency relationship between Lender and Borrower.

e) Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in section 1 or change the amount of the payments. If under section 15 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Mortgage.

**4. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the Declaration of covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

**5. Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such actions as is necessary to protect Lender's interest.

Any amounts disbursed by Lender pursuant to this section 5, with interest thereon from the date of disbursement, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this section 5 shall require Lender to incur any expense or take any action hereunder.

**6. Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefore related to Lender's interest in the Property.

**7. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in

lieu of condemnation, are hereby assigned and shall be paid to Lender subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

**8. Borrower Not Released; Forbearance By Lender Not a Waiver.** Borrower shall remain liable for full payment of the principal and interest on the Note (or any advancement or obligation) secured hereby, notwithstanding any of the following: (a) the sale of all or a part of the premises; (b) the assumption by another party of Borrower's obligations hereunder; (c) the forbearance or extension of time for payment or performance of any obligation hereunder, whether granted to Borrower or a subsequent owner of the Property; and (d) the release of all or any part of the premises securing said obligations or the release of any party who assumes payment of the same. None of the foregoing shall in any way affect the full force and effect of the lien of this Mortgage or impair Lender's right to a deficiency judgment (in the event of foreclosure) against Borrower or any party assuming the obligations hereunder, to the extent permitted by applicable law. Any forbearance by Lender in exercising any right or remedy hereunder or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

**9. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Mortgage but does not execute the Note (a "co-signer"): (a) is co-signing this Mortgage only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Mortgage; (b) is not personally obligated to pay the sums secured by this Mortgage; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Mortgage or the Note without the co-signer's consent.

Subject to the provisions of section 14, any Successor in Interest of Borrower who assumes Borrower's obligations under this Mortgage in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Mortgage. Borrower shall not be released from Borrower's obligations and liability under this Mortgage unless Lender agrees to such release in writing. The covenants and agreements of this Mortgage shall bind and benefit the successors and assigns of Lender.

**10. Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by first class mail addressed to Borrower or the current owner at the Property Address or at such other address as Borrower may designate in writing by notice to Lender as provided herein, and any other persons personally liable on the Note as their names and addresses appear in Lender's records at the time of giving notice and (b) any notice to Lender shall be given by first class mail to Lender's address at Wachovia Bank, National Association, Retail Credit Servicing, P.O. Box 50010, Roanoke, VA 24022 or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

**11. Governing Law; Severability.** The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflicts shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein "costs," "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

**12. Borrower's Copy.** Borrower shall be furnished a conformed copy of the Note, this Mortgage and Rider(s) at the time of execution or after recordation hereof.

**13. Rehabilitation Loan Agreement.** Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

**14. Transfer of the Property or a Beneficial Interest in Borrower; Assumption.** As used in this section 14, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

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

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with section 10 within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies by this Mortgage without further notice or demand on Borrower.

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

**15. Default; Acceleration; Remedies.** Upon Borrower's breach of any covenant or agreement of Borrower in this entire Mortgage, including the covenants to pay when due any sums under the Note secured by this Mortgage, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without demand or notice, notice of the exercise of such option being hereby expressly waived. Lender may invoke the power of sale hereby granted. Lender shall have the right to enter upon and take possession of the Property hereby conveyed or shall without taking such possession have the right to sell the same at public auction for cash, after first giving notice of the time, place and terms of such sale by publication once a week for three consecutive weeks prior to said sale, in some newspaper published in said county, and upon payment of the purchase money, Lender, or owner of the debt and this Mortgage, or auctioneer, shall execute to the purchaser for and in the name of Borrowers, a good and sufficient deed to the Property sold. Lender shall apply the proceeds of said sale: first, to the expense of advertising, selling and conveying said Property, including a reasonable attorney's fee; second, to the payment of any amounts that may have been expended or that may then be necessary to expend in paying insurance, taxes and other encumbrances, with interest thereon; third, to the payment in full of the principal indebtedness and interest thereon, whether the same shall or shall not have fully matured at the date of said sale, but no interest shall be collected beyond the date of said sale; and fourth, the balance, if any, shall be paid over to said Borrowers or to whomever then appears of record to be the owner of said Property. Lender may bid and become the purchaser of the Mortgaged Property at any foreclosure sale hereunder.

