

# **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:** 05/04/2020

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 05/01/2020

**CERTIFICATE #** 2017-18656

**ACCOUNT #** 514228100290

**ALTERNATE KEY #** 737617

**TAX DEED APPLICATION #** 45179

**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 25, Block 6, Revised Plat of Glendale Lawns, a Subdivision, according to the Plat thereof as recorded in Plat Book 10, Page 72, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 644 SW 1 COURT, HALLANDALE BEACH FL 33009

### OWNER OF RECORD ON CURRENT TAX ROLL:

MORGAN INVESTMENT GROUP INC

1401 SW 107 AVE #301F

MIAMI, FL 33174 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

MORGAN INVESTMENT GROUP INC

Instrument: 114722059

1401 SW 107 AVE #301F

MIAMI, FL 33174 (Per Deed. Best image available.)

FERNANDO MORGAN, REGISTERED AGENT

O/B/O MORGAN INVESTMENT GROUP, INC.

1401 S.W. 107 AVENUE

#301F

MIAMI, FL 33174 (Per Sunbiz)

### MORTGAGE HOLDER OF RECORD:

FRAGUSA LLC

Instrument: 112858205

2033 NE 14TH CT

FORT LAUDERDALE, FL 33304 (Per Mortgage for prior owner and Sunbiz. No satisfaction or release found of record.)

PATRICK VIVIES CPA PA, REGISTERED AGENT

O/B/O FRAGUSA LLC

700 E DANIA BEACH BLVD

202

DANIA, FL 33004 (Per Sunbiz)

DOSER, LLC  
2033 NE 14TH COURT  
FORT LAUDERDALE, FL 33304 (Per Mortgage. Best image available.)

Instrument: 114650994

LAURENCE SYLVIE WIRIATH, REGISTERED AGENT  
O/B/O DOSER LLC  
2033 NE 14TH COURT  
FORT LAUDERDALE, FL 33304 (Per Sunbiz)

**LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:**

DAB TLC 2 LLC  
2909 SHELTON WAY  
PLANO, TX 75093 (Tax Deed Applicant)

CITY OF HALLANDALE BEACH  
400 SOUTH FEDERAL HIGHWAY  
(Per Lien. No City, State, or ZIP code included in address.)

Instrument: 113140315

ALPERO GENERAL CONTRACTOR  
8900 SW 126 TER  
MIAMI, FL 33176 (Per Notice of Commencement)

Instrument: 116244996

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5142 28 10 0290

**CURRENT ASSESSED VALUE:** \$156,800

**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: 6690, Page: 874
Death Certificate	OR: 9241, Page: 547
Warranty Deed	OR: 46434, Page: 831
Affidavit-Death Certificate (Jaroslaw J Zaloha a/k/a Ross J. Zaloha)	OR: 46434, Page: 857
Warranty Deed	Instrument: 112858204
Assignment of Rents and Leases	Instrument: 112858206
Quit Claim Deed	Instrument: 113041411
Declaratory Statement of Zoning Restrictions	Instrument: 113850949

**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.**

*Wendy Carter*

Title Examiner



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

CERTIFICATE OF MAILING NOTICES

Tax Deed #45179

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of August 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 HALLANDALE BEACH ATTN CRA DEPT 400 S FEDERAL HWY HALLANDALE BEACH, FL 33009	CITY OF HALLANDALE BEACH 400 SOUTH FEDERAL HIGHWAY HALLANDALE BEACH, FL 33309	MORGAN INVESTMENT GROUP INC 644 SW 1 CT HALLANDALE BEACH, FL 33009	MORGAN INVESTMENT GROUP INC 1401 SW 107 AVE #301F MIAMI, FL 33174
FERNANDO MORGAN, REGISTERED AGENT O/B/O MORGAN INVESTMENT GROUP, INC. 1401 S.W. 107 AVENUE #301F MIAMI, FL 33174	DOSER, LLC 2033 NE 14TH COURT FORT LAUDERDALE, FL 33304	LAURENCE SYLVIE WIRIATH, REGISTERED AGENT O/B/O DOSER LLC 2033 NE 14TH COURT FORT LAUDERDALE, FL 33304	CITY OF HALLANDALE BEACH ATTN CITY ATTORNEY 400 S FEDERAL HIGHWAY 2ND FLR HALLANDALE BEACH, FL 33009
FRAGUSA LLC 2033 NE 14TH CT FORT LAUDERDALE, FL 33304	PATRICK VIVIES CPA PA, REGISTERED AGENT O/B/O FRAGUSA LLC 700 E DANIA BEACH BLVD 202 DANIA, FL 33004	ALPERO GENERAL CONTRACTOR 8900 SW 126 TER MIAMI, FL 33176	*LABISSIERE, MARIE 640 SW 1 CT HALLANDALE BEACH, FL 33009
*DA SILVA, LENIMAR OLIVEIRA DA SILVA, ROGERS F 648 SW 1 COURT HALLANDALE BEACH, FL 33009	*DIAZ, HUMBERTO 649 SW 1 ST HALLANDALE BEACH, FL 33009		

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3rd day of August 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

INSTR # 116536856  
Recorded 06/04/20 at 03:53 PM  
Broward County Commission  
1 Page(s)  
#1

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 45179

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: 514228-10-0290  
Certificate Number: 18656  
Date of Issuance: 05/24/2018  
Certificate Holder: DAB TLC 2 LLC  
Description of Property: GLENDALE LAWNS REV PLAT 10-72 B  
LOT 25 BLK 6

Name in which assessed: MORGAN INVESTMENT GROUP INC  
Legal Titleholders: MORGAN INVESTMENT GROUP INC  
1401 SW 107 AVE #301F  
MIAMI, FL 33174

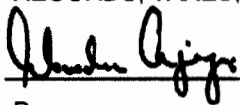
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of September, 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 June, 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: 08/13/2020, 08/20/2020, 08/27/2020 & 09/03/2020  
Minimum Bid: 10766.15



# Broward County, Florida

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

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Legal Titleholders: MORGAN INVESTMENT GROUP INC  
1401 SW 107 AVE #301F  
MIAMI, FL 33174

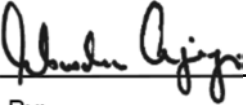
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broward.deedauktion.net  
*\*Pre-registration is required to bid.*

Dated this 8th day of June, 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: 08/13/2020, 08/20/2020, 08/27/2020 & 09/03/2020  
Minimum Bid: 11165.15

**BROWARD DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Ft. Lauderdale, Broward County, Florida

**STATE OF FLORIDA COUNTY  
OF BROWARD:**

Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

45179  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 18656

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

08/13/2020 08/20/2020 08/27/2020 09/03/2020

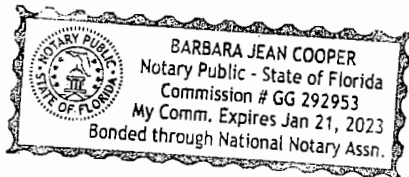
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and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

*Scherrie A Thomas*

Sworn to and subscribed before me this  
3 day of SEPTEMBER, A.D. 2020

*Barbara Jean Cooper*

(SEAL)  
SCHERRIE A. THOMAS personally known to me



**Broward County, Florida  
RECORDS, TAXES & TREASURY  
DIVISION/TAX DEED SECTION  
NOTICE OF APPLICATION FOR  
TAX DEED NUMBER 45179**

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Description of Property:  
GLENDALE LAWNS REV PLAT  
10-72 B  
LOT 25 BLK 6  
Name in which assessed:  
MORGAN INVESTMENT  
GROUP INC  
Legal Titleholders:  
MORGAN INVESTMENT  
GROUP INC  
1401 SW 107 AVE #301F  
MIAMI, FL 33174

All of said property being in the County of Broward, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of September, 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 8th day of June, 2020.  
Bertha Henry  
County Administrator  
RECORDS, TAXES, AND  
TREASURY DIVISION  
(Seal)  
By: Abiodun Ajayi  
Deputy  
This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.  
Minimum Bid: 11165.15  
401-314  
8/13-20-27 9/3 20-37/0000482278B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20026853

Broward County, FL VS Morgan Investment Group Inc

**RETURN OF SERVICE**



Court Case # TD 45179

Hearing Date: 09/16/2020

Received by CCN 16737

08/17/2020 1:24 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Morgan Investment Group Inc 644 SW 1 Court Hallandale Beach FL 33009**

Served:

Not Served:

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

Date: 08/17/2020 Time: 11:43 AM

On Morgan Investment Group Inc in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

**Other Returns: Other Returns**

**COMMENTS:** Posted on door

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: *L. Spivey* #16737

D.S.

**L. Spivey, #16737**

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

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 # 514228-10-0290 (TD #45179)

# 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 August 31, 2020 .....\$11,015.01

Or

\* Amount due if paid by September 15, 2020 .....\$11,165.15

\*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 September 16, 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

**MORGAN INVESTMENT GROUP INC  
644 SW 1 CT  
HALLANDALE BEACH, FL 33009**

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

RECEIVED SHERIFF  
2020 AUG 13 AM 7:44  
BROWARD COUNTY, FLORIDA



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

## Detail by Entity Name

Florida Profit Corporation  
MORGAN INVESTMENT GROUP, INC.

