

TitleExpress[®]

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

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 08/10/2020

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 08/07/2020

CERTIFICATE # 2017-6148

ACCOUNT # 494125DJ0070

ALTERNATE KEY # 247197

TAX DEED APPLICATION # 45514

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:

CONDOMINIUM UNIT 106 OF CASTLE APARTMENTS NO. 12, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5347, AT PAGE 818, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 4751 NW 21 STREET #106, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

ROBERT E BAUER EST

3944 INVERRARY DR APT B1

LAUDERHILL, FL 33319 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

DAS1, LLC

Instrument: 116633222

60 SW 13TH ST 3009

MIAMI, FL 33130 (Per Certificate of Title)

DANA VARGOVA, REGISTERED AGENT

O/B/O DAS1 LLC

60 SW 13TH STE 3009

MIAMI, FL 33130 (Per Sunbiz)

NOTE: Images and attachments from previous search not included in update.

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MVP PLUMBING INC

Instrument: 116482210

6750 N ANDREWS AVE

FORT LAUDERDALE, FL 33309 (Per Notice of Commencement)

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 25 DJ 0070

CURRENT ASSESSED VALUE: \$39,000

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:

Notice of Application for Tax Deed

Instrument: 116654126

** Update search found 1 new Deed that conveyed title to a new owner. Also, found 1 new Notice of Application and 1 Notice of Commencement that was omitted from prior report.

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



Site Address	4751 NW 21 STREET #106, LAUDERHILL FL 33313	ID #	4941 25 DJ 0070
Property Owner	AXE CAPITAL GROUP LLC	Millage	1912
Mailing Address	1126 S FEDERAL HWY #391 FORT LAUDERDALE FL 33316	Use	04
Abbr Legal Description	CASTLE APARTMENTS #12 CONDO UNIT 106 PER CDO BK/PG: 5347/818		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2020 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$4,630	\$41,710	\$46,340	\$40,480	
2019	\$3,900	\$35,100	\$39,000	\$36,800	\$1,425.78
2018	\$3,600	\$32,370	\$35,970	\$33,460	\$1,304.02

2020* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$46,340	\$46,340	\$46,340	\$46,340
Portability	0	0	0	0
Assessed/SOH	\$40,480	\$46,340	\$40,480	\$40,480
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$40,480	\$46,340	\$40,480	\$40,480

Sales History			
Date	Type	Price	Book/Page or CIN
9/9/2020	QCD-T	\$100	116739351
2/27/2020	CET-T		116633222
11/22/2006	QCD	\$100	43567 / 1309
9/5/2003	QCD	\$100	36079 / 1043
7/17/1998	WD	\$17,000	28603 / 58

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		928
Units/Beds/Baths		1/1/1.5
Eff./Act. Year Built: 1974/1973		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #45514

STATE OF FLORIDA
COUNTY OF BROWARD

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

AXE CAPITAL GROUP LLC
4751 NW 21 STREET #106
LAUDERHILL, FL 33313

ESTATE OF ROBERT E BAUER,
DECEASED
4751 NW 21 STREET, APT. 106
LAUDERHILL, FL 33313

ALICE E. HECHAVARRIA,
REGISTERED AGENT
O/B/O AXE CAPITAL GROUP LLC
1126 S. FEDERAL HWY #391
FT LAUDERDALE, FL 33316

ESTATE OF ROBERT EMERSON
BAUER A/K/A ROBERT E
BAUER, DECEASED C/O
JOSHUA J. SHORE, ESQ., AS
ADMINISTRATOR AD LITEM
110 SE 6 ST, SUITE 1430
FT LAUDERDALE, FL 33301
RUTH BAUER
479 SAINT PAULS ROAD
HENDERSONVILLE, NC 28792

JOEL HEGBERG, PERSONAL
REPRESENTATIVE OF THE
ESTATE OF ROBERT EMERSON
BAUER A/K/A ROBERT E
BAUER, DECEASED
3944 INVERRAY DRIVE
LAUDERHILL, FL 33319

MVP PLUMBING INC
6750 N ANDREWS AVE
FORT LAUDERDALE, FL 33309

POPULAR BANK
85 BROAD STREET 10TH
FLOOR
NEW YORK, NY 10004

AXE CAPITAL GROUP LLC
1126 S. FEDERAL HWY #391
FORT LAUDERDALE, FL 33316

AXE CAPITAL GROUP LLC
HECTOR E. ACOSTA, MGR.
950 HILLCREST DRIVE, APT 106
HOLLYWOOD, FL 33021

BANCO POPULAR NORTH
AMERICA
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FL 33016

BASULTO ROBBINS AND
ASSOCIATES, LLP,
REGISTERED AGENT O/B/O
CASTLE #12 CONDOMINIUM,
INC.
14160 NW 77 COURT STE. 22
MIAMI LAKES, FL 33016
CASTLE APARTMENTS INC.
4751 NW 21 STREET
LAUDERHILL, FL 33313

CASTLE #12 CONDOMINIUM,
INC
MARISOL RODRIGUEZ
BASULTO
BASULTO ROBBINS &
ASSOCIATES, LLP
14160 NW 77 COURT, SUITE 22
MIAMI LAKES, FL 33016

CASTLE #12 CONDOMINIUM,
INC.
7932 WILES RD
CORAL SPRINGS, FL 33067

CASTLE #12 CONDOMINIUM,
INC.
C/O BENCHMARK PROPERTY
MGMT.
7932 WILES ROAD
CORAL SPRINGS, FL 33067

DANA VARGOVA, REGISTERED
AGENT
O/B/O DAS1 LLC
60 SW 13TH STE 3009
MIAMI, FL 33130

DAS1, LLC
60 SW 13TH ST 3009
MIAMI, FL 33130

GARY A. KORN, ESQUIRE
LEONARD KORN, P.A.
20801 BISCAYNE BLVD STE 501
AVENTURA, FL 33180

GUSTAVO A. FORTICH,
ESQUIRE
GLANTZLAW
7951 SW 6TH STREET, SUITE
200
PLANTATION, FL 33324
POPULAR BANK
11 WEST 51 STREET
NEW YORK, NY 10019

ISRAEL VELASCO,
REGISTERED AGENT O/B/O
POPULAR BANK
7900 MIAMI LAKES DRIVE W
MIAMI LAKES, FL 33016

JUDITH E. TOUBES
4980 SABAL PALM BLVD, APT.
223
TAMARAC, FL 33319-2652

LEOPOLD KORN, P.A.
20801 BISCAYNE BLVD STE 501
AVENTURA, FL 33180

ROBERT E BAUER EST
3944 INVERRARY DR APT B1
LAUDERHILL, FL 33319

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

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

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

8

Broward County, Florida

INSTR # 116654126
Recorded 08/06/20 at 10:42 AM
Broward County Commission
1 Page(s)
#8