**16. Borrower's Right to Reinstate.** Notwithstanding Lender's acceleration of the sums secured by this Mortgage, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued if: (a) Borrower pays Lender all sums which then would be due under this Mortgage, the Note and Notes securing Future Advances, if any, had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in section 15 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action, as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

**17. Assignment of Rents; Appointment of Receiver.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that so long as Borrower is not in default hereunder, Borrower shall, prior to acceleration under section 15 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration and/or foreclosure under section 15 hereof, or abandonment of the Property, Lender, in person or by agent, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Lender shall be liable to account only for those rents actually received prior to the foreclosure sale as provided in section 15. Lender shall not be liable to account to Borrower or to any other person claiming any interest in the Property for any rents received after foreclosure.

**18. Loan Charges.** If the loan secured by this Mortgage is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed permitted limits, then: (a) any such loan charges shall be reduced by the amount necessary to reduce the charge to the permitted limit and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by mailing a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment under the Note.

**19. Legislation.** If, after the date hereof, enactment or expiration of applicable laws have the effect either of rendering the provisions of the Note, this Mortgage or any Rider, unenforceable according to their terms, or all or any part of the sums secured hereby uncollectible, as otherwise provided in this Mortgage or the Note, or of diminishing the value of Lender's security, then Lender, at Lender's option, may declare all sums secured by this Mortgage to be immediately due and payable.

**20. Satisfaction.** Upon payment of all sums secured by this Mortgage, the conveyance of the Property pursuant to this Mortgage shall become null and void and Lender shall release this Mortgage. Borrower shall pay all costs of recordation, if any. Lender, at Lender's option, may allow a partial release of the Property on terms acceptable to Lender and Lender may charge a release fee.

**21. Waiver of Homestead.** Borrower hereby waives all rights of homestead exemption in the Property and relinquishes all rights of dower and curtesy in the Property.

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



**Legal Description**

Reference Number: 0534690029

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF MIRAMAR IN THE COUNTY OF BROWARD AND STATE OF FLORIDA AND BEING DESCRIBED IN A DEED DATED 12/22/2004 AND RECORDED 01/05/2005 IN BOOK 38819 PAGE 1318 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: UNIT 1033, ELAD VILLAGGIO CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM RECORDED 10/21/2004 IN BOOK 3840, PAGE 814, AND ANY AMENDMENTS THERETO. PARCEL ID NUMBER: 414032AA2620

Prepared by and return to:

**Isamary Vinson**  
**Paralegal**  
**Universal Title Company**  
**1200 Brickell Avenue Suite 1230**  
**Miami, FL 33131**  
**305-375-9510**  
File Number: 4493.00  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this **13th** day of **November, 2009** between **Oscar Palencia, a married man** whose post office address is **637 NW 155 Terrace, Pembroke Pines, FL 33028**, grantor, and **Energy Dynamics Limited, a Grand Cayman company** whose post office address is **4400 SW 160 Avenue, Unit 1033, Miramar, FL 33027**, grantee:

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

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

**Unit 1033 of EL-AD VILLAGGIO, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof ("Declaration") recorded in Official Records Book 38402, at Page 814, of the Public Records of Broward County, Florida.**

**Parcel Identification Number: 11032-AA-26200**

**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. Grantor's residence and homestead address is: 637 NW 155 Terrace, Pembroke Pines, FL 33028.**

**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, 2008**.

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

DoubleTime®

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Signed, sealed and delivered in our presence:

*[Signature]*  
Witness Name: MARINA E. GOMEZ

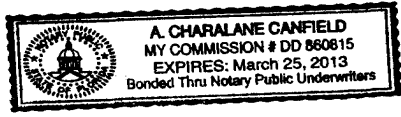
*[Signature]* (Seal)  
Oscar Palencia

*[Signature]*  
Witness Name: DINAH DONADO

State of Florida  
County of BROWARD

The foregoing instrument was acknowledged before me this 12 day of November, 2009 by Oscar Palencia, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