### Filing Information

**Document Number** P96000067009  
**FEI/EIN Number** 65-0702718  
**Date Filed** 08/13/1996  
**State** FL  
**Status** ACTIVE

### Principal Address

1401 S.W. 107 AVENUE  
SUITE 301F  
MIAMI, FL 33174

Changed: 04/21/2006

### Mailing Address

1401 S.W. 107 AVENUE  
SUITE 301F  
MIAMI, FL 33174

Changed: 04/21/2006

### Registered Agent Name & Address

MORGAN, FERNANDO  
1401 S.W. 107 AVENUE  
#301F  
MIAMI, FL 33174

Name Changed: 10/17/2001

Address Changed: 04/21/2006

### Officer/Director Detail

#### **Name & Address**

Title PD

MORGAN, FERNANDO  
1401 S.W. 107 AVENUE, SUITE 301F  
MIAMI, FL 33174

## Annual Reports

Report Year	Filed Date
2017	03/27/2017
2018	02/28/2018
2019	04/26/2019

## Document Images

<a href="#">04/26/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/28/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/27/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/30/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/10/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/17/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/27/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/03/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/10/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/07/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/17/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/05/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/31/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/13/1996 -- DOCUMENTS PRIOR TO 1997</a>	<a href="#">View image in PDF format</a>



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

## Detail by Entity Name

Florida Limited Liability Company  
DOSER LLC

### Filing Information

<b>Document Number</b>	L18000129957
<b>FEI/EIN Number</b>	99-0379762
<b>Date Filed</b>	05/24/2018
<b>Effective Date</b>	08/20/2012
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CONVERSION
<b>Event Date Filed</b>	05/24/2018
<b>Event Effective Date</b>	NONE

### Principal Address

2033 NE 14TH CT  
FT LAUDERDALE, FL 33304

### Mailing Address

2033 NE 14TH CT  
FT LAUDERDALE, FL 33304

### Registered Agent Name & Address

Wiriath, Laurence Sylvie  
2033 NE 14TH CT  
FT LAUDERDALE, FL 33304

Name Changed: 03/02/2020

Address Changed: 03/02/2020

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

BALESTRIERI, ROBERTO  
2033 NE 14TH CT  
FT LAUDERDALE, FL 33304

Title Manager

Wiriath, Laurence  
2033 NE 14TH CT  
FT LAUDERDALE, FL 33304

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2019	01/18/2019
2020	03/02/2020

**Document Images**

[03/02/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/18/2019 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/24/2018 -- Florida Limited Liability](#)

[View image in PDF format](#)





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

## Detail by Entity Name

Florida Limited Liability Company  
FRAGUSA LLC

### Filing Information

<b>Document Number</b>	L12000029101
<b>FEI/EIN Number</b>	45-4661740
<b>Date Filed</b>	02/29/2012
<b>Effective Date</b>	02/29/2012
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

2033 NE 14TH CT  
FORT LAUDERDALE, FL 33304

### Mailing Address

2033 NE 14TH CT  
FORT LAUDERDALE, FL 33304

### Registered Agent Name & Address

PATRICK VIVIES CPA PA  
700 E DANIA BEACH BLVD  
202  
DANIA, FL 33004

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

GOULET, FREDERIC  
2033 NE 14TH CT  
FORT LAUDERDALE, FL 33304

Title MGRM

GOULET, AGNES  
2033 NE 14TH CT  
FORT LAUDERDALE, FL 33304

Title MGR

Wiriath, Bernard  
2033 NE 14TH CT  
FORT LAUDERDALE, FL 33304

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2018	02/02/2018
2019	03/25/2019
2020	03/01/2020

**Document Images**

<a href="#">03/01/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/01/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/25/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/14/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/29/2012 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

record and return to:  
First International Title  
2800 Weston Road, Suite 103  
Weston, FL 33331

Prepared by and return to:  
Sandy Sweat  
First International Title, Inc. - Weston  
2800 Weston Road  
Suite 103  
Weston, FL 33331

File Number: 271-21

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### Warranty Deed

This Warranty Deed made this 30th day of June, 2009, between Rosann Hollinger, a single woman, whose post office address is 641 S. W. 1ST CT Hallandee 33009, grantor, and Ki Won Jeong whose post office address is 31-47 Linden Place 3, Flushing, NY 11354, grantee:

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

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

Lot 25, Block 6, GLENDALE LAWNS REVISED, according to the Plat thereof, recorded in Plat Book 10, Page(s) 72 of the Public Records of Broward County, Florida.

Parcel Identification Number: 11228-10-02900

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.

Signed, sealed and delivered in our presence:

Mary Verica  
Witness Name: Mary Verica

Rosann Hollinger  
Rosann Hollinger

Ronald Kofman  
Witness Name: Ronald Kofman

State of FLORIDA  
County of BROWARD

The foregoing instrument was acknowledged before me this 30th day of June, 2009, by Rosann Hollinger, she ( ) is personally known to me or ( ) has produced DRIVERS LICENSE identification.

Annette Melvin  
Notary Public

Printed Name: ANNETTE MELVIN  
My Commission Expires: 10/30/09



271-21

Prepared by and return to:  
Elizabeth Questell  
Title Quest Investments LLC  
3350 SW 148th Ave. Suite 110  
Miramar, FL 33027  
File Number: 2015-038  
Folio No.: 514228-10-0290

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**Warranty Deed**

This Warranty Deed, made this 28 day of February, 2015 between **Ki Won Jeong, a single man** whose post office address is **4-74 48 Avenue #6K, Long Island City, NY 11109**, grantor,

(W.O.)

to **3C Investment LLC**, whose post office address is **108 RainTree Court, Auburndale, FL 33823**, grantee:  
**\* a Florida limited liability company**

(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 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, 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 25, Block 6, Revised Plat of Glendale Lawns, a Subdivision, according to the Plat thereof as recorded in Plat Book 10, page(s) 72, of the Public Records of Broward County, Florida.

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

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

**And**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

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

Signed, sealed and delivered in our presence.

Alberto Olcese

Witness Name: Alberto Olcese

Ki Won Jeong (Seal)

Ki Won Jeong

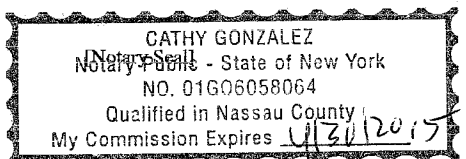
Seonil Park

Witness Name: Seonil Park

\_\_\_\_\_ (Seal)

STATE OF FLORIDA New York  
COUNTY OF BROWARD Nassau

The foregoing instrument was acknowledged before me this 28 day of February, 2015 by Ki Won Jeong, a single man who [ ] is personally known to me or [ ] has produced driver's license(s) as identification.



Cathy Gonzalez  
Notary Public  
Printed Name Cathy Gonzalez  
My Commission Expires: 01/30/2015

Return to: Marielena Osorio  
Address: 10021 Pines Blvd Suite 203-A  
Pembroke Pines, FL 33024

This Instrument Prepared by:  
Marielena Osorio  
10021 Pines Blvd Suite 203-A  
Pembroke Pines, FL 33024

Property Appraisers Parcel I.D. (Folio) Number(s): **514228-10-0290**

**QUITCLAIM DEED**  
(INDIVIDUAL)

**THIS INDENTURE**, Made this 8 day of June, 2015, by and between **3C Investment Group, LLC, a Florida limited liability company**, whose post address is: **10011 Pines Blvd Suite 203-A Pembroke Pines, FL 33024**, hereinafter collectively referred to as "Grantor", to **Marielena Osorio**, whose post address is: **10011 Pines Blvd Suite 203-A Pembroke Pines, FL 33024**, hereinafter collectively referred to as "Grantee",

**WITNESSETH:** That Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in **Broward** County Florida, to wit:

**Lot 25, Block 6, Revised Plat of Glendale Lawns, a Subdivision, according to the Plat thereof as recorded in Plat Book 10, Page 72, of the Public Records of Broward County, Florida.**

**A/K/A 644 SW 1<sup>st</sup> Court, Hallandale, FL 33009**

**To Have and to Hold**, the above described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

**IN WITNESS WHEREOF**, Grantor has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: [Signature]  
Witness Printed Name: Diana Correa

3C Investment Group, LLC a Florida limited liability company

Witness Signature: [Signature]  
Witness Printed Name: Luis Lauge

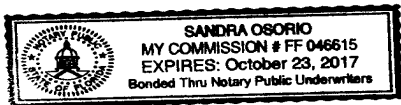
[Signature]  
Marielena Osorio, as Managing Member

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 8 day of March, 2015, by **Marielena Osorio, as managing member for 3C Investment Group, LLC a Florida limited liability company**. She is personally known to me or has produced driver license(s) as identification.

My commission Expires:

[Signature]  
Printed Name: Sandra Osorio  
Notary Public  
Serial Number FF046615



Prepared by and return to:

Eduardo E. Dieppa III, Esq  
Superior Title of South Florida, Inc  
2097 west 76th street suite 101  
Hialeah, FL 33016  
786-304-6064  
File Number: JA2017-177

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## Warranty Deed

**This Warranty Deed** made this 20th day of September, 2017 between Marielena Osorio, a single woman whose post office address is 644 SW 1st Court, Hallandale Beach, FL 33009, grantor, and Morgan Investment Group, Inc., Florida Corporation whose post office address is 1401 SW 107 Ave #301F, Miami, FL 33174, 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:

Lot 25, Block 6, Revised Plat of Glendale Lawns, a Subdivision, according to the Plat thereof as recorded in Plat Book 10, Page 72, of the Public Records of Broward County, Florida

Parcel Identification Number: 5142 28 10 0290

Aka: 644 SW 1 Court, Hallandale Beach, FL 33009

**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, 2016.

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

Signed, sealed and delivered in our presence:

Witness Name: \_\_\_\_\_

*George Alvarez*

Witness Name: \_\_\_\_\_

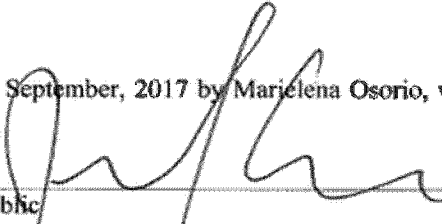
*Marielena Osorio*

*Marielena Osorio* (Seal)  
Marielena Osorio

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 20th day of September, 2017 by Marielena Osorio, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

  
\_\_\_\_\_  
Notary Public

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

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



2

AFTER RECORDING - RETURN TO: City of Hallandale Beach  
Development Services,  
Building Division  
400 S. Federal Highway  
Hallandale Beach, FL33009

*Ma Stev*

PERMIT NUMBER:

**NOTICE OF COMMENCEMENT**

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: \_\_\_\_\_

SUBDIVISION 6644 S.W. 1CT BLOCK \_\_\_\_\_ TRACT \_\_\_\_\_ LOT \_\_\_\_\_ BLDG \_\_\_\_\_ UNIT \_\_\_\_\_  
Hallandale Beach FL 33009

2. GENERAL DESCRIPTION OF IMPROVEMENT: RE-ROOF Flat and Sluynle

3. OWNER INFORMATION: a. Name Morgan Investments group Inc.  
b Address 644 SW 1CT, Hallandale Beach Interest in property owner

d. Name and address of fee simple titleholder (if other than Owner)  
4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:  
AlPelo General Contractor, 8900 SW 126 Ter.  
Miami FL 33176. 786 260 1006

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER:

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:  
NAME, ADDRESS AND PHONE NUMBER:

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:  
NAME, ADDRESS AND PHONE NUMBER:

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): \_\_\_\_\_, 20 \_\_\_\_\_

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

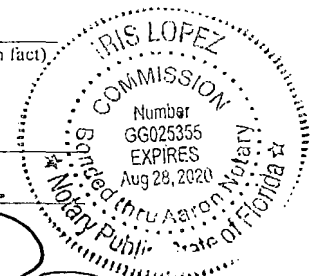
*[Signature]*  
Signature of Owner or  
Owner's Authorized Officer/Director/Partner/Manager  
State of Florida  
County of Broward

Print Name and Provide Signatory's Title/Office

The foregoing instrument was acknowledged before me this 16 day of Dec, 2019

By Morgan Investments group Inc as owner  
(name of person) (type of authority,....e.g. officer, trustee, attorney in fact)  
For 644 SW 1CT.  
(name of party on behalf of whom instrument was executed)

\_\_\_\_ Personally known or  produced the following type of identification: D.C.  
Notary  
*[Signature]*  
(Signature of Notary Public)



Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 72.525, Florida Statutes).