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 45514

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: 494125-DJ-0070
Certificate Number: 6148
Date of Issuance: 05/24/2018
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: CASTLE APARTMENTS #12 CONDO
UNIT 106
PER CDO BK/PG: 5347/818

Name in which assessed: BAUER,ROBERT E EST
Legal Titleholders: BAUER,ROBERT E EST
3944 INVERRARY DR APT B1
LAUDERHILL, FL 33319

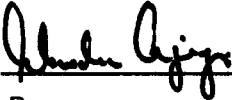
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of November, 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 3rd day of August, 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: 10/15/2020, 10/22/2020, 10/29/2020 & 11/05/2020
Minimum Bid: 5110.36

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 45514

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Description of Property: CASTLE APARTMENTS #12 CONDO
UNIT 106
PER CDO BK/PG: 5347/818
CONDOMINIUM UNIT 106 OF CASTLE APARTMENTS NO. 12, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5347, AT PAGE 818, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
Name in which assessed: BAUER,ROBERT E EST
Legal Titleholders: BAUER,ROBERT E EST
3944 INVERRARY DR APT B1
LAUDERHILL, FL 33319

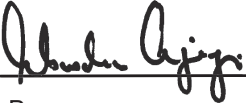
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of November, 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.deeduction.net
**Pre-registration is required to bid.*

Dated this 30th day of September, 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: 10/15/2020, 10/22/2020, 10/29/2020 & 11/05/2020
Minimum Bid: 5585.36

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20032881

Broward County, FL VS Axe Capital Group LLC

RETURN OF SERVICE



Court Case # TD 45514

Hearing Date: 11/18/2020

Received by CCN 15851

10/16/2020 11:47 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Axe Capital Group LLC 1126 S Federal Highway #391 Fort Lauderdale FL 33316**

Served:

Not Served:

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

Date: 10/14/2020 Time: 2:00 PM

On Axe Capital Group LLC 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: Served Tax Notice in active UPS box/store.

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

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

By:

D.S.

A. Moten, #15851

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	2		Sheriff's Fees	\$0.00
Services	2		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494125-DJ-0070 (TD # 45514)

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

ORIGINAL DOCUMENT

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 October 30, 2020\$5,544.57

Or

* Amount due if paid by November 17, 2020\$5,620.99

*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 November 18, 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

PLEASE SERVE THIS ADDRESS OR LOCATION

AXE CAPITAL GROUP LLC
1126 S. FEDERAL HWY #391
FORT LAUDERDALE, FL 33316

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

RECEIVED SHERIFF
2020 OCT - 8 AM 7:44
BROWARD COUNTY, FLORIDA

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort.Lauderdale, Florida 33312

Sheriff # 20032881

Broward County, FL VS Axe Capital Group LLC

RETURN OF SERVICE



Court Case # TD 45514

Hearing Date:11/18/2020

Received by CCN 16670

10/13/2020 6:31 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Axe Capital Group LLC 4751 NW 21 Street #106 Lauderhill FL 33313**

Served:

Not Served:

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

Date: 10/15/2020 Time: 11:03 AM

On Axe Capital Group LLC 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:

Posted Residential: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

COMMENTS: Posted

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

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

By: 

D.S.

J. Reid, #17549

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

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 # 494125-DJ-0070 (TD #45514)

WARNING

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

NOTE

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Or

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

AXE CAPITAL GROUP LLC
4751 NW 21 STREET #106
LAUDERHILL, FL 33313

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

RECEIVED SHERIFF
2020 OCT - 8 AM 7:43
BROWARD COUNTY, FLORIDA



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

DAS1 LLC

Filing Information

Document Number	L19000071738
FEI/EIN Number	83-4068562
Date Filed	03/14/2019
Effective Date	03/13/2019
State	FL
Status	ACTIVE
Last Event	LC DISSOCIATION MEM
Event Date Filed	09/09/2019
Event Effective Date	NONE

Principal Address

60 SW 13TH STE 3009
MIAMI, FL 33130

Changed: 08/09/2019

Mailing Address

60 SW 13TH STE 3009
MIAMI, FL 33130

Changed: 08/09/2019

Registered Agent Name & Address

VARGOVA, DANA
60 SW 13TH STE 3009
MIAMI, FL 33130

Name Changed: 08/09/2019

Address Changed: 08/09/2019

Authorized Person(s) Detail

Name & Address

Title MGR

VARGOVA, DANA

60 SW 13TH STE 3009
MIAMI, FL 33130

Title MGR

GROBAR, STANISLAV
60 SW 13TH STE 3009
MIAMI, FL 33130

Annual Reports

Report Year	Filed Date
2020	06/18/2020

Document Images

06/18/2020 -- ANNUAL REPORT	View image in PDF format
09/09/2019 -- Reg. Agent Resignation	View image in PDF format
09/09/2019 -- CORLCDSMEM	View image in PDF format
08/30/2019 -- LC Amendment	View image in PDF format
08/09/2019 -- Reg. Agent Change	View image in PDF format
04/01/2019 -- LC Amendment	View image in PDF format
03/14/2019 -- Florida Limited Liability	View image in PDF format

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 7/2/2020 3:40:49 PM.****

**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

CASTLE #12 CONDOMINIUM, INC
Plaintiff

CACE-18-019928

VS.

Division: 25

HEGBERG, JOEL ; ESTATE OF ROBERT E. BAUER ; BAUER, RUTH
Defendant

Certificate of Title

The undersigned, Brenda D. Forman, Clerk of the Court, certifies that she executed and filed a certificate of sale in this action on February 27, 2020, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

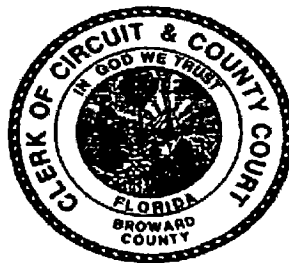
Legal Description: Condominium Unit 106 of CASTLE APARTMENTS No. 12 a Condominium, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5347 at Page 818, of the Public Records of Broward County, Florida.

Folio Number: 4941 25 DJ 0070

Address: 4751 NW 21 STREET #106, LAUDERHILL FL 33313

Was sold to: DAS1, LLC
60 SW 13TH ST 3009 MIAMI, FL, 33130

Witness my hand and the seal of this court on July 02, 2020.