*[Signature]*  
Notary Public

Printed Name: A. CHARALANE CANFIELD

My Commission Expires: MARCH 25, 2013



**EL AD VILLAGGIO CONDOMINIUM**  
4504 SW 160th Street  
Miramar, Florida 33027

**CERTIFICATE OF APPROVAL**

Pursuant to the Provisions of the Declaration of Condominium, recorded in O.R. Book38402, Page 814, the Board of Directors for El-Ad Villaggio have reviewed all pertinent information relating to the prospective purchaser of Unit #1033 at El-Ad Villaggio Condominium.

The Board of Directors on behalf of the Association hereby approves Energy Dynamics LTD to purchase Unit #1033 in El-Ad Villaggio Condominium. This Certificate of Approval is valid for the following described Property:

4400 SW 160<sup>th</sup>  
Miramar FL 33027

(Property Address)

Hiram E. Velazquez  
Association Director

HIRAM E. VELAZQUEZ  
Printed Name of Director

11/12/09  
Date

Franco Carulli  
Association Director

FRANCO CARULLI  
Printed Name of Director

11/12/09  
Date

33

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

Re: Property ID: 1032-AA-2620

**NOTICE OF INSUFFICIENCY OF DEED**

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

**ENERGY DYANAMICS LIMITED**

**PALENCIA, OSCAR  
637 NW 155 TER  
PEMBROKE PINES FL 33028**

that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County at Book 46701, Page 528 is legally insufficient for the following reasons:

- There is a "CHAIN OF TITLE" problem. This means the official public records do not show how the grantor (seller) came to have title (ownership) of the property at the time of the sale. This may occur when a death or divorce results in a property transfer but no transfer document was recorded, or if a Deed from a previous sale was never recorded. Please call us with any information that could help resolve or explain these issues so that we can process your deed.
- Per our conversation please correct and rerecord deed. If you have any questions, please contact me at 954-357-6816 or bdunkley@bcpa.net.

and is therefore REJECTED by the Property Appraiser as INVALID. Accordingly, said property transfer will not be entered into the official tax roll of Broward County. Done this 26 day of January, 2010, in Fort Lauderdale, Broward County, Florida.

**LORI PARRISH  
BROWARD COUNTY PROPERTY APPRAISER**

By: Patti Huston  
Deputy Appraiser



**STATE OF FLORIDA  
COUNTY OF BROWARD**

Sworn to or affirmed and signed by me on January 26 2010 by Patti Huston, a Deputy Appraiser, who is personally known.



Broward County Property Appraiser's Network

Page 2 of 6

[Seal]

**NOTARY PUBLIC**

Exhibit A - Page 1 of 3

CFN # 109009559, OR BK 46701 Page 528, Page 1 of 3, Recorded 12/02/2009 at 01:43 PM, Broward County Commission, Doc. D 9875.00 Deputy Clerk 3405

Prepared by and return to:  
 Rosmary Vinson  
 Paralegal  
 Universal Title Company  
 1299 Birkhill Avenue Suite 1230  
 Miami, FL 33131  
 305-375-9510  
 File Number: 4493.00  
 Will Call No.:

[Space Above This Line For Recording Date]

### Warranty Deed

This Warranty Deed made this 13th day of November, 2009 between Oscar Palencia, a married man whose post office address is 637 NW 155 Terrace, Pembroke Pines, FL 33028, grantor, and Energy Dynamics Limited, a Grand Cayman company whose post office address is 4490 SW 168 Avenue, Unit 1033, Miramar, FL 33027, grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties in this instrument and their legal representatives, and assigns or individuals, and the successors and assigns of occupation, use and interest)

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

Unit 1033 of EL-AD VILLAGGIO, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof ("Declaration") recorded in Official Records Book 38492, at Page 814, of the Public Records of Broward County, Florida.