Signature(s) of Owner(s) or owner(s) Authorized Officer/ Director / Partner/Manager who signed above:  
By *[Signature]* By *[Signature]*

1



JUL 14 '15 AM 9:17

**CITY OF HALLANDALE BEACH, FLORIDA  
400 SOUTH FEDERAL HIGHWAY  
SPECIAL MAGISTRATE HEARING**

CITY OF HALLANDALE BEACH,  
FLORIDA,

CASE NO. 14-1225

Petitioner,

vs.

JEONG, KI WON  
150-11 72 RD #3F  
FRESH MEADOWS, NY 11367

OSORIO, MARIELENA  
10011 PINES BLVD #203A  
PEMBROKE PINES FL 33024

Respondent.

---

**FINAL ORDER CERTIFYING CODE ENFORCEMENT FINE AND LIEN**

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 2, 2015 as to an administrative hearing certifying code enforcement fine and lien. This cause first came on to be heard before the Special Magistrate by an administrative hearing on November 6, 2014 after due service and notice to Respondent, where the Special Magistrate heard testimony under oath, considered evidence, made findings of fact and conclusions of law, and thereupon issued a Final Order which was reduced to writing and furnished to Respondent. The Final Order found that the Respondent(s) property contained the following violation(s):

**FAILURE TO OBTAIN ALL REUIRED PERMITS, INSPECTIONS INCLUDING FINAL INSPECTIONS TO DEMOLISH ADDITION/ENCLOSED CARPORT AND RESTORE TO A SINGLE FAMILY RESIDENCE AND RESTORE OPEN CARPORT TO ORIGINAL LAYOUT. CITY CODE SECTION 8-31, FBC 105.1.**

**FAILURE TO OBTAIN ALL REQUIRED PERMITS, INSPECTIONS, AND FINAL INSPECTION FOR ALL WORK PERFORMED ON THE PROPERTY. CITY CODE SECTION 8-31, FBC 105.1.**

**FAILURE TO REMOVE UTILITY SHED FROM SETBACK AND OBTAIN ALL REQUIRED BUILDING PERMITS FOR REPLACEMENT. APPENDIX A, ZONING AND LAND DEVELOPMENT CODE, ARTICLE IV, SECTION 4.04 (4)**

**ARTICLE I, SECTION 8-1 AND 8-1.1, SOUTH FL. BUILDING CODE,  
CHAPTER 3, SECTIONS 301 (A) AND 301.1 (A).**

**FAILURE TO MAINTAIN EXTERIOR SURFACES OF A STRUCTURE AND  
APPURTENANCES IN CLEAN, PAINTED, AND PROTECTED CONDITION.  
PRESSURE CLEAN, REPAIR, AND PAINT UTILITY SHED OR REMOVE AND  
REPLACE ENTIRE SHDE WITH AFTER OBTAINING A BUILDING PERMIT.  
CITY CODE SECTION 14-11 (1)(a)(b)(c).**

The subject violation(s) occurred at the Respondent's property located at 644 SW 1 Court. The subject real property is more particularly described as follows: GLENDALE LAWNS REV PLAT 10-72 B LOT 25 BLK 6. Folio number is 1228-10-0290.

The Final Order required the Respondent to take corrective action to remedy the violation(s) by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on July 2, 2015 that all required corrective action has not been taken by Respondent by the compliance date set out in the Final Order in this case, and that in fact Respondent's property remains in violation of the CITY'S code. Petitioner stated that as of the date of the hearing, the fine issued in this case reached an accumulated amount of \$22,050.00. The record indicates that the Respondent has been provided with proper service and notice of the proceeding.

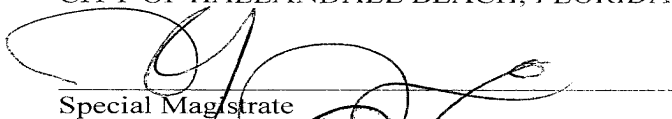
**ACCORDINGLY, IT IS HEREBY ORDERED** as follows:

1. A fine in the amount of \$22,050.00 is hereby imposed and shall continue to accrue at the rate of \$150.00 per diem commencing on the date of this order, and it shall run until such time as the Respondent shall bring the subject property into compliance.

2. The fine set forth above shall pursuant to Chapter 162, *Florida Statutes*, constitute a lien against the real property of Respondent located in Broward County, and Petitioner may record a true copy of this order in the public records of Broward County.

**DONE AND ORDERED** at Hallandale Beach, Florida, Broward County, this 6 day of July, 2015.

CITY OF HALLANDALE BEACH, FLORIDA

  
Special Magistrate

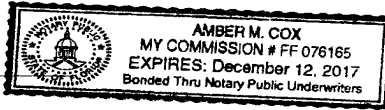
  
Code Compliance Official

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Kimberly Bruce Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: July 6, 2015.

Amber M. Cox  
Notary Public, state of Florida  
Clerk to the Special Magistrate



Filed with the Secretary of the Code Enforcement Special Magistrate this 14 day of

July, 2015  
Amber M. Cox  
Amber Cox, Secretary  
Code Enforcement Special Magistrate

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

**CERTIFICATION**

I certify this to be a true and correct copy of the record in my office.  
WITNESS my hand and official seal of the City of Hallandale Beach, Florida, this 24 day of July, 2015  
M. Saluda City Clerk

**\*ALL OWNERS OF RECORDS MUST SIGN DOCUMENT\***

Prepared by: Mariekna Osorio  
Address: 644 SW 1<sup>st</sup> Ct  
Hallandale Beach, FL 33009  
Phone: [REDACTED]

DECLARATORY STATEMENT OF ZONING RESTRICTIONS  
TO RUN WITH THE LAND  
SINGLE FAMILY RESIDENTIAL

The undersigned, Mariekna Osorio, fee owner(s)  
of the property legally described as follows:

Glendale Lawns REV PLAT 10-72 B LOT 25  
BLK 6

Folio No: 5142 28 10 0290

Also known as 644 SW 1<sup>st</sup> Court Hallandale Beach, Florida 33009  
hereby makes the following declaration as to limitations, restrictions and uses to which  
said real property may be put and specify that said declarations shall constitute  
covenants to run with the land and shall be binding on all parties and all persons  
claiming under them:

Said lands shall be used for single family residential purposes consistent with all  
applicable zoning ordinances and other land use regulations; no building shall be  
constructed or maintained on said lands and no use shall be permitted thereon until and  
unless applicable zoning ordinances otherwise permit; the local building official and  
other duly authorized officials shall at all reasonable times have the right to inspect any  
premises constructed or maintained on said lands for the purpose of ascertaining  
compliance with such zoning ordinances and land use regulations.

IN WITNESS WHEREOF, I Grantors have set their hand and seal this  
August 03, 2016.

WITNESSES:

[Signature]  
Sign  
Marius Leon  
Print

[Signature]  
Sign  
Lois Lange  
Print

OWNER(S):  
[Signature]  
Sign  
Marielena Osorio  
Print

          
Sign  
          
Print

644 SW 1st Ct  
Address  
Hollandale Beach, FL 33009

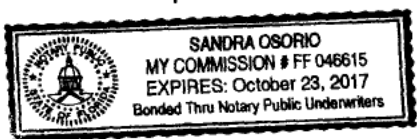
STATE OF FLORIDA            )  
  ) ss:  
COUNTY OF BROWARD        )

The foregoing instrument was acknowledged before me on this  
August 03, 2016, by Marielena Osorio  
He/She is personally known to me or has produced  
identification and did (did not) take an oath. [Redacted]

Sign: [Signature]  
Notary Public, State of Florida

Print: Sandra Osorio

My Commission Expires:



Prepared by:

Eduardo E. Dieppa III, Esq.  
DIEPPA LAW FIRM P.A.  
2097 W 76 Street  
Hialeah, FL 33016

When recorded return to:

Eduardo E. Dieppa III, Esq.  
DIEPPA LAW FIRM P.A.  
2097 W 76 Street  
Hialeah, FL 33016

(Space above this line reserved for recording office use only)

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPLE BALANCE DUE UPON MATURITY IS \$105,000.00, IN ADDITION TO ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE LENDER UNDER THE TERMS OF THIS MORTGAGE. THIS LOAN IS BEING USED TOWARDS THE FINANCE OF INVESTMENT PROPERTY, AND NOT TO BE OCCUPIED AS A PRIMARY RESIDENCE.**

**MORTGAGE AND  
SECURITY AGREEMENT**

**1. IDENTIFICATION OF BORROWER**

Borrower's name and address is: MORGAN INVESTMENT GROUP, INC.  
a Florida Profit Corporation  
1401 S.W. 107 AVENUE  
SUITE 301F  
MIAMI, FL 33174

Borrower may change such address from time to time by giving notice to the Lender as provided in Paragraph 17.

The word "I" or "me" as hereafter used means each Borrower, jointly and individually.

**2. IDENTIFICATION OF LENDER**

Lender's name and address is: DOSER, LLC  
a Florida Limited Liability Company  
2033 NE 14<sup>th</sup> Court  
Fort Lauderdale, FL 33304

Lender may change such address from time to time by giving me notice as provided in Paragraph 17.

The word "you" means the Lender and Lender's successors and assigns.

**3. DESCRIPTION OF NOTE SECURED BY THIS MORTGAGE**

I owe you the principal sum of **ONE HUNDRED FIVE THOUSAND DOLLARS (\$105,000.00)** together with interest accruing thereon as evidenced by my note to you (the "Note") dated the same date as this Mortgage and which requires payment as therein set forth with all sums owing thereon, unless sooner paid, to be due by on **SEPTEMBER 1, 2018** ("Maturity Date").