Brenda D. Forman, Clerk of the Circuit & County Court
Broward County, Florida

Total consideration: \$24,800.00 Doc Stamps: \$173.60

AFTER RECORDING - RETURN TO:

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 _____ BLOCK _____ TRACT _____ LOT _____ BLDG _____ UNIT _____

4751 NW 21ST ST Lauderdale FL 33312

2. GENERAL DESCRIPTION OF IMPROVEMENT: Install 1 1/2 backflow Preventer w/ Garbage Ream

3. OWNER INFORMATION: a. Name Castle Condominium Building 12

b. Address 4751 NW 21ST ST Lauderdale FL c. Interest in property Board Member/Associate

d. Name and address of fee simple titleholder (if other than Owner)

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER: MVP Plumbing Inc

6750 N Andrews Ave Fort Lauderdale FL 33309

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.

Bob Quesnel
Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager

Print Name and Provide Signatory's Title/Office

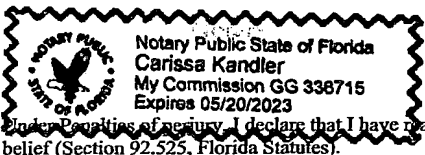
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 24th day of April, 2020

By Edward Tempio, as agent

For Bob Quesnel (type of authority, ...e.g. officer, trustee, attorney in fact)
(name of party on behalf of whom instrument was executed)

Personally known or _____ produced the following type of identification:



Carissa Kandler
(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 92.525, Florida Statutes).

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above:

By _____ By _____

8

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 45514

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: 494125-DJ-0070
Certificate Number: 6148
Date of Issuance: 05/24/2018
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: CASTLE APARTMENTS #12 CONDO
UNIT 106
PER CDO BK/PG: 5347/818

Name in which assessed: BAUER,ROBERT E EST
Legal Titleholders: BAUER,ROBERT E EST
3944 INVERRARY DR APT B1
LAUDERHILL, FL 33319

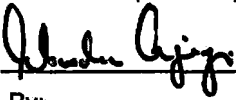
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of November ,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 3rd day of August , 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: 10/15/2020, 10/22/2020, 10/29/2020 & 11/05/2020
Minimum Bid: 5110.36

TitleExpress[®]

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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 06/24/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 06/23/2020

CERTIFICATE # 2017-6148

ACCOUNT # 494125DJ0070

ALTERNATE KEY # 247197

TAX DEED APPLICATION # 45514

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:

CONDOMINIUM UNIT 106 OF CASTLE APARTMENTS NO. 12, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5347, AT PAGE 818, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 4751 NW 21 STREET #106, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

ROBERT E BAUER EST

3944 INVERRARY DR APT B1

LAUDERHILL, FL 33319 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF ROBERT E BAUER, DECEASED

OR: 43567, Page: 1309

4751 NW 21 STREET, APT. 106

LAUDERHILL, FL 33313 (Per Deed)

(Property Appraiser indicates Robert E Bauer a/k/a Robert Emerson Bauer is deceased. No Death Certificate found but Probate documents were found in the Official Records of Broward County.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MIKON FINANCIAL SERVICES, INC AND OCEAN BANK

780 NW 42 AVE #300

MIAMI, FL 33126 (Tax Deed Applicant)

CASTLE #12 CONDOMINIUM, INC.

Instrument: 115174533

7932 WILES RD

Instrument: 116311432

CORAL SPRINGS, FL 33067 (Per Lien and Final Judgment)

CASTLE #12 CONDOMINIUM, INC.
MARISOL RODRIGUEZ BASULTO
BASULTO ROBBINS & ASSOCIATES, LLP
14160 NW 77 COURT, SUITE 22
MIAMI LAKES, FL 33016 (Per Lis Pendens)

Instrument: 115280278

CASTLE #12 CONDOMINIUM, INC.
C/O BENCHMARK PROPERTY MGMT.
7932 WILES ROAD
CORAL SPRINGS, FL 33067 (Per Sunbiz. Declaration recorded in 5347-818.)

BASULTO ROBBINS AND ASSOCIATES, LLP, REGISTERED AGENT
O/B/O CASTLE #12 CONDOMINIUM, INC.
14160 NW 77 COURT
STE. 22
MIAMI LAKES, FL 33016 (Per Sunbiz)

BANCO POPULAR NORTH AMERICA
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FL 33016
(Per Collateral Assignment of Right to Collect Assessments and Assignment
of Lien Rights. Best image available.)

Instrument: 114319835

POPULAR BANK
85 BROAD STREET
10TH FLOOR
NEW YORK, NY 10004 (Per Sunbiz)

ISRAEL VELASCO, REGISTERED AGENT
O/B/O POPULAR BANK
7900 MIAMI LAKES, DRIVE W
MIAMI LAKES, FL 33016 (Per Sunbiz)

(Banco Popular North America n/k/a Popular Bank)

JOEL HEGBERG, PERSONAL REPRESENTATIVE OF
THE ESTATE OF ROBERT EMERSON BAUER
A/K/A ROBERT E BAUER, DECEASED
3944 INVERRAY DRIVE
LAUDERHILL, FL 33319 (Petition for Administration. Possible heir.)

Instrument: 114650097

GUSTAVO A. FORTICH, ESQUIRE
GLANTZLAW
7951 SW 6TH STREET, SUITE 200
PLANTATION, FL 33324 (Per Petition for Administration.)

JUDITH E. TOUBES
4980 SABAL PALM BLVD, APT. 223
TAMARAC, FL (Per Deed in 36079-1043. No ZIP code included in address. Possible heir.)

ESTATE OF ROBERT EMERSON BAUER
A/K/A ROBERT E BAUER, DECEASED
C/O JOSHUA J. SHORE, ESQ., AS
ADMINISTRATOR AD LITEM
110 SE 6 ST, SUITE 1430
FT LAUDERDALE, FL 33301 (Per Final Judgment in 116311432.)

RUTH BAUER
479 SAINT PAULS ROAD
HENDERSONVILLE, NC 28792 (Per Final Judgment in 116311432. Possible heir.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 25 DJ 0070

CURRENT ASSESSED VALUE: \$39,000

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: 28603, Page: 58
Certificate of Approval	OR: 28603, Page: 60
Quit Claim Deed	OR: 36079, Page: 1043
Last Will and Testament	Instrument: 114431602
Order Authorizing the Withdrawal of Petition for Administration	Instrument: 114824852

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
CASTLE #12 CONDOMINIUM, INC.