Parcel Identification Number: 11632-AA-26209

Grantor warrants that at the time of this conveyance, the subject property is not the Grantee's homestead within the meaning set forth in the constitution of the state of Florida, nor is it encumbered to or a part of homestead property. Grantor's residence and homestead address is: 637 NW 155 Terrace, Pembroke Pines, FL 33028.

Together with all the easements, 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 warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

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

DoubleTree

③

Exhibit A - Page 2 of 3

CFN # 109003559, OR BK 46701 PG 529, Page 2 of 3

Signed, sealed and delivered in our presence:

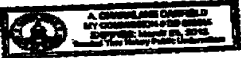
Megany \_\_\_\_\_  
 Witness Name: MARILYN KORNZ

[Signature] \_\_\_\_\_ (Seal)  
 Oscar Palencia

DIANA BRADY  
 Witness Name: Diana Brady

State of Florida  
 County of BROWARD

The foregoing instrument was acknowledged before me this 12 day of November, 2009 by Oscar Palencia, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]  Notary Public: [Signature]  
 Printed Name: A-CHARLAINE CANFIELD  
 My Commission Expires: MARCH 25, 2013

Harmony Deal - Page 2 DoubleTime

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Exhibit A - Page 3 of 3

CFN # 109003559, OR BK 46701 PG 530, Page 3 of 3

**EL AD VILLAGGIO CONDOMINIUM**  
4504 SW 160th Street  
Miramar, Florida 33027

**CERTIFICATE OF APPROVAL**

Pursuant to the Provisions of the Declaration of Condominium, recorded in O.R. Book 38402, Page 814, the Board of Directors for El-Ad Villaggio have reviewed all pertinent information relating to the prospective purchaser of Unit #1033 at El-Ad Villaggio Condominium.

The Board of Directors on behalf of the Association hereby approves Energy Dynamics LTD to purchase Unit #1033 in El-Ad Villaggio Condominium. This Certificate of Approval is valid for the following described Property:

4400 SW 160th  
Miramar FL 33027

(Property Address)

<p><u>Hiram E. Velazquez</u> Association Director</p> <p><u>HIRAM E. VELAZQUEZ</u> Printed Name of Director</p> <p><u>11/12/09</u> Date</p>	<p><u>Francisco Carvajal</u> Association Director</p> <p><u>FRANCISCO CARVAJAL</u> Printed Name of Director</p> <p><u>11/12/09</u> Date</p>
---	---

Prepared by and return to:

**Isamary Vinson**  
**Paralegal**  
**Universal Title Company**  
**1200 Brickell Avenue Suite 1230**  
**Miami, FL 33131**  
**305-375-9510**  
File Number: **4493.00**  
Will Call No.:

[Space Above This Line For Recording Data]

## Corrective Warranty Deed\*

**This Warranty Deed** made this 10<sup>th</sup> day of **February, 2010** between **Oscar Palencia, a married man, joined by his wife, Luisa Y. Palencia** whose post office address is **637 NW 155 Terrace, Pembroke Pines, FL 33028**, grantor, and **Energy Dynamics Limited, a Grand Cayman company** whose post office address is **4400 SW 160 Avenue, Unit 1033, Miramar, FL 33027**, grantee:

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

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

**Unit 1033 of EL-AD VILLAGGIO, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof ("Declaration") recorded in Official Records Book 38402, at Page 814, of the Public Records of Broward County, Florida.**

**Parcel Identification Number: 11032-AA-26200**

**\*This Corrective Deed corrects that certain Warranty Deed recorded in ORB 46701, Page 528, which due to a scrivener's error inadvertently did not contain Grantor spousal joinder. Documentary Stamps have already been paid.**

**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, 2008**.

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

DoubleTime®

||

6

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: TACOMA FRENCH

[Signature]  
Witness Name: Evelyn Ramos

[Signature] (Seal)  
Oscar Palencia

[Signature] (Seal)  
Luisa Y. Palencia

State of Florida  
County of BROWARD

The foregoing instrument was acknowledged before me this 16<sup>TH</sup> day of FEBRUARY, 2010 by Oscar Palencia and Luisa Y. Palencia, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Rene Jaramillo  
COMMISSION # DD939316  
EXPIRES: NOV. 11, 2013  
WWW.AARONNOTARY.COM