**4. DESCRIPTION OF PROPERTY MORTGAGED**

Property being mortgaged (the "Real Property") is described as follows:

**Lot 25, Block 6, Revised Plat of Glendale Lawns, a Subdivision, according to the Plat thereof as recorded in Plat Book 10, Page 72, of the Public Records of Broward County, Florida.**

**Florida Identification Number: 5142 28 10 0290**

**AKA: 644 SW 1 CT, HALLANDALE BEACH, FL 33009**

together with all of the following:

- (1) all improvements now or later placed on the Real Property;
- (2) all rents and profits received in connection with the Real Property;
- (3) all easements, fixtures, benefits, and other appurtenances that may at any time benefit the Real Property;
- (4) all development and utilities rights that might at any time be available to the Real Property;
- (5) all goods in which I own an interest affixed or that may become affixed to the Real Property;
- (6) all rights to insurance policies and proceeds, all licenses, building and business permits, and all utility reservations and rights to receive utility services, and all rights to and under fees or charges paid by me or on my behalf in connection with the Real Property;
- (7) all equipment, furnishings, and appliances, in which I now have or may hereafter acquire any rights, used or useful in connection with the Real Property;
- (8) all accounts receivable, general intangibles, actions and rights in action, in which I now or hereafter have any rights, including all of my rights under contracts with any architect, engineer, surveyor, subcontractor, and supplier in connection with the Real Property, all of which contracts I hereby assign to you, together with all plans, specifications, drawings, schedules, and copyrights included therein;
- (9) all other rights that I have or will have as owner of the Real Property;

together with all proceeds, products, replacements, additions, substitutions, renewals, and accessions of any of the foregoing items.

I refer below to all of these properties, rights, and interests that I encumber by this Mortgage as the "Property."

**5. MORTGAGE OF PROPERTY TO LENDER**

By executing this instrument, I mortgage the Property to you to secure my performance of my promises made in the Note and this Mortgage. This means I give you all of those rights that the law gives to lenders who hold mortgages on property as well as those rights set forth in this Mortgage.

**6. PROMISES**

I make the following promises to you:

- A. **Warranty.** I fully warrant the title to the Property and will defend the same against the lawful claims of all others. This means I own the Property and will defend my ownership against all claims.
- B. **Compliance with terms of Note and Mortgage.** I will comply with all of the terms and provisions of the Note and this Mortgage.
- C. **Taxes and Assessments.** I will pay all taxes and assessments and any other charge levied against or which

*PM* Initials

could become a lien against the Property as well as all taxes imposed, levied, or assessed on this Mortgage or the indebtedness secured hereby (but excluding any income type tax) when due and, in any event, before the end of the year in which the same become due.

D. **Insurance.** I will keep the Property insured for full replacement cost and with such coverage as you require. All such policies must:

- (a) be issued by companies acceptable to you;
- (b) provide that all payments are payable to you as mortgagee; and
- (c) require not less than 30 days notice to you before they may be canceled.

I will renew all such insurance policies not less than 30 days before they expire. I will promptly notify you of any loss or damage. If any moneys become payable, you will have the right, at your election, to either (i) retain such moneys and reduce the amount owing on the Note as if I had made a prepayment and, in such event, you waive any prepayment charge, or (ii) apply them toward the restoration of the Property in a commercially prudent manner on a monthly basis.

**7. AGREEMENTS OF BORROWER CONCERNING THE PROPERTY**

I agree:

- (a) to maintain the Property in good and functioning condition, performing all repairs, replacements and maintenance necessary to preserve the Property's value;
- (b) not to permit any waste (including removal of dirt or trees) or deterioration of the Property;
- (c) not to permit the demolition, destruction or removal of any portion of the Property without first securing your written consent;
- (d) to permit you or your representative to enter upon and inspect the Property from time to time.
- (e) not to further encumber any interest in or any part of the Property without your prior written consent.

**8. SECURITY AGREEMENT**

Some items of the Property are personal property (the "Personal Property"). I grant you a security interest in the Personal Property and all additions to, replacements of, and proceeds of the Personal Property. Although this Mortgage is a self-operative security agreement affecting the Personal Property, I agree to execute and deliver to you any other written instrument that you might demand to create or evidence your security interest. In addition to all other available remedies, you have all of the rights and remedies of a secured party under the Florida Uniform Commercial Code.

**9. MAXIMUM LOAN CHARGES**

You agree that you will not charge interest or other loan charges that exceed the maximum lawful rate, it being your intent not to charge a usurious interest rate. If it is discovered that interest or other loan charges exceed the maximum lawful rate, I will give you the opportunity to refund to me that amount collected which exceeded the maximum lawful rate plus interest on that amount at the maximum lawful rate. We will then modify this Mortgage and the Note so that I will not be required to pay further interest or other loan charges that exceed the maximum lawful rate.

**10. CONDEMNATION**

I agree that if the Property or any part of it is condemned under any power of condemnation, or acquired for a public use, then the damages, proceeds, and consideration given for such acquisition, to the extent of my obligations to you, will be paid to you to be applied on account of my obligations to you, whether due or not.

**11. PERFORMANCE OF OTHER ENCUMBRANCES**

I agree to comply with all of the terms and conditions of any other mortgages or encumbrances that affect the Property. I agree that my failure to comply with or fully perform the terms and conditions of other encumbrances against the Property shall constitute a default under this Mortgage and shall entitle you, at your option, to exercise any right available for my default

*FLM* Initials



under this Mortgage.

**12. OBLIGATIONS OF PERSONS UNDER THIS NOTE**

Any person or entity who is a guarantor, co-maker, surety or endorser of the Note is fully and personally obligated to keep all of the promises made in the Note and this Mortgage, including the promise to pay the full amount owed. Any person or entity who takes over these obligations, including the obligations of a guarantor, co-maker, surety or endorser of the Note, is also obligated to keep all of the promises made in this Mortgage and in the Note. All subsequent owners of the Property must keep all of my promises made in this Mortgage. You may enforce your rights under the Note and this Mortgage against each person or entity individually or against all of them together.

**13. APPLICATION OF PAYMENTS**

All payments received by you under the Note shall be applied: first, to charges for overdue payments that are due under the Note; second, to amounts payable for taxes, insurance, or other advances made by you on my behalf, if any; third, to deposits that I must pay, if any, for the payment of future taxes and insurance; fourth, to interest due; and last to principal.

**14. INTEREST RESERVE**

At closing, Mortgagee shall retain from the proceeds of the Loan two (2) months' worth of interest in the sum of \$2,100.00, which will be held in escrow by Mortgagee in a non-interest bearing account during the term of the Loan (the "Interest Reserve"). Interest payments due monthly from Mortgagor pursuant to the terms of the Note shall be withdrawn from the Interest Reserve monthly when due. Mortgagor hereby authorizes Mortgagee, without further notice to Mortgagor, to charge and debit the Interest Reserve for interest due under the Note commencing **NOVEMBER 1, 2017** and continuing on the first (1st) day of each and every month thereafter during the first two (2) months of the term of the Loan. The Interest Reserve shall be debited accordingly and memorialized by a bookkeeping entry on Lender's records reflecting an amount equal to the accrued interest due and payable on the relevant payment date. The Interest Reserve shall be available only for payment of the periodic accrued interest due to Lender under the Note and/or for purposes of exercising Lender's right of setoff pursuant to the terms of the Loan Documents. Any such funds debited from the Interest Reserve in the manner provided in this paragraph shall be deemed to have already been paid to and received by Borrower. This Interest Reserve will in no way represent a prepayment penalty.

**15. APPOINTMENT OF RECEIVER**

I agree that you may, at any time that this Mortgage is in default, apply to the court having jurisdiction for the appointment of a receiver; and such court shall immediately appoint a receiver of the Property, including all income, profits, issues, and revenues from whatever source derived relating to the Property, all of which, is hereby mortgaged, as if specifically set forth and described in this Mortgage. Such appointment shall be made by the court as an admitted equity and a matter of absolute right to you, and without reference to the adequacy or inadequacy of the value of the Property, or to my solvency or insolvency. Such rents, profits, income, issues, and revenues shall be applied by the receiver according to the lien of this Mortgage and the practice of the court.

**16. ACCELERATION AND REMEDIES UPON DEFAULT**

Time is of the essence in my payment of amounts due under, and in my performance of all promises under, the Note or this Mortgage. If I (A) fail to pay any amount due under the Note or this Mortgage within thirty days after they become due and payable; (B) or if I fail to keep any promises made in or satisfy requirements of this Mortgage and do not cure that failure within ten days following date on which you give notice as provided in the paragraph below entitled "Giving of Notices"; (C) or if I die (if I am an individual), or am dissolved or liquidated (if I am other than an individual); then I will be in default without notice and you may require me to pay immediately the full amount of the principal which has not been paid and all the interest that I owe on that amount and any other amounts that I may owe pursuant to the Note or this Mortgage, and you may, in addition to pursuing other remedies, foreclose this Mortgage by judicial proceeding and sale of the Property.

**17. PAYMENT OF YOUR ATTORNEYS FEES, COSTS AND EXPENSES**

*FW* Initials

If I am in default as described above, you will have the right to be repaid by me for all of your costs and expenses in enforcing this Mortgage or the Note and all such sums shall bear from the date of disbursement by Lender the highest rate permitted by law. This rate shall apply before and after any final judgment is entered for any amounts due under the Note. Those expenses include, without limitation, for example, reasonable attorneys' fees (before trial, at trial, or on appeal and including bankruptcy proceedings), the cost of an environmental audit and the cost of a title abstract or other search for the Property.

**18. GIVING OF NOTICES**

Unless applicable law requires a different method, any notice to be given to me under this Mortgage will be given by personally delivering it or by mailing it by first class mail to me at 2033 NE 14<sup>th</sup> Court Fort Lauderdale, FL 33304, or at a different address if I have given you a written notice of a different address for me.

Any notice that must be given to you under this Mortgage will be given by mailing it by first class mail to you at the address stated above, or at a different address if I have been given a notice of that different address.

**19. FORECLOSURE OF OTHER LIENS**

If foreclosure proceedings of any mortgage or lien of any kind affecting the Property, whether superior or inferior to this Mortgage, are instituted, then you may at your option, immediately or thereafter, declare this Mortgage and the entire indebtedness secured hereby due and payable.

**20. NO WAIVER BY LENDER**

If, at a time when I am in default you do not require me to pay immediately in full as described above, this will not be a waiver of your rights and you will still have the right to do so if I am in default at a later time.