Filing Information

Document Number 726211
FEI/EIN Number 59-1499153
Date Filed 04/24/1973
State FL
Status ACTIVE

Principal Address

C/O BENCHMARK PROPERTY MGMT.
7932 WILES ROAD
CORAL SPRINGS, FL 33067

Changed: 12/27/2007

Mailing Address

C/O BENCHMARK PROPERTY MGMT.
7932 WILES ROAD
CORAL SPRINGS, FL 33067

Changed: 12/27/2007

Registered Agent Name & Address

Basulto Robbins and Associates, LLP
14160 NW 77 Court
Ste. 22
Miami Lakes, FL 33016

Name Changed: 01/04/2018

Address Changed: 01/04/2018

Officer/Director Detail

Name & Address

Title D

PAYNE , LEONARD
4751 NW 21 STREET #312
LAUDERHILL, FL 33313

LAUDERHILL, FL 33313
Title P

MASSE, CAMILLE
1812 Patricia St.,
K4K1T4
ROCKLAND, ONTARIO, OC

Title T

VILLENEUVE, GAETAN
4751 NW 21 Street #217
LAUDERHILL, FL 33312

Title VP

DUNNE, JOHN
4751 NW 21 Street #104
LAUDERHILL, FL 33312

Title D

ANDERSON, LILLIAN
4751 NW 21 Street #212
LAUDERHILL, FL 33312

Title D

MCMURTY, JANE
4751 NW 21 Street #511
LAUDERHILL, FL 33312

Title D

SAVAGE, ROCH
4751 NW 21 Street #305
LAUDERHILL, FL 33312

Title S

QUESNEL, ROBERT
4751 NW 21 Street #610
LAUDERHILL, FL 33313

Title D

CLARK, FLORETTA
4751 NW 21 Street #100
LAUDERHILL, FL 33313

Report Year	Filed Date
2018	01/04/2018
2018	02/07/2018
2019	02/14/2019

Document Images

02/14/2019 -- ANNUAL REPORT	View image in PDF format
02/07/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
01/04/2018 -- ANNUAL REPORT	View image in PDF format
02/21/2017 -- ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
02/20/2015 -- ANNUAL REPORT	View image in PDF format
03/06/2014 -- ANNUAL REPORT	View image in PDF format
02/26/2013 -- ANNUAL REPORT	View image in PDF format
04/02/2012 -- ANNUAL REPORT	View image in PDF format
02/28/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
04/10/2008 -- ANNUAL REPORT	View image in PDF format
12/27/2007 -- ANNUAL REPORT	View image in PDF format
05/08/2007 -- ANNUAL REPORT	View image in PDF format
03/14/2006 -- ANNUAL REPORT	View image in PDF format
02/07/2005 -- ANNUAL REPORT	View image in PDF format
03/02/2004 -- ANNUAL REPORT	View image in PDF format
01/09/2003 -- ANNUAL REPORT	View image in PDF format
03/29/2002 -- ANNUAL REPORT	View image in PDF format
02/07/2001 -- ANNUAL REPORT	View image in PDF format
01/19/2000 -- ANNUAL REPORT	View image in PDF format
02/01/1999 -- ANNUAL REPORT	View image in PDF format
02/05/1998 -- ANNUAL REPORT	View image in PDF format
07/23/1997 -- ANNUAL REPORT	View image in PDF format
01/26/1996 -- ANNUAL REPORT	View image in PDF format
01/23/1995 -- ANNUAL REPORT	View image in PDF format



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Detail by Entity Name

Foreign Profit Corporation

POPULAR BANK

Filing Information

Document Number	F00000006256
FEI/EIN Number	52-2126008
Date Filed	11/03/2000
State	NY
Status	ACTIVE
Last Event	NAME CHANGE
AMENDMENT	
Event Date Filed	04/09/2018
Event Effective Date	NONE

Principal Address

11 West 51 Street
NEW YORK, NY 10019

Changed: 01/12/2017

Mailing Address

85 Broad Street
10TH FLOOR
NEW YORK, NY 10004

Changed: 01/12/2017

Registered Agent Name & Address

VELASCO, ISRAEL
7900 MIAMI LAKES, DRIVE W
MIAMI LAKES, FL 33016

Name Changed: 07/24/2009

Address Changed: 07/24/2009

Officer/Director Detail

Name & Address

Title Senior Vice President

Lalan, Christopher ESQ., SVP
85 Broad Street
10TH FLOOR
NEW YORK, NY 10004

Annual Reports

Report Year	Filed Date
2018	01/10/2018
2019	01/08/2019
2020	01/08/2020

Document Images

01/08/2020 -- ANNUAL REPORT	View image in PDF format
01/08/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- Name Change	View image in PDF format
01/10/2018 -- ANNUAL REPORT	View image in PDF format
01/12/2017 -- ANNUAL REPORT	View image in PDF format
01/21/2016 -- ANNUAL REPORT	View image in PDF format
01/13/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
03/29/2011 -- ANNUAL REPORT	View image in PDF format
02/08/2010 -- ANNUAL REPORT	View image in PDF format
07/24/2009 -- ANNUAL REPORT	View image in PDF format
12/05/2008 -- INFORMATION ONLY	View image in PDF format
04/11/2008 -- ANNUAL REPORT	View image in PDF format
05/09/2007 -- ANNUAL REPORT	View image in PDF format
10/18/2006 -- REINSTATEMENT	View image in PDF format
10/25/2005 -- REINSTATEMENT	View image in PDF format
03/02/2004 -- ANNUAL REPORT	View image in PDF format
09/15/2003 -- ANNUAL REPORT	View image in PDF format
05/20/2002 -- ANNUAL REPORT	View image in PDF format
09/19/2001 -- ANNUAL REPORT	View image in PDF format
11/03/2000 -- Foreign Profit	View image in PDF format



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Events

POPULAR BANK

Document Number F00000006256
Date Filed 11/03/2000
Effective Date None
Status Active

Event Type	Filed Date	Effective Date	Description
NAME CHANGE AMENDMENT	04/09/2018		OLD NAME WAS : BANCO POPULAR NORTH AMERICA

[Return to Detail Screen](#)

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 5/22/2017 3:55:24 PM.****

LAST WILL AND TESTAMENT
OF
ROBERT EMERSON BAUER

17 - - 2431 ^{OW}_{WDS}

I, ROBERT EMERSON BAUER, of Broward County, Florida, being of sound and disposing mind and memory, declare this document to be my Last Will and Testament, and hereby revoke all prior Wills and codicils.

ARTICLE I.
DEBTS & EXPENSES

I direct that all my just debts, funeral expenses, and administration expenses be paid in the order and in the manner prescribed by law.

PROBATE
2017 MAY 22 PM 2:15
BROWARD COUNTY CLERK
BROWARD COUNTY, FLORIDA

ARTICLE II.
TANGIBLE PERSONAL PROPERTY

A. I devise all my clothing, jewelry, personal effects, furniture, furnishings, household effects, automobiles, boats and other tangible personal property (other than money) in accordance with a written statement, which I may have executed and which is in existence at the time of my death. In the event of any conflict between such statement and any subsequent statement, this Will, or any Codicil to this Will, then as to such conflict the provisions of the last executed document shall prevail. My Personal Representative shall conclude no written statement exists if none is found within 60 days after admission of this Will to probate.