[Signature]  
Notary Public

Printed Name: RENE JARAMILLO

My Commission Expires: 11/11/13



Broward County Property Appraiser's Network

15

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

Re: Property ID: 1032-AA-2620

**SATISFACTION OF  
NOTICE OF INSUFFICIENCY OF DEED**

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

ENERGY DYANAMICS LIMITED

PALENCIA, OSCAR  
4400 SW 160 AVE UNIT 1033  
MIRAMAR FL 33027

that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County (CFN# 109191596) CURED the defect that caused the Notice of Insufficiency of Deed TO be recorded in the official records of Broward County (CFN# 109111308). Accordingly, said property transfer will be properly entered into the official tax roll of Broward County. Done this 19 day of March, 2010, in Fort Lauderdale, Broward County, Florida.

LORI PARRISH  
BROWARD COUNTY PROPERTY APPRAISER

By: Patti Huston *Patti Huston*  
Deputy Appraiser

STATE OF FLORIDA  
COUNTY OF BROWARD

Sworn TO or affirmed and signed by me on March 19 2010 by Patti Huston, a Deputy Appraiser, who is personally known.

[Seal] NOTARY PUBLIC-STATE OF FLORIDA  
Nona E. Taffe  
Commission # DD798760  
Expires: AUG. 05, 2012  
BONDED THRU ATLANTIC BONDING CO., INC.

*Nona E. Taffe*  
NOTARY PUBLIC

(4)

Exhibit A - Page 1 of 3

CFN # 109003559, OR BK 46701 Page 528, Page 1 of 3, Recorded 12/02/2009 at 01:43 PM, Broward County Commission, Doc. D \$875.00 Deputy Clerk 3405

Prepared by and return to:  
Esamary Vinson  
Paralegal  
Universal Title Company  
1200 Brickell Avenue Suite 1230  
Miami, FL 33131  
305-375-9510  
File Number: 4493.00  
Will Call No.:

[Space Above This Line For Recording Date]

**Warranty Deed**

This Warranty Deed made this 13th day of November, 2009 between Oscar Palencia, a married man whose post office address is 637 NW 155 Terrace, Pembroke Pines, FL 33028, grantor, and Esergy Dynamics Limited, a Great Cayman company whose post office address is 4490 SW 168 Avenue, Unit 1033, Miramar, FL 33027, grantee:

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

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

Unit 1033 of EL AD VILLAGGIO, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof ("Declaration") recorded in Official Records Book 38492, at Page 814, of the Public Records of Broward County, Florida.

Parcel Identification Number: 17632-AA-26200

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. Grantor's residence and homestead address is: 637 NW 155 Terrace, Pembroke Pines, FL 33028.

Together with all the covenants, 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 whatsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

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

DoubleTime

3

Exhibit A - Page 2 of 3

CFN # 109003559, OR BK 46701 PG 529, Page 2 of 3

Signed, sealed and delivered in our presence:

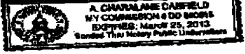
[Signature]  
 Witness Name: MARINA BEAN

[Signature]  
 Witness Name: DANAH DORADO

[Signature] (Seal)  
 Oscar Valencia

State of Florida  
 County of BROWARD

The foregoing instrument was acknowledged before me this 12 day of November, 2009 by Oscar Valencia, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]  [Signature]  
 Notary Public  
 Printed Name: A. GUADALUPE CANFIELD  
 My Commission Expires: MARCH 25, 2013

Notary Seal - 11/20/09 DoubleTime

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Exhibit A - Page 3 of 3

CFN # 109003559, OR BK 46701 PG 530, Page 3 of 3

**EL AD VILLAGGIO CONDOMINIUM**  
4504 SW 160th Street  
Miramar, Florida 33027

**CERTIFICATE OF APPROVAL**

Pursuant to the Provisions of the Declaration of Condominium, recorded in O.R. Book 38402, Page 814, the Board of Directors for El-Ad Villaggio have reviewed all pertinent information relating to the prospective purchaser of Unit #1033 at El-Ad Villaggio Condominium.