**21. RIGHT TO CURE**

If I default in any of my promises or agreements contained in this Mortgage or in the Note, then without prejudicing your right to other remedies, you may perform that promise or agreement on my behalf, and all expenditures (including reasonable attorney's fees) made by you in so doing shall bear interest at the highest legal rate, and shall be repayable immediately and, together with interest and costs accruing thereon, shall be secured by this Mortgage.

**22. NO TRANSFER WITHOUT CONSENT**

The loan represented by this Mortgage and the Note is personal to me. I recognize that you have made the loan based on my credit and character, and on your judgment of my ability to repay the loan. Accordingly, this Mortgage may not be assumed by any subsequent holder of any interest, title, or claim to the Property without your written consent. If I attempt, at any time, directly or indirectly, to lease the Property for a period of more than one year, grant an option to REFINANCE the Property, sell, convey, or transfer any interest or title in the Property without your written approval, then the remaining principal balance on the Note and all accrued interest thereon, and all other sums secured by this Mortgage will, at your option, without notice or demand, become immediately due and payable.

**23. GOVERNING LAW; SEVERABILITY**

This Mortgage shall be governed by the law of the State of Florida. In the event that any provision or clause of this Mortgage or of the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision. To this end the provisions of this Mortgage and the Note are declared to be severable.

**24. ASSIGNMENT OF RENTS AND LEASES**

I assign to you and give you a security interest in all leases of the Property and all rents and revenues from the Property. However, I may continue to collect and use these rents and revenues as they become due and payable (but in no event for more than one month in advance) for so long as I am not in default on this Mortgage or the Note provided that I will not accept money from any tenant for more than one month in advance. If I am ever in default, however, I agree that you are entitled, without demand, to all such rents and revenues, which you will apply first, to late charges due under the Note; second, to

amounts payable for taxes, insurance, or other advances made by you on my behalf, if any; third, to deposits that I must pay, if any, for the payment of future taxes and insurance; fourth, to interest due; and last to principal; however, such application will not cure any default.

**25. COST OF RECORDING SATISFACTION OF MORTGAGE**

At such time as I shall become entitled to a satisfaction of this Mortgage, then I shall be responsible to pay the cost of recording such Satisfaction of this Mortgage.

**26. COVENANTS OF GUARANTOR**

As a material inducement to Mortgagee to make the loan evidenced by the Note, the **FERNANDO MORGAN** (the "Guarantor") have executed and delivered to Mortgagee the Guaranty. Mortgagor covenants and agrees that the Guarantor shall fully perform, comply with, and abide by the Guaranty. It is understood and agreed by Mortgagor that the representations, covenants and agreements on the part of the Guarantor shall constitute, for the purposes of its obligations hereunder, covenants on behalf of Mortgagor.

**27. WAIVER OF RIGHT TO JURY TRIAL**

**YOU AND I BOTH AGREE THAT NEITHER OF US, NOR OUR HEIRS, SUCCESSORS, OR ASSIGNS (THE "PARTIES"), WILL SEEK A JURY TRIAL IN ANY LAWSUIT, PROCEEDING, COUNTERCLAIM, OR ANY OTHER LITIGATION PROCEDURE BASED ON OR ARISING OUT OF THIS MORTGAGE OR THE NOTE. NONE OF THE PARTIES WILL SEEK TO CONSOLIDATE ANY SUCH ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED. I ACKNOWLEDGE THAT THE PROVISIONS OF THIS PARAGRAPH HAVE BEEN FULLY NEGOTIATED BY YOU AND ME, ARE A MATERIAL INDUCEMENT FOR THE LOAN THE REPAYMENT OF WHICH IS SECURED BY THIS MORTGAGE, AND SHALL BE SUBJECT TO NO EXCEPTIONS.**

Dated: SEPTEMBER 27, 2017

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$105,000.00, IN ADDITION TO ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE LENDER UNDER THE TERMS OF THIS MORTGAGE. THIS LOAN IS BEING USED TOWARDS THE REFINANCE OF INVESTMENT PROPERTY, AND NOT TO BE OCCUPIED AS A PRIMARY RESIDENCE.**

**MORTGAGOR:**

Signed, sealed and delivered in the presence of:

[Signature]

Witness #1 Name: Louise Baudmon

[Signature]

Witness #2 Name: Jorge Alvarino

STATE OF FLORIDA )  
COUNTY OF MIAMI DADE )

**BORROWER:**

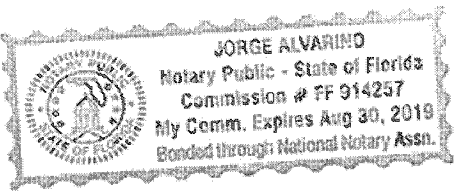
**MORGAN INVESTMENT GROUP, INC., a  
Florida Profit Corporation**

By: [Signature]  
Name: **FERNANDO MORGAN**  
Title: **PRESIDENT**

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 27 day of SEPTEMBER 2017, by FERNANDO MORGAN as PRESIDENT of MORGAN INVESTMENT GROUP, INC., A FLORIDA LIMITED LIABILITY COMPANY. He/She [ ] is personally known to me or [ ] has produced a Florida driver's license or as identification.

My Commission Expires:

[Signature]  
Notary Public



Name SCHWEIKERT & BIRNESSER

Address 2119 Hollywood Blvd

Hollywood, Florida 33020

# Warranty Deed (STATUTORY FORM — SECTION 689.02 F.S.)

76-153389

This Indenture, Made this 13<sup>th</sup> day of August 1976 . Between

ENOCH MAYER and MYRTLE IRENE MAYER, his wife,

of the County of Broward , State of Florida , grantor\*, and

ROSS J. ZALOKA and ROSANN HOLLINGER, as joint tenants with right of survivorship,

whose post office address is 644 S. W. 1st Court, Hallandale, Florida

of the County of Broward , State of Florida , grantee\*.

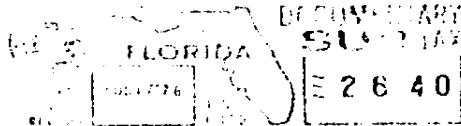
Witnesseth, That said grantor, for and in consideration of the sum of -----

----- TEN AND NO/100 ----- Dollars,

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 25, Block 6, GLENDALE LAWNS, according to the Plat thereof, recorded in Plat Book 10, at page 72, of the Public Records of Broward County, Florida.

SUBJECT to easements, restrictions, and limitations of record, and taxes for the year 1976 and subsequent years.



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

\*"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, signed, sealed and delivered in our presence:

*James F. Schweikert*  
*Keith Ellis*

*Enoch Mayer* (Seal)  
*Myrtle Irene Mayer* (Seal)  
Myrtle Irene Mayer (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF Florida  
COUNTY OF Broward

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared ENOCH MAYER and MYRTLE IRENE MAYER, his wife,

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 13<sup>th</sup> day of August 1976 .

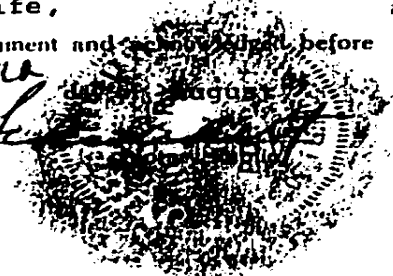
My commission expires:

NOT PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAR. 19, 1978  
BY THRU GENERAL INSURANCE UNDERWRITERS  
RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
**L. A. HESTER**  
COUNTY ADMINISTRATOR

**RETURN TO: → SCHWEIKERT & BIRNESSER**  
Attorneys at Law  
2119 Hollywood Boulevard  
Hollywood, Florida 33020

76 AUG 16 PM 4:55

OFF. REC. 6690 PAGE 874



Prepared by and Return to:  
Sandy Sweat  
First International Title, Inc. - Weston  
2800 Weston Road  
Suite 103  
Weston, FL 33331

File Number: 271-21

(Space Above This Line For Recording Data)

**AFFIDAVIT-DEATH CERTIFICATE**

STATE OF **FLORIDA**  
COUNTY OF **BROWARD**

BEFORE ME, the undersigned authority, authorized to take acknowledgements in the State and County aforesaid personally appeared, **Sandy Sweat** who after being duly sworn deposes and says:

That I have reviewed a certified copy of the Death Certificate of **Jaroslav J. Zaloha** (the deceased), a copy of which I have retained in my file in conjunction with the sale or finance of real property located in **Broward County, Florida**, to wit:

**Lot 25, Block 6, GLENDALE LAWNS REVISED, according to the Plat thereof, recorded in Plat Book 10, Page(s) 72 of the Public Records of Broward County, Florida.**

The following information is contained within the Death Certificate pertaining to the Deceased:

Sex: **Male**  
Date of Birth: **[REDACTED]**  
Date of Death: **[REDACTED]**  
Place of Residence: **644 SW 1 Court, Hallandale, Fl**  
Marital Status: **Divorced**  
Surviving Spouses Name: **None**  
Social Security No: **Unobtained**  
Informant Name and Address: **Rosanne Holliner**

Further Affiant says not.

Signed, Sealed and delivered in the presence of:

*[Signature]*  
Witness Printed Name: **Rafael Campos**

*[Signature]*  
Sandy Sweat

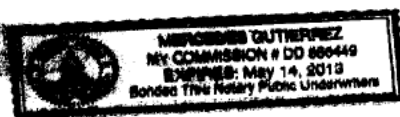
*[Signature]*  
Witness Printed Name: **MERCEDES GUTIERREZ**

STATE OF **FLORIDA**  
COUNTY OF **BROWARD**

The foregoing instrument was acknowledged before me this **30th day of June, 2009**, by **Sandy Sweat** who is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

*[Signature]*  
NOTARY PUBLIC

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



Prepared by:  
Elizabeth Questell  
Title Quest Investments, LLC  
3350 SW 148<sup>th</sup> Ave. Suite 110  
Miramar, FL 33027

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$101,000.00 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

THIS MORTGAGE DEED executed this 2nd day of March, A. D. 2015, by

**3C Investments <sup>GROUP</sup> LLC, a Florida limited liability company**  
whose address is: P.O. Box 820283, Pembroke Pines, FL 33082  
party of the part (hereinafter called " Mortgagor ") to  
**Fragusa LLC, its successors and/or assigns as their interest may appear**  
Whose Address is: 2033 NE 14<sup>th</sup> Ct., Fort Lauderdale FL 33304  
party of the second part (hereinafter called " Mortgagee ").