B. To the extent that all such property is not effectively disposed of by such written statement, or if no such written statement exists, then such items shall pass as part of my

RB
Testator's Initials

Residuary Estate. All reasonable costs of safekeeping, insuring and shipping my tangible personal property shall be deemed to be a general estate administration expense.

C. If any beneficiary hereunder is a minor, my Personal Representative shall distribute such minor's share of my tangible personal property to the minor or for his or her use to the minor's Guardian, or parent, or any person with whom the minor is residing, or custodian under the Uniform Transfers or Gifts to Minors Act without further responsibility, and the distributee's receipt shall discharge my Personal Representative.

ARTICLE III.
RESIDUARY ESTATE

A. I hereby devise the remainder of my estate, of every kind, nature and description, wherever situated, to my beneficiary, JOEL M. HEGBERG, outright.

B. If JOEL M. HEGBERG predeceases me or dies prior to receiving full and final distribution of my estate, then the remainder of my estate shall be distributed to RUTH A. BAUER, outright.

C. If RUTH A. BAUER predeceases me or dies prior to receiving full and final distribution of my estate, then the remainder of my estate shall be distributed in accordance with the laws of intestacy of the State of Florida.

ARTICLE IV.
APPOINTMENT OF PERSONAL REPRESENTATIVE

A. I appoint JOEL M. HEGBERG, as the personal representative of my estate.

B. I direct that no bond be required of the personal representatives designated



Testator's Initials


herein.

C. In addition to, and without in any way limiting the powers conferred upon my personal representative by law, I vest my personal representative with full power and authority to sell, transfer, or convey any property, real or personal, which I own at the time of my death, at such time, and upon such terms (including credit), as my personal representative may determine, and to do every other act and thing necessary or appropriate for the complete administration of my estate.

ARTICLE V.
ADMINISTRATIVE PROVISIONS

A. Survival Presumptions. If any beneficiary fails to survive me by thirty (30) days, then such beneficiary shall be deemed to have predeceased me.

B. Facility of Payment. Unless otherwise provided, the Personal Representative may make distributions and payments of income or principal to or for the benefit of any beneficiary who is a minor, or who in such fiduciary's judgment is incompetent or incapacitated, in any one or more of the following ways: (1) directly to such beneficiary or to his or her attorney-in-fact; (2) directly in payment of the debts or expenses of such beneficiary; or (3) to the Guardian of the person or property of such beneficiary, the parent or parents of such beneficiary, a custodian for such beneficiary under a Uniform Transfers or Gifts to Minors Act, or any other person who shall have the care and custody of the person of such beneficiary. There shall be no duty to see to the application of funds so paid, and the receipt of such person shall be full and sufficient discharge.



Testator's Initials

ARTICLE VI.
DEFINITIONS

A. *Per Stirpes* is a method of distributing property that allows a deceased beneficiary's share of the estate to go to his or her then-living children.

B. *Per Capita* is a method of equally distributing property among individuals of the same generation that are living at the time of the distribution.

C. The singular shall be deemed to include the plural, the masculine the feminine, and vice versa. Headings and captions are for reference only.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]



Testator's Initials

This 16 day of November, 2011 in the presence of the undersigned witnesses, I hereby sign my name to this document, and I hereby declare it to be my Last Will & Testament.

Robert E. Bauer
ROBERT EMERSON BAUER, Testator

On the date indicated above, in our presence, ROBERT EMERSON BAUER signed this document, and he declared it to be his Last Will and Testament. At the request of ROBERT EMERSON BAUER, and in his presence, and in the presence of each other, we hereby sign our names as attesting witnesses.

Kathleen Currier
Witness #1 - Signature

Kathleen Currier
Witness #1 - Printed Name



7951 SW 6 Street
Plantation, FL 33324
(Street Address)
(City, State and Zip Code)

Jessica Jacques
Witness #2 - Signature

Jessica Jacques
Witness #2 - Printed Name



7951 SW 6 Street
Plantation, FL 33324
(Street Address)
(City, State and Zip Code)

RB
Testator's Initials

SELF PROOF OF WILL

STATE OF FLORIDA
COUNTY OF Broward

We, the undersigned, being the Testator and the witnesses, respectively, whose names are signed to the foregoing instrument, and having been sworn, do hereby declare to the undersigned officer that the Testator, in the presence of witnesses, signed the instrument as his Last Will and Testament and that he signed willingly; and that each of the witnesses, in the presence of the Testator and in the presence of each other, signed the Will as a witness.

Sworn to and subscribed before me, on November 16, 2011, by each of the following individuals:

Robert E Bauer

ROBERT EMERSON BAUER, TESTATOR:

who is personally known to me, OR

who produced the following identification:

FL ID# [REDACTED]

(Include both type of I.D. and I.D. Number)

Kathleen Curreri

Witness #1 - Signature

Kathleen Curreri

(Witness #1 - Printed Name)

who is personally known to me, OR

who produced the following identification:

(Include both type of I.D. and I.D. Number)

Jessica Jacques

Witness #2 - Signature

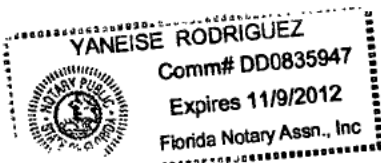
Jessica Jacques

(Witness #2 - Printed Name)

who is personally known to me, OR

who produced the following identification:

(Include both type of I.D. and I.D. Number)



My commission expires:

[Signature]
NOTARY PUBLIC, State of Florida

REB

Testator's Initials

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 1/8/2018 9:44:24 AM.****

IN THE CIRCUIT COURT FOR BROWARD COUNTY
FLORIDA PROBATE DIVISION

File No.: PRC170002431

IN RE: ESTATE OF

Division: 60J

**ROBERT EMERSON BAUER
A/K/A ROBERT E. BAUER,**

Deceased.

PROBATE
2018 JAN -8 PM 3:18
FILED FOR RECORD
CLERK OF COURT
BROWARD COUNTY, FLORIDA

**ORDER AUTHORIZING THE WITHDRAWAL OF THE PETITION FOR ADMINISTRATION
AND ADMINISTRATIVELY CLOSING THE ESTATE**

On the petition of **JOEL HEGBERG** for an Order Authorizing the Withdrawal of the Petition for Administration and Administratively closing the Estate, and the Court finding that all interested parties have been served proper notice thereof; and the Court being fully advised in the premises, it is hereby

ORDERED AND ADJUDGED as follows:

1. That the Petition for Order Authorizing the Withdrawal of the Petition for Administration and Administratively Closing the Estate, is hereby **GRANTED**.
2. The Petition for Administration filed on August 22, 2017 is hereby withdrawn along with all other pleadings filed by Joel Hegberg.
3. This Estate shall be immediately administratively closed and Joel Hegberg shall be released from further liability.