The Board of Directors on behalf of the Association hereby approves Energy Dynamics LTD to purchase Unit #1033 in El-Ad Villaggio Condominium. This Certificate of Approval is valid for the following described Property:

4400 SW 160th  
Miramar FL 33027

(Property Address)

<p><u>Ahram E. Velazquez</u> Association Director</p> <p><u>AHRAH E. VELAZQUEZ</u> Printed Name of Director</p> <p><u>11/12/09</u> Date</p>	<p><u>Franco Carulli</u> Association Director</p> <p><u>FRANCO CARULLI</u> Printed Name of Director</p> <p><u>11/12/09</u> Date</p>
---	---

**DATE: July 1st, 2020**  
**PROPERTY ID # 514032-AA-2620 (TD # 45123)**

# WARNING

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

ENERGY DYNAMICS LIMITED  
4400 SW 160 AVE UNIT 1033  
MIRAMAR, FL 33027

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4400 SW 160 AVENUE #1033, MIRAMAR, FL 33027 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.**

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

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

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

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

- \* Estimated Amount due if paid by July 31, 2020 .....\$15,974.12
- Or
- \* Estimated Amount due if paid by August 18, 2020 .....\$16,198.88

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 19, 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: July 1st, 2020**  
**PROPERTY ID # 514032-AA-2620 (TD # 45123)**

# WARNING

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WACHOVIA BANK, NATIONAL ASSOCIATION  
301 SOUTH COLLEGE STREET, NC 0630  
CHARLOTTE, NC 28288-0630

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4400 SW 160 AVENUE #1033, MIRAMAR, FL 33027 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.**

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**DATE: July 1st, 2020**  
**PROPERTY ID # 514032-AA-2620 (TD # 45123)**

# WARNING

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EL-AD VILLAGGIO CONDOMINIUM ASSOCIATION, INC., C/O LANDMARK MANAGEMENT SERVICES  
1941 NW 150TH AVE  
PEMBROKE PINES, FL 33028

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4400 SW 160 AVENUE #1033, MIRAMAR, FL 33027 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.**

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**DATE: July 1st, 2020**  
**PROPERTY ID # 514032-AA-2620 (TD # 45123)**

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STEVEN S. VALANCY, REGISTERED AGENT O/B/O EL-AD VILLAGGIO CONDOMINIUM ASSOCIATION, INC.  
311 S.E. 13TH STREET  
FORT LAUDERDALE, FL 33316

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**DATE: July 1st, 2020**  
**PROPERTY ID # 514032-AA-2620 (TD # 45123)**

# WARNING

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CITY OF MIRAMAR  
DOUGLAS R GONZALES  
200 E BROWARD BLVD #1900  
FORT LAUDERDALE, FL 33301

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

**DATE: July 1st, 2020**  
**PROPERTY ID # 514032-AA-2620 (TD # 45123)**

# WARNING

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

CITY OF MIRAMAR  
UTILITY BILLING SECTION  
2300 CIVIC CENTER PLACE  
MIRAMAR, FL 33025

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4400 SW 160 AVENUE #1033, MIRAMAR, FL 33027 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.**

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**DATE: July 1st, 2020**  
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EL-AD VILLAGGIO CONDOMINIUM ASSOCIATION, INC.  
4504 SW 160TH AVE  
MIRAMAR, FL 33027

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U.S. Postal Service™  
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Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postmark  
Here

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. #

City, State, ZIP+

**TD 45123 AUGUST 2020 WARNING**  
CITY OF MIRAMAR  
UTILITY BILLING SECTION  
2300 CIVIC CENTER PLACE  
MIRAMAR, FL 33025

7019 1640 0001 2317 4387

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

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postmark  
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

**TD 45123 AUGUST 2020 WARNING**  
CITY OF MIRAMAR  
DOUGLAS R GONZALES  
200 E BROWARD BLVD #1900  
FORT LAUDERDALE, FL 33301