**WITNESSETH:**

That for divers goods and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the Mortgagor does grant, bargain, sell, alien, remise, release and convey and confirm unto Mortgagee, in fee simple, all of that certain tract of land which the Mortgagor is now seized and possessed and in actual possession, situated in Broward County, Florida described as follows to-wit:

**Lot 25, Block 6, Revised Plat of Glendale Lawns, a Subdivision, according to the Plat thereof as recorded in Plat Book 10, Page(s) 72, of the Public Records of Broward County, Florida.**

**Commonly known as: 644 SW 1 Court, Hallandale, FL 33009**

**This is not the homestead of the mortgagor nor will it ever be her homestead.**

**THIS IS A FIRST MORTGAGE.**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all buildings, structures, additions and improvements, now or at any time hereafter erected thereon, together with and including all of the boilers, machines, heating plant, lighting plants, and all plumbing apparatus, fixtures, appliances, ventilating equipment, toilets, basins, electric heating and lighting plant, lighting fixtures, power machinery, plant or plants for running and operation of passenger or other elevators, including passenger and other elevators, venetian blinds, refrigerators, ranges, awnings and shutters, now or hereafter located in the building upon said land, and all other machinery, appliances and apparatus now or hereafter placed on said premises, either in renewal or replacement of fixtures, machinery, appliances and appurtenances originally installed on said premises, in connection with the completion thereof or in addition thereto, which any hereafter be placed upon the above described land, which said fixtures, machinery, appliances and appurtenances the Mortgagor warrants shall be free from any encumbrances, retention of title or other claims in favor of any other person and that this deed shall be a first lien thereon.

TO HAVE AND TO HOLD all and singular the said property hereby conveyed, mortgaged, pledged or assigned by the Mortgagor, or intended so to be, unto the Mortgagee, in fee simple.

And the Mortgage covenants with Mortgagee, that the Mortgagor has full power and lawful right to convey said land in fee simple as aforesaid; that it shall be lawful for the Mortgagee at all time peaceably and quietly to enter upon, hold, occupy and enjoy said land; that said land is free from all encumbrances except as may be herein described; that the Mortgagor will make such further assurances to perfect the fee simple title to said land in the Mortgagee as may reasonably be required; and that the Mortgagor hereby fully warrants the title to said land will defend the same against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, that if the Mortgagor shall pay unto the Mortgagee the indebtedness evidenced by a certain promissory note of which the following a true copy to-wit:

**CERTIFIED TRUE  
COPY OF ORIGINAL**

**NOTE**

**\$100,000.00**

Hallandale, Florida  
March 2, 2015

**FOR VALUE RECEIVED** the undersigned, jointly and severally, promise to **PAY TO THE ORDER OF Fragusa LLC, its successors and/or assigns as their interest may appear**, the principal sum of ONE HUNDRED THOUSAND AND 00/100, **(\$100,000.00) DOLLARS** together with the interest thereon from March 2, 2015, at the rate of twelve point zero (12.0%) Percent per annum until maturity, all payable in lawful money of the United States of America as follows:

\$1,000.00, which sum represents interest only, on the 2th day of April 2015 and \$1,000.00 which sum represents interest only, on the 2nd day of each and every month thereafter; until the 2nd day of March, 2016 at which time the entire principal balance of this note and all accrued interest shall be due and payable in full. **THIS IS A BALLOON NOTE** with monthly payments of interest only in the amount of \$1,000.00 for a period of Eleven (11) months with a balloon payment due on the Twelfth (12) months. The final balloon payment due is \$101,000.00.

**PAYMENTS NOT RECEIVED WITHIN FIVE (5) DAYS OF DUE DATE WILL INCUR A LATE CHARGE OF FIFTY AND 00/100 (\$50.00) DOLLARS.**

All payments shall apply first to accrued interest, and the remainder, if any, to reduction of principal. If any installment of principal or interest is not paid when due, or upon any default in the performance of any of the covenants or agreements of this note, or of any instrument now or hereafter evidencing or securing this note or the obligation represented hereby, the whole indebtedness (including principal and earned interest) remaining unpaid, shall, at the option of the holder, become immediately due, payable and collectible, and while in default this note and deferred interest shall bear interest at the rate of eighteen (18%) percent per annum or highest allowable under Florida law, whichever is less.

**There is no prepayment penalty if the loan balance is paid in full before the maturity date.**

**This loan is not assumable without the written approval of the Mortgagee.**

Each maker and endorser severally waiver demand, protest and notice of maturity, non-payment or protest and all requirements necessary to hold each of them liable as makers and endorsers. Each maker and endorser further agrees, jointly and severally, to pay all costs of collection, including reasonable attorney fees in case the principal of this note or any payment on the principal or any interest thereon is not paid at the respective maturity thereof, or in case it becomes necessary to protect the security hereof, whether suit be brought or not.

This note is secured by a mortgage of even date on real estate in Broward County, Florida, as more particularly described in said mortgage. **Payable at: 2033 NE 14 Court, Ft. Lauderdale, FL 33304.**

<sup>Group</sup>  
3C Investments LLC

  
Marielena Osorio, as Managing Member



and shall perform, comply with and abide by each and every one of the stipulations, agreements, conditions and covenants of said promissory note and of this deed, then this deed and the estate thereby created shall cease and be null and void.

1. The Mortgagor hereby covenants and agrees:

- a) To pay all and singular the principal and interest and other sums of money payable by virtue of said promissory note and this deed, or either, promptly on the days respectively the same severally becomes due.
- b) To permit commit or suffer no waste and to maintain the improvements at all times in a state of good repair and condition; and to do or permit to be done to said premises nothing that will alter or change the use and character of said property or in any way impair or weaken the security of this mortgage. And in case of the refusal, neglect or inability of the Mortgagor to repair and maintain said property, the Mortgagee may, at his option, make such repairs or cause the same to be made, and advance moneys in that behalf.
- c) To pay all and singular the taxes, assessments, levies, liabilities, and obligations of every nature on said described property each and every when due and payable according to law, before they become delinquent, and to deliver to the Mortgagee on or before November 15 of each year tax receipts evidencing the Payments of all lawfully imposed taxes for the calendar year; to indemnify the Mortgagee upon his demand for all taxes, assessments and charges that may be assessed upon this mortgage on the indebtedness secured hereby, and paid by the Mortgagee, without regard to any law heretofore enacted or hereafter to be enacted imposing payment of the whole or any part thereof upon the Mortgagee.
- d) To pay all and singular the costs, charges and expenses, including lawyer's fees and abstract rests reasonably incurred or paid at any time by the Mortgagee because of the failure on the part or the Mortgagor to perform, comply with and abide by each and every one of the stipulations, agreements, conditions and covenants or said promissory note and this deed, or either and every such payment shall bear interest from date at the rate specified in the note.
- e) It is further covenanted and agreed by said parties that in the event of a suit being instituted to foreclose this mortgage, the Mortgagee shall be entitled to apply at any time pending such foreclosure suit to the court having jurisdiction thereof for the appointment of a receiver of all and singular the mortgaged property, and of all rents, incomes, profits, issues and revenues thereof, from whatsoever source derived; and thereupon it is hereby expressly covenanted and agreed that the court shall forthwith appoint such receiver with the usual powers and duties of receivers in like cases; and said appointment shall be made by the court as a setter of strict right to the Mortgagee, and without references to the adequacy or inadequacy of the value of the property hereby mortgaged, or to the solvency or insolvency of the Mortgagors or any other party defendant to such suit. She Mortgagor hereby specifically waives the right object to the appointment of a receiver as aforesaid and hereby expressly consents that such appointment shall be made as an admitted equity and as matter of absolute right to the Mortgagee and that the sane may be done without notice to the Mortgagor.
- f) If foreclosure proceedings should be instituted against the property covered by this mortgage upon any other lien or claim whether alleged to be superior or junior to the lien of this mortgage, the Mortgagee may at his option immediately upon institution of such suit or during the pendency thereof declare this mortgage and the indebtedness secured hereby due and payable and may at his option proceed to foreclose this mortgage.
- g) That the Mortgagor will keep all real and personal property now or hereafter encumbered by the lien of this mortgage insured as may be required from time to time by the Mortgagee against loss by fire, windstorm and other hazards, casualties and contingencies for such periods and for not less than such amounts as may be required by the Mortgagee and to pay promptly when due all premiums for such insurance. The amounts of insurance required by the Mortgagee shall be the minimum amounts for which said insurance shall be written and it shall be incumbent upon the Mortgagor to maintain such additional insurance as may be necessary to meet and comply fully with all co-insurance requirements contained in said policies to the end that the said Mortgagor is not a co-insurer thereunder. Insurance shall be written by a company or companies approved or designated by the Mortgagee and all policies and renewals thereof shall be held by the Mortgagee. All detailed designations by the Mortgagor which are accepted by the Mortgagee and all agreements between Mortgagor and Mortgagee relating to insurance, now existing or

hereafter made, shall be in writing and shall be a part of this mortgage agreement as fully as though set forth verbatim herein and shall govern both parties hereto and their successors and assigns. No lien upon any of said policies of insurance or upon any refund or return premium which may be payable on the cancellation or termination thereof, shall be given to other than the Mortgagee, except by the proper endorsement affixed to such policy and approved by Mortgagee. Each policy of insurance shall have affixed thereto a Standard New York Mortgagee Clause without Contribution making all loss or losses under such policy payable to the Mortgagee as its interest may appear. In the event any sum or sums of money become payable thereunder the Mortgagee shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit the Mortgagor to receive and use it, or any part thereof, without thereby waiving or impairing any equity, lien or right under and by virtue of this mortgage. In the event of loss or physical damage to the mortgaged property the Mortgagor shall give immediate notice thereof by mail to the Mortgagee and the Mortgagee may make proof of loss if the same is not made promptly by the Mortgagor. In the event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

- h) To perform, comply with and abide by each and every one of the stipulations, agreements, conditions and covenants in said promissory note and in this deed set forth.
- i) That if any said sums of money herein referred to be not promptly and fully paid within thirty days next after the same severally becomes due and payable, or if each and very one of the stipulations, agreements, renditions and covenants of said promissory note and this deed, or either, are not fully performed, complied with and abided by, the said aggregate sum mentioned in said promissory note shall become due and payable forthwith of thereafter at the option of the Mortgagee as fully and completely as if the said aggregate sum of said promissory note was originally stipulated to be paid on such day anything in said promissory note or herein to the contrary notwithstanding.
- j) That in order to accelerate the maturity of the indebtedness hereby secured, because of the failure of the Mortgagor to pay any tax, assessment, liability, obligation or encumbrance upon said property, as herein provided, it shall not be necessary or requisite that the Mortgagee shall first pay the same.