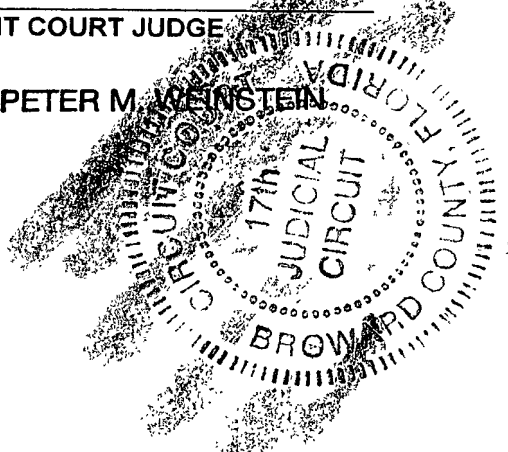
DONE AND ORDERED in Chambers in Broward County, Florida on this

_____, 20____.

JAN 05 2018

CIRCUIT COURT JUDGE

PETER M. WEINSTEIN



Copies furnished to:
Gustavo Fortich, Esq.

Filing # 60751736 E-Filed 08/22/2017 04:06:07 PM

IN THE CIRCUIT COURT FOR BROWARD COUNTY
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

File No.: PR-C-17-0002431

Division: _____

**ROBERT EMERSON BAUER
A/K/A ROBERT E. BAUER,**

Deceased.

**PETITION FOR ADMINISTRATION
(testate Florida resident—single petitioner)**

Petitioner, **JOEL HEGBERG**, alleges:

1. Petitioner has an interest in the above estate as the person nominated to serve as Personal Representative pursuant to Article IV of the Last Will and Testament of ROBERT EMERSON BAUER A/K/A ROBERT E. BAUER, deceased. Petitioner's address is as indicated in paragraph 3, and the name and office address of Petitioner's attorney are set forth at the end of this Petition.

2. Decedent, **Robert Emerson Bauer a/k/a Robert E. Bauer**, whose last known address was 4751 NW 21st Street, Lauderhill, FL 33313, who was 73 years old at the time of death, and whose social security number is xxx-xx-xxxx died on xxxxxx and on the date of death Decedent was domiciled in Broward County, Florida.

3. So far as is known, the names of the beneficiaries of this estate and of the Decedent's surviving spouse, if any, their addresses and relationships to Decedent, and the dates of birth of any who are minors, are:

NAME	ADDRESS	RELATIONSHIP	BIRTH DATE [if Minor]
Joel Hegberg	3944 Inverray Drive Lauderhill, FL 33319	Friend	N/A

4. Venue of this proceeding is in this County because this is where the Decedent was domiciled at the time of his death.

5. Joel Hegberg, whose address is 3944 Inverray Drive, Lauderhill, FL 33319, and who is qualified under the laws of the State of Florida to serve as Personal Representative of the

In Re: Estate of Robert Emerson Bauer a/k/a Robert E. Bauer
Petition for Administration

Page 2 of 2

Decedent's Estate is entitled to preference in appointment as Personal Representative because he is nominated to serve as such in Article IV of the Decedent's Last Will and Testament.

6. The nature of the assets of this estate consists of real property, a savings and a checking account, with a total approximate value of \$32,085.96.

7. This estate will not be required to file a federal estate tax return.

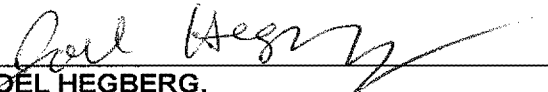
8. A photocopy of the Decedent's Last Will dated November 16, 2011, accompanies this Petition. The original has been filed with the Court as required.


9. Petitioner is unaware of any unrevoked Will or codicil of Decedent other than as set forth in paragraph 8.

Petitioner requests that the Decedent's Will be admitted to probate and that, **JOEL HEGBERG**, be appointed Personal Representative of the estate of the Decedent.

Under penalties of perjury, I declare that I have read the foregoing, and the facts alleged are true, to the best of my knowledge and belief.

Signed on July 12, 2017.


JOEL HEGBERG,
Petitioner


GUSTAVO A. FORTICH, Esquire
Florida Bar No.: 093939
GLANTZLAW
Attorneys for Petitioner
7951 SW 6th Street, Suite 200
Plantation, FL 33324
Telephone: (954) 424-1200
e-mail for service: probate2@glantzlaw.com

IN THE CIRCUIT COURT FOR BROWARD COUNTY
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

**ROBERT EMERSON BAUER
A/K/A ROBERT E. BAUER,**

Deceased.

File No.: PR-C-17-0002431

Division: _____

**LETTERS OF ADMINISTRATION
(single personal representative)**

TO ALL WHOM IT MAY CONCERN:

WHEREAS, **ROBERT EMERSON BAUER A/K/A ROBERT E. BAUER**, a resident of Broward County died [REDACTED], owning assets in the State of Florida, and

WHEREAS, **JOEL HEGBERG** has been appointed Personal Representative of the Estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the Estate,

NOW, THEREFORE, I, the undersigned Circuit Judge, declare **JOEL HEGBERG** duly qualified under the laws of the State of Florida to act as Personal Representative of the Estate of Christina Schwartzberg, deceased, with full power to administer the Estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the Estate will permit and the law directs; and to make distribution of the Estate according to law.

ORDERED on _____, 20____.

CIRCUIT COURT JUDGE

Copies furnished to:
Gustavo A. Fortich, Esq.

IN THE CIRCUIT COURT FOR BROWARD COUNTY
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

**ROBERT EMERSON BAUER
A/K/A ROBERT E. BAUER,**

File No.: PR-C-17-0002431

Division: _____

Deceased.

**ORDER ADMITTING WILL TO PROBATE
AND APPOINTING PERSONAL REPRESENTATIVE
(self-proved)**

The instrument presented to this Court as the Last Will of Robert Emerson Bauer a/k/a Robert E. Bauer, deceased, having been executed in conformity with law, and made self-proved by the acknowledgment of the Decedent and the affidavits of the witnesses, made before an officer authorized to administer oaths and evidenced by the officer's certificate attached to or following the will in the form required by law, and no objection having been made to its probate, and the Court finding that the Decedent died on [REDACTED] and that **JOEL HEGBERG** is entitled and qualified to be Personal Representative, it is

ADJUDGED that the Will dated November 16, 2011, and attested by Kathleen Curreri and Jessica Jacques, as subscribing and attesting witnesses, is admitted to probate according to law as the Last Will of the Decedent, and it is further

ADJUDGED that **JOEL HEGBERG** is appointed Personal Representative of the Estate of the Decedent, and that upon taking the prescribed oath, filing designation and acceptance of resident agent, and entering into bond in the sum of \$_____ Letters of Administration shall be issued.