4563 237 4394  
7019 1640 0001 237 4394

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

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- Return Receipt (hardcopy) \$ \_\_\_\_\_
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Postmark  
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

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ENERGY DYNAMICS LIMITED  
4400 SW 160 AVE UNIT 1033  
MIRAMAR, FL 33027

7019 1640 0001 2317 4400

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- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

\$

Total Postage and

**TD 45123 AUGUST 2020 WARNING**  
EL-AD VILLAGGIO CONDOMINIUM  
ASSOCIATION, INC.  
4504 SW 160TH AVE  
MIRAMAR, FL 33027

Sent To

Street and Apt. No

City, State, ZIP+4®

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

See Reverse for Instructions

7019 1640 0001 2317 4417

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

**OFFICIAL USE**

Certified Mail Fee  
\$ \_\_\_\_\_

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

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

Postmark  
Here

Postage  
\$ \_\_\_\_\_

Total Postage and  
\$ \_\_\_\_\_

**TD 45123 AUGUST 2020 WARNING**  
EL-AD VILLAGGIO CONDOMINIUM  
ASSOCIATION, INC., C/O LANDMARK  
MANAGEMENT SERVICES  
1941 NW 150TH AVE  
PEMBROKE PINES, FL 33028

Sent To  
Street and Apt. No.  
City, State, ZIP+4

7019 3640 0001 2317 4424



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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postmark  
Here

Postage

\$

Total Postage a

\$

Sent To

Street and Apt. #

City, State, ZIP+

**TD 45123 AUGUST 2020 WARNING**  
STEVEN S. VALANCY, REGISTERED  
AGENT O/B/O EL-AD VILLAGGIO  
CONDOMINIUM ASSOCIATION, INC.  
311 S.E. 13TH STREET  
FORT LAUDERDALE, FL 33316

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

See Reverse for Instructions

7019 1640 0007 2317 4437

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postmark  
Here

Postage

\$

Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP

**TD 45123 AUGUST 2020 WARNING**

WACHOVIA BANK, NATIONAL  
ASSOCIATION

301 SOUTH COLLEGE STREET, NC 0630  
CHARLOTTE, NC 28288-0630

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

See Reverse for Instructions


7019 1640 0001 2317 4448

**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-45123 AUGUST 2020 WARNING**  
 CITY OF MIRAMAR  
 DOUGLAS R GONZALES  
 200 E BROWARD BLVD #1900  
 FORT LAUDERDALE, FL 33301



9590 9402 5108 9092 2541 59

2. **7019 1640 0001 2317 4394**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
 X *Iglesias*

B. Received by (Printed Name) C. Date of Delivery  
*Iglesias* *7/15/20*

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"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation 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.

1. Article Addressed to:  
**TD 45123 AUGUST 2020 WARNING**  
 STEVEN S. VALANCY, REGISTERED  
 AGENT O/B/O EL-AD VILLAGGIO  
 CONDOMINIUM ASSOCIATION, INC.  
 311 S.E. 13TH STREET  
 FORT LAUDERDALE, FL 33316



9590 9402 5108 9092 2541 11

2. 7019 1640 0001 2317 4431

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
 Addressee

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

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

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 45123 AUGUST 2020 WARNING**  
 EL-AD VILLAGGIO CONDOMINIUM  
 ASSOCIATION, INC., C/O LANDMARK  
 MANAGEMENT SERVICES  
 1941 NW 150TH AVE  
 PEMBROKE PINES, FL 33028



9590 9402 5108 9092 2541 28

2. 7019 1640 0001 2317 4424

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *Mate Furl*  Agent  
 Addressee

B. Received by (Printed Name) *Mate Furl* C. Date of Delivery *7/6/20*

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"/> Restricted Delivery (over \$500)	

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 45123 AUGUST 2020 WARNING**  
 WACHOVIA BANK, NATIONAL  
 ASSOCIATION  
 301 SOUTH COLLEGE STREET, NC 0630  
 CHARLOTTE, NC 28288-0630



9590 9402 5108 9092 2541 04

2 7019 1640 0001 2317 4448

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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



3. Service Type

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