2. The Mortgagee may, at his option, and without waiving his right to accelerate the indebtedness hereby secured and to foreclose the same, pay either before or after delinquency any or all those certain obligations required by the terms hereof to be paid by the Mortgagor for the protection of the mortgage security or for the collection of the indebtedness hereby secured. All sums so advanced or paid by the Mortgagee shall be charged into the mortgage account and become an integral part thereof, subject in all respects to the terms, conditions, and covenants of the aforesaid promissory note, and this mortgage, as fully and to the same extent as though a part of the original indebtedness evidenced by said note and secured by this mortgage, excepting however, that said sums shall be repaid the Mortgagee forthwith his demand and be in additions to the regular monthly installments provided by terms hereof to be security or for the mortgage note.

3. That the abstract or abstracts of title covering the mortgaged property shall at all times during the life of this mortgage, remain in possession of the Mortgagee and in event of the foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any such abstracts of title shall pass to the purchaser or grantee.

4. To the extent of the indebtedness of the Mortgagor to the Mortgagee described herein or secured hereby, the Mortgagee is hereby, subrogated to the lien or liens and to the right of the owners and holders thereof of each and every mortgage, lien or other encumbrances on the land described herein which is paid and/or satisfied, in whole or in part, out of the proceeds of the loan described herein or secured hereby, and the respective liens of said mortgages, lien or other encumbrances, shall be and the same and each of them hereby is preserved and shall pass to and be held by the Mortgagee herein as security for the indebtedness to the Mortgagee herein described or hereby secured, to the same extent that it would have been preserved and would have been passed to and been held by the Mortgagee had it been dully and regularly assigned, transferred, set over, and delivered unto the Mortgagee by separate deed of assignment, notwithstanding the fact that the same may be satisfied and cancelled of record, it being the

intention of the parties hereto that the same will be satisfied and cancelled of record by the holders thereof at or about the time of the recording of this mortgage.

5. In the event the ownership of the mortgaged premises, or any part thereof, becomes vested in a person other than the Mortgagor, the Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to this deed and the debt hereby secured in the same manner as with the Mortgagor without in any way vitiating or discharging the Mortgagor's liability hereunder or upon the debt hereby secured. No sale of the premises hereby mortgaged and no forbearance on the part of the Mortgagee and no extension of the time for the payment of the debt hereby secured given by the Mortgagee shall operate to release, discharge, modify, change or effect the original liability of the Mortgagor herein either in whole or in part.

6. The lien of this deed secures and shall continue to secure payment of said indebtedness or indebtedness, however evidenced, whether by said promissory note or any renewal or extension thereof or substitute therefore, otherwise, until all such indebtedness shall have been fully paid.

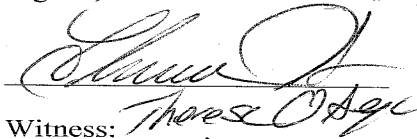
7. In the event the Mortgagors, sell, convey, or transfer the mortgage premises during the life of this mortgage, then this mortgage shall at the option of the Mortgagee, herein, become immediately due and payable for the full sum of the principal balance and interest then due.

8. The terms "Mortgagor" and "Mortgagee" whenever used in this instrument shall include heirs, personal representatives, successors and assigns of the respective parties hereto. Whenever used the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders.

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$101,000.00 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**


IN WITNESS WHEREOF, The said Mortgagor hereunder sets hand and seal at Broward County, Florida the day and year first above written.

Signed, Sealed and Delivered in the



Witness: 


Witness:   
Elizabeth Questell

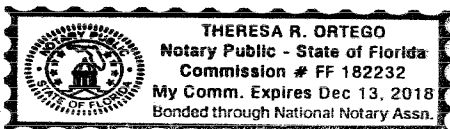
 <sup>GROUP</sup> <sup>M.O.</sup>  
3C Investments LLC, a Florida limited liability company


  
Marielena Osorio, Managing Member

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 2th day of March 2015 by **Marielena Osorio as Managing Member for 3C Investments, LLC a Florida limited liability company** who is personally known to me or who has produced  as identification and who did/did not take an oath.



  
Notary Public, State of Florida  
My commission expires:

**Return to and  
Prepared by:  
Elizabeth Questell  
Title Quest Investments, LLC  
3350 SW 148<sup>th</sup> Ave. Suite 110  
Miramar, FL 33027**

### **Assignment of Rents and Leases**

*SDP* *(M.D.)*

KNOW ALL MEN BY THESE PRESENT that **3C Investments LLC** (Mortgagor) hereinafter called the "Assignor", in consideration of One Dollar paid by **Fragusa, LLC** (Mortgagee) hereinafter called the "Assignee", hereby conveys, transfers and assigns unto the Assignee, its successors and assigns, all the rights, interest and privileges, which the Assignor, as Lessor has and may have in the leases now existing or hereafter made affecting the real property in Broward County, more particularly described in Exhibit "A" attached hereto, as said leases may have been, or may from time to time be hereafter modified, extended and renewed, with all rents, income and profits due therefrom. The Assignor will, on request of the Assignee, execute assignments of any future leases affecting any part of said premises.

This assignment is made as additional security for the payment of a certain Note and Mortgage (and all extensions or modification thereof) by **3C Investments, LLC** (Mortgagor) to **Fragusa, LLC** (Mortgagee), encumbering the said real property, and the acceptance of this assignment and the collection of rents or the payments under the leases hereby assigned shall not constitute a waiver of any rights to the Assignee under the terms of said Note and Mortgage. And it is expressly understood and agreed by the parties hereto before default to occurs of the terms under said Note and Mortgage, Assignor shall have the right to collect said rents, income and profits from the aforementioned leases and to retain, use and into the same provided, however, that even before default occurs no rent more than two months in advance shall be collected or accepted without the prior written consent of the Assignee. Anything to the contrary notwithstanding, Assignor hereby assigns to Assignee any award made hereafter to it in any court procedure involving any of the leases in any bankruptcy, insolvency, or reorganization proceeding in any state or Federal court and any and all payments made by lessees in lieu of rent. Assignor hereby appoints Assignee as its irrevocable attorney in fact to appear in any action and/or to collect any such award or payment.

The Assignor, in the event of default in the performance of any of the terms and conditions of said Note and Mortgage, hereby authorizes the Assignee, at its option, to enter and take possession of the Mortgaged premises and to manage and operate the same, to collect all or any rents accruing therefrom and said leases, to let or re-let said premises or any part thereof, to cancel and to modify leases, evict tenants, bring or defend any suits in connection with the possession of said premises in its own name or Assignor's name, make repairs as Assignee deems appropriate, and perform such other acts in connection with the management and operation of said premises as the Assignee, in its discretion, may deem proper.

The receipt by the Assignee of any rents, issues or profits pursuant to this instrument after the institution of foreclosure proceedings or under said Mortgage shall not cure such default nor affect such proceedings or any sale pursuant thereto.

Assignee shall not be obligated to perform or discharge any obligation or duty to be performed or discharged by Assignor under any of said leases, and the Assignor hereby agrees to indemnify the Assignee for, and to save it harmless from, any and all liability arising from any of said leases or from this assignment, and this assignment shall not place responsibility for the control, care, management or repair of said premises upon the Assignee, or make the Assignee responsible or liable for any negligence in the management operation, upkeep, repair or control of said premises resulting in loss or injury or death to any tenant, licensee, employee or stranger.

The Assignor covenants and represents that said Assignor has full right and title to assign said leases and the rents, income and profits due or to becoming due thereunder, that the terms of said leases have not been changed from the terms in the copies of said leases submitted to the Assignee for approval, that no other assignment of interest therein has been made, that there are no existing defaults under the provisions thereof, and that said Assignor will not hereafter cancel, surrender or terminate any of said leases, exercise any option which might lead to such termination or change, alter or modify them or consent to the release of any party liable thereunder or to the assignment of the leases' interest in them without the prior written consent of the Assignee.

Assignor hereby authorizes the Assignee to give notice in writing of this assignment at any time to any tenant under any said leases.

Violation of any of the covenants, representations and provisions contained herein by the Assignor shall be deemed a default under the term of said Note and Mortgage.

Default by the Assignor under any of the terms of the leases assigned herein shall be deemed a default under the terms of said Note and Mortgage. Any expenditure made by the Assignee incurring such default on the Assignor's behalf, with interest thereon at the highest rate for which it is now lawful to contract, shall become part of the debt secured by these presents.

The full performance of said Mortgage and the duly recorded release or satisfaction of said Mortgage shall render this assignment void.

The net proceeds collected by the Assignee under the terms of this instrument shall be applied in reduction of the entire indebtedness from time to time outstanding and secured by said Mortgage.

This assignment applies to and binds the parties hereto and their respective heirs, administrators, executors, successors and assigns, as well as any subsequent owner of the real estate described herein and any Assignee of the Mortgage referred to herein. Notwithstanding any provision herein to the contrary, this Assignment of Rents and Leases is intended to be an absolute assignment from Assignor to Assignee and not merely the passing of a security interest. The rents and leases are hereby assigned absolutely by Assignor to Assignee, contingent only upon the occurrence of default.

Signed, sealed and delivered in the presence of

3C Investments <sup>Corp (MO)</sup> LLC  
Marielena Osorio

Marielena Osorio as Managing Member

STATE OF FLORIDA

COUNTY OF Broward

Sworn to and subscribed before me this **2nd day of March, 2015**, by **Marielena Osorio as Managing Member for 3C Investments, LLC** a Florida limited liability company who is personally known to me or who has produced driver license(s) as identification and did take an oath.

My Commission expires:

[Signature]  
THERESA R. ORTEGO  
Notary Public - State of Florida  
Commission # FF 182232  
My Comm. Expires Dec 13, 2018  
Bonded through National Notary Assn.  
Notary Public  
Serial Number

**Exhibit "A"**

**Legal Description for File No.: 2015-038**

Lot 25, Block 6, Revised Plat of Glendale Lawns, a Subdivision, according to the Plat thereof as recorded in Plat Book 10, page(s) 72, of the Public Records of Broward County, Florida.