ORDERED on _____, 20____.

CIRCUIT COURT JUDGE

Copies furnished to:
Gustavo A. Fortich, Esq.

Record and Return to Preparer:
Russell M. Robbins, Esq.
Basulto Robbins & Associates, LLP, Attorneys at Law
14160 NW 77 Court, Suite 22
Miami Lakes, Florida 33016
Phone (305)722-8900/Fax (305)722-8901

BROWARD COUNTY Space Above for Recording Office Only

CLAIM OF LIEN

State of Florida
County of Miami-Dade

BEFORE ME, the undersigned notary public, the Affiant personally appeared who was duly sworn and says that he/she is the agent of the Lienor, **CASTLE #12 CONDOMINIUM, INC.**
"Lienor"/"Association" whose address is: **7932 WILES RD, CORAL SPRINGS FL 33067**
and that pursuant to the Florida Condominium/Cooperative/Homeowners' Act (FS 718/FS 719/FS 720) and the Declaration of Condominium/Cooperative/Homeowners' Association, and the Articles of Incorporation and the Bylaws of the Association, the Association has provided maintenance and other services for the following real property:

Located in: **BROWARD COUNTY, FLORIDA:**
Property Street Address: **4751 NW 21 ST # 106, LAUDERHILL FL 33313**
Property/Folio #: **4941 25 DJ 0070**
Property Legal Description: **Condominium Unit 106 of CASTLE APARTMENTS No. 12 a Condominium, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5347 at Page 818, of the Public Records of Broward County, Florida.**

on which the Association asserts this lien.
This Property is owned by: **ESTATE OF ROBERT E BAUER**

There remains unpaid and owed to the Association the following assessments:

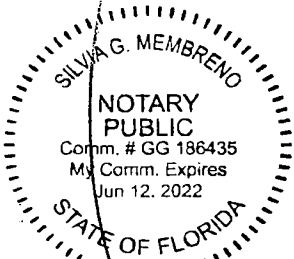
Maintenance Charges Due	per Month	Beginning From	10/1/2017 and Through	6/22/2018	\$	2,311.00
Other Association Charges (i.e. Special Assessments, Direct Expenses, etc.)					\$	-
Other Lienable Non-Interest Bearing Charges					\$	100.00
Payments (adjustments) Made by Owner Since Account Became Delinquent*					\$	-
Total Due Through				6/22/2018	\$	<u>2,411.00</u>

* Payments are applied per Florida Statute first to interest, then late fees, then collection fees and costs and last toward assessments. The amounts referenced above should not be relied upon as pay-off amount. Please refer to the Final Demand with Intent to Foreclose for a full breakdown of amounts due as of the date of the claim of Lien

Notes Regarding Assessments and Due Dates:
For 2017, the monthly assessment due on the 1st day of each successive month was \$272.00. For 2018, the monthly assessment due on the 1st day of each successive month was \$291.00.

This Claim of Lien shall also secure all unpaid assessments, interest, late fees (if applicable), costs, and attorneys' fees which are due and which may accrue subsequent to the date of this Claim of Lien.

In the event you received a discharge in bankruptcy, the ASSOCIATION seeks only to enforce its in rem remedies with respect to any pre-petition assessments. No personal judgment will be sought for any assessments which came due prior to the date of any such bankruptcy petition being filed.



Agent for:
CASTLE #12 CONDOMINIUM, INC.

- Marisol Rodriguez Basulto, Esq.
- Russell M. Robbins, Esq.
- Christyne D. Santisteban, Esq.

Sworn to and subscribed before me on 06/22/18 by, Marisol Rodriguez Basulto
Russell M. Robbins/or Christyne D. Santisteban on behalf of the Association, who is personally known to me.

Notary Public - State of Florida

Case Number: CACE-18-019928 Division: 25
Filing # 76769721 E-Filed 08/21/2018 03:17:00 PM

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

CASTLE #12 CONDOMINIUM, INC.
A Florida Not-for-Profit Corporation
Plaintiff,
vs.

CIVIL DIVISION
CASE NO: _____

JOEL HEGBERG AS HEIR TO THE
ESTATE OF ROBERT E. BAUER,
DECEASED , et al.,
Defendants. _____ /

NOTICE OF LIS PENDENS

TO The above named Defendants and all others whom it may concern:

YOU ARE HEREBY NOTIFIED that a suit was instituted by the above-named Plaintiff against the above-named Defendant(s) in the above-captioned cause involving the following described property:

Property is situated and lying in: BROWARD COUNTY , FLORIDA.

LEGAL DESCRIPTION

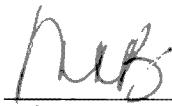
Condominium Unit 106 of CASTLE APARTMENTS No. 12 a Condominium, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5347 at Page 818, of the Public Records of Broward County, Florida.

Parcel ID: 4941 25 DJ 0070

Address: 4751 NW 21 ST # 106, LAUDERHILL FL 33313

Dated this: 8 / 20 / 2018.

All responses should be sent to designated
firm email at: service@brlawyers.com


 Marisol Rodriguez Basulto, FBN: 487252
 Russell M. Robbins, FBN: 484954
 Christyne D. Santisteban, FBN: 92444
Basulto Robbins & Associates, LLP
Attorneys for the Plaintiff
CASTLE #12 CONDOMINIUM, INC.
14160 NW 77 Court, Suite 22
Miami Lakes, FL 33016
P:(305)722-8900/F:(305)722-8901
P:(954)641-9600/F:(954)641-9601

BR Reference # 118476

This communication is from a debt collector in an attempt to collect a debt and any information obtained will be used for that purpose.

98-432578 T#002
07-21-98 12:44PM

DOCUMENT COVER PAGE

Document Title: CERTIFICATE OF APPROVAL

Executed By: CASTLE 12 CONDOMINIUM, INC.

To: ROBERT E. BAUER

Brief Legal Description: Condominium Unit 106 of CASTLE APARTMENTS
No. 12 a Condominium, a Condominium, according to the Declaration of
Condominium thereof, recorded in Official Records Book 5347 at Page
818, of the Public
Records of Broward County, Florida.