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

**DATE: August 3rd, 2020**  
**PROPERTY ID # 514228-10-0290 (TD # 45179)**

# WARNING

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

MORGAN INVESTMENT GROUP INC  
1401 SW 107 AVE #301F  
MIAMI, FL 33174

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 644 SW 1 COURT, HALLANDALE BEACH, FL 33009 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.**

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

- \* Estimated Amount due if paid by August 31, 2020 .....\$11,015.01
- Or
- \* Estimated Amount due if paid by September 15, 2020 .....\$11,165.15

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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

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MORGAN INVESTMENT GROUP INC  
644 SW 1 CT  
HALLANDALE BEACH, FL 33009

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

**DATE: August 3rd, 2020**  
**PROPERTY ID # 514228-10-0290 (TD # 45179)**

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DOSER, LLC  
2033 NE 14TH COURT  
FORT LAUDERDALE, FL 33304

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

**DATE: August 3rd, 2020**  
**PROPERTY ID # 514228-10-0290 (TD # 45179)**

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FRAGUSA LLC  
2033 NE 14TH CT  
FORT LAUDERDALE, FL 33304

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**DATE: August 3rd, 2020**  
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CITY OF HALLANDALE BEACH  
400 SOUTH FEDERAL HIGHWAY  
HALLANDALE BEACH, FL 33309

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

**DATE: August 3rd, 2020**  
**PROPERTY ID # 514228-10-0290 (TD # 45179)**

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ALPERO GENERAL CONTRACTOR  
8900 SW 126 TER  
MIAMI, FL 33176

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**DATE: August 3rd, 2020**  
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FERNANDO MORGAN, REGISTERED AGENT O/B/O MORGAN INVESTMENT GROUP, INC.  
1401 S.W. 107 AVENUE #301F  
MIAMI, FL 33174

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

- \* Estimated Amount due if paid by August 31, 2020 .....\$11,015.01
- Or
- \* Estimated Amount due if paid by September 15, 2020 .....\$11,165.15

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 16, 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: August 3rd, 2020**  
**PROPERTY ID # 514228-10-0290 (TD # 45179)**

# WARNING

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

LAURENCE SYLVIE WIRIATH, REGISTERED AGENT O/B/O DOSER LLC  
2033 NE 14TH COURT  
FORT LAUDERDALE, FL 33304

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 644 SW 1 COURT, HALLANDALE BEACH, FL 33009 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.**

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

**DATE: August 3rd, 2020**  
**PROPERTY ID # 514228-10-0290 (TD # 45179)**

# WARNING

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

PATRICK VIVIES CPA PA, REGISTERED AGENT O/B/O FRAGUSA LLC  
700 E DANIA BEACH BLVD 202  
DANIA, FL 33004

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DATE: August 3rd, 2020  
PROPERTY ID # 514228-10-0290 (TD # 45179)

# WARNING

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

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

DATE: August 3rd, 2020  
PROPERTY ID # 514228-10-0290 (TD # 45179)

# WARNING

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

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DATE: August 3rd, 2020  
PROPERTY ID # 514228-10-0290 (TD # 45179)

# WARNING

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DA SILVA, LENIMAR OLIVEIRA  
DA SILVA, ROGERS F  
648 SW 1 COURT  
HALLANDALE BEACH, FL 33009

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**PROPERTY ID # 514228-10-0290 (TD # 45179)**

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DIAZ, HUMBERTO  
649 SW 1 ST  
HALLANDALE BEACH, FL 33009

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**DATE: August 3rd, 2020**  
**PROPERTY ID # 514228-10-0290 (TD # 45179)**

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LABISSIERE, MARIE  
640 SW 1 CT  
HALLANDALE BEACH, FL 33009

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**TD 45179 SEPTEMBER 2020 WARNING**  
CITY OF HALLANDALE BEACH  
ATTN CRA DEPT  
400 S FEDERAL HWY  
HALLANDALE BEACH, FL 33009

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

7019 1640 0001 2317 4462

7019 1640 0001 2317 5025

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**TD 45179 SEPTEMBER 2020 WARNING**  
CITY OF HALLANDALE BEACH  
400 SOUTH FEDERAL HIGHWAY  
HALLANDALE BEACH, FL 33309

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**TD 45179 SEPTEMBER 2020 WARNING**  
**MORGAN INVESTMENT GROUP INC**  
**644 SW 1 CT**  
**HALLANDALE BEACH, FL 33009**

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7019 1640 0001 2317 5049

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City, State, ZIP+4	

**TD 45179 SEPTEMBER 2020 WARNING**  
**MORGAN INVESTMENT GROUP INC**  
**1401 SW 107 AVE #301F**  
**MIAMI, FL 33174**

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**TD 45179 SEPTEMBER 2020 WARNING**

Sent To **FERNANDO MORGAN, REGISTERED AGENT**  
**O/B/O MORGAN INVESTMENT GROUP, INC.**  
 Street and Apt. No. **1401 S.W. 107 AVENUE #301F**  
 City, State, ZIP+4 **MIAMI, FL 33174**

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**TD 45179 SEPTEMBER 2020 WARNING**

**DOSER, LLC**  
**2033 NE 14TH COURT**  
**FORT LAUDERDALE, FL 33304**

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<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 a	
\$	

**TD 45179 SEPTEMBER 2020 WARNING**

Sent To	LAURENCE SYLVIE WIRIATH, REGISTERED AGENT O/B/O DOSER LLC
Street and Apt. 1	2033 NE 14TH COURT
City, State, ZIP+	FORT LAUDERDALE, FL 33304

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**TD 45179 SEPTEMBER 2020 WARNING**  
**FRAGUSA LLC**  
**2033 NE 14TH CT**  
**FORT LAUDERDALE, FL 33304**

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

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

**Total Postage and** **TD 45179 SEPTEMBER 2020 WARNING**

\$ \_\_\_\_\_ **PATRICK VIVIES CPA PA, REGISTERED**  
**AGENT O/B/O FRAGUSA LLC**

*Sent To* **700 E DANIA BEACH BLVD 202**

*Street and Apt. No.* **DANIA, FL 33004**

*City, State, ZIP+4*

7019 1640 0001 2317 5094

**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 45179 SEPTEMBER 2020 WARNING**  
**ALPERO GENERAL CONTRACTOR**  
**8900 SW 126 TER**  
**MIAMI, FL 33176**

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



7019 1640 0001 2317 5100

**U.S. Postal Service™**  
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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  
Here

Postage	
\$	
<b>Total Postage and</b>	
\$	

**TD 45179 SEPTEMBER 2020 WARNING**  
LABISSIERE, MARIE  
640 SW 1 CT  
HALLANDALE BEACH, FL 33009

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

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)

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

Postmark  
Here

Postage

\$

Total Postage and

**TD 45179 SEPTEMBER 2020 WARNING**

\$

Sent To

DA SILVA, LENIMAR OLIVEIRA  
DA SILVA, ROGERS F  
648 SW 1 COURT  
HALLANDALE BEACH, FL 33009

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 5117

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**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 45179 SEPTEMBER 2020 WARNING**  
DIAZ, HUMBERTO  
649 SW 1 ST  
HALLANDALE BEACH, FL 33009

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

4225 2722 1000 0421 6124  
7019 1640 0001 2317 5124

**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 45179 SEPTEMBER 2020 WARNING**  
**MORGAN INVESTMENT GROUP INC**  
 1401 SW 107 AVE #301F  
 MIAMI, FL 33174



9590 9402 5108 9092 2540 50

Article Number (Transfer from service label)

17 5049

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*S.G.*

- Agent
- Addressee

B. Received by (Printed Name)

*S.G.*

C. Date of Delivery

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

*COVID-19*

3. Service Type

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

Restricted Delivery (over \$500)

**SENDER: COMPLETE THIS SECTION**

**COMPLETE THIS SECTION ON DELIVERY**

- 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.

A. Signature  Agent  
 Addressee  
**X**

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

1. Article Addressed to:

**TD 45179 SEPTEMBER 2020 WARNING**  
 FRAGUSA LLC  
 2033 NE 14TH CT  
 FORT LAUDERDALE, FL 33304

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



9590 9402 5108 9092 2540 12

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 |

2. 7019 1640 0001 2317 5070

Insured 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 45179 SEPTEMBER 2020 WARNING**  
 PATRICK VIVIES CPA PA, REGISTERED  
 AGENT O/B/O FRAGUSA LLC  
 700 E DANIA BEACH BLVD 202  
 DANIA, FL 33004



9590 9402 5108 9092 2540 05

2. 7019 1640 0001 2317 5087

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

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 45179 SEPTEMBER 2020 WARNING**  
 DOSER, LLC  
 2033 NE 14TH COURT  
 FORT LAUDERDALE, FL 33304



9590 9402 5108 9092 2540 36

7019 1640 0001 2317 5063

**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 Restrctoted Delivery
- Collect on Delivery
- Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

(over \$500)

**SENDER: COMPLETE THIS SECTION**

**COMPLETE THIS SECTION ON DELIVERY**

- 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 45179 SEPTEMBER 2020 WARNING**  
 LAURENCE SYLVIE WIRIATH, REGISTERED  
 AGENT O/B/O DOSER LLC  
 2033 NE 14TH COURT  
 FORT LAUDERDALE, FL 33304



9590 9402 5108 9092 2540 29

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

2. 7019 1640 0001 2317 5940

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 45179 SEPTEMBER 2020 WARNING**  
 FERNANDO MORGAN, REGISTERED AGENT  
 O/B/O MORGAN INVESTMENT GROUP, INC.  
 1401 S.W. 107 AVENUE #301F  
 MIAMI, FL 33174



9590 9402 5108 9092 2540 43

7019 1640 0001 2317 5056

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *J. G.*

- Agent
- Addressee

B. Received by (Printed Name)

*J. G.*

C. Date of Delivery

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

*COVID-19*

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Delivery Restricted Delivery
- Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation 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 45179 SEPTEMBER 2020 WARNING**  
 LABISSIERE, MARIE  
 640 SW 1 CT  
 HALLANDALE BEACH, FL 33009



9590 9402 5108 9092 2539 85

2 7019 1640 0001 2317 5100

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

8/10/20

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

- Yes
- No

3. Service Type

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

(over \$500)

08/11/20 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 45179 SEPTEMBER 2020 WARNIN**  
 DIAZ, HUMBERTO  
 649 SW 1 ST  
 HALLANDALE BEACH, FL 33009



9590 9402 5108 9092 2539 61

2. 7019 1640 0001 2317 5124

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

RISHY CIA

C. Date of Delivery

5/16

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

3. Service Type

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

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 45179 SEPTEMBER 2020 WARNING**

DA SILVA, LENIMAR OLIVEIRA  
 DA SILVA, ROGERS F  
 648 SW 1 COURT  
 HALLANDALE BEACH, FL 33009



9590 9402 5108 9092 2539 78

7019 1640 0001 2317 5117

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x *Lenimar Oliveira*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

(over \$500)