→ Return Recorded Document to:
MARTIN S. ROTHKOPF, P.A.
5750 MARGATE BOULEVARD, SUITE 103
MARGATE, FLORIDA 33063

8K28603PC0060

2
(2)
2

This Instrument Prepared By:
Edith H. Shenker
c/o Castle Apartments N.
4751 NW 21 Street
Lauderhill, FL 33313

CERTIFICATE of APPROVAL
of
CASTLE #12 CONDOMINIUM, INC.

This is to certify that Robert E. Bauer
has been approved by Castle #12 Condominium, Inc., a Florida
Corporation not for profit, as the purchaser of the following
described property in Broward County, Florida.

Apt. # 106 in Castle #12 Condominium,
Inc., a Condominium, according to the Declaration of Condominium,
recorded in O. R. Book 5347, Page 818 of the Public Records of
Broward County, Florida.

At a Board of Directors' meeting held on 10th
day of July, 1998, the sale of Condominium
Unit # 106 at 4751 N.W. 21st St., Lauderdale, Florida,
33313 was approved.

Such approval has been given pursuant to the provisions of
the Declaration of Condominium, Page 16 - Section X, sub-section
A & B and the provisions of Certificate of approval of the Declaration
of Condominium By-Laws of Article 2, Page 19.

Dated: This 10th day of July 19 98

Castle #12 Condominium, Inc.

By: [Signature]
President
4751 NW 12 Street
Lauderhill, FL 33313

[Signature]
Secretary
4751 NW 12 Street
Lauderhill, FL 33313

(CORPORATE SEAL)

Sworn to and subscribed before me this 13th day
of July 19 98.

[Signature]
Notary Public, State of Florida

My Commission expires: Nov. 30, 2001

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

Edith H Shenker
My Commission CCase 143
Expires November 30, 2001

BK28603PG0061

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 1/23/2020 4:30:00 PM.****

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

CASTLE #12 CONDOMINIUM, INC.
a Florida not-for-profit corporation,
Plaintiff,

Case No.: CACE18019928 25

v.

Filed In Open Court,
CLERK OF THE CIRCUIT COURT
ON 1-23-20
BY [Signature]

4

ESTATE OF ROBERT E. BAUER,
ET AL,
Defendants.

IN REM FINAL JUDGMENT

THIS CAUSE having come before this Court upon Plaintiff's Motion for Summary Final Judgment and Taxation of Attorneys' fees and Costs with supporting Affidavits and after proper notice, in Open-Court on January 23, 2020, after oral argument from counsel and on the evidence presented **IT IS ORDERED AND ADJUDGED:**

1. Said Motion is hereby GRANTED.
2. JURISDICTION: This Court has jurisdiction of the subject matter and the parties before it.
3. SERVICE OF PROCESS has been duly and regularly obtained over Defendant, ESTATE OF ROBERT E. BAUER. Robert Bauer is deceased and as such this Court appointed an Ad Litem whom served an Answer and Report accordingly.
4. OWNERS/DEBTORS – Defendant, ESTATE OF ROBERT E. BAUER is the OWNER of the subject property. As this is a final judgment for in rem relief only, Defendant, JOEL HEGBERG AS HEIR TO THE ESTATE OF ROBERT E. BAUER, DECEASED, and all other Defendants, heirs and beneficiaries of the estate of the deceased Robert E. Bauer, shall have no personal responsibility as to the debt associated with this final judgment.
5. AMOUNTS DUE: There is due to PLAINTIFF the following sums of money:
 - a. Principal owed through November 14, 2019 is \$9,459.57 plus the periodic dues accruing and assessing at the rate of \$300.00 per Month plus interest at the rate of 18.00% per year from the day of accrual forward until the balance is paid in full. Interest rate is as stated in the Declaration

of covenants of the Association.

b. Legal Costs of \$3,332.14, including but not limited to: Title Search(s), Court Filing Fees, Summons Fees, Process Server Fees, Postage, Publication Fees (Daily Business Review), Death Certification fee, Ad Litem fees, Auction Fees, and Writ of Possession Fee.

c. Litigation Attorney's Fees of \$11,955.00 for including but not limited to: Preparation of Lien Foreclosure Complaint, Summons, Lis Pendens, Civil Cover Sheet, Value of Foreclosure Sheet, Update and Coordinate Foreclosure case activities with Association's Board of Directors, Motions for Default, Motion for Appointment of Ad Litem, Proposed Orders, Motion for Summary Judgment Package and Supporting Affidavits, Proposed Final Judgment, Notices of Hearing, Notice of Sale, Attendance at Hearings, Prepare and Coordinate Foreclosure Sale package, close out file upon issuance of Certificate of Title.


d. Total Sum Due of \$24,746.71, plus interest and other charges as stated above, for which let execution issue forthwith.

6. Plaintiff, CASTLE #12 CONDOMINIUM, INC., whose address is 7932 WILES ROAD, CORAL SPRINGS, FL 33067 holds a lien for the total sum specified in AMOUNTS DUE herein above. The Plaintiff's lien is superior in dignity to any right, title, interest or claim of the defendants and all persons, corporations, or other entities claiming by, through, or under the defendants or any of them as stated herein above and the property will be sold free and clear of all claims of the defendants, with the exception of any assessments that are superior pursuant to Florida Statutes, Section 720.305. The Plaintiff's lien encumbers the following subject property:

Legal Description: Condominium Unit 106 of CASTLE APARTMENTS No. 12 a Condominium, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5347 at Page 818, of the Public Records of Broward County, Florida.

Folio Number: 4941 25 DJ 0070

Address: 4751 NW 21 STREET #106, LAUDERHILL FL 33313

 7. SALE OF PROPERTY: If the total sum due to Plaintiff is not paid at any time prior to the sale, the clerk of this court shall sell the above described property at a public sale on: FEBRUARY 27, 2020 (date) at 10:00AM, to the highest bidder for cash at www.broward.realforeclose.com (place of sale) after having first given notice as required by F.S. 45.031.

8. COSTS: Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if Plaintiff is not the purchaser of the property for sale. If Plaintiff is the purchaser, the Clerk shall credit Plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full. The Clerk shall receive the service charge imposed in Section 45.031, Florida Statutes, for services in making, recording, and certifying the sale and title that shall be assessed as costs

9. RIGHT OF REDEMPTION: On filing of the Certificate of Sale, Defendant(s) right of redemption as proscribed by Florida Statutes, Section 45.0315 shall be terminated. If one of the Defendants is The United States of America, then it shall not be bound by the sixty (60) day time period imposed by Fla. Stat. Section 45.032 upon motions for distribution of surplus proceeds.

10. DISTRIBUTION OF PROCEEDS: On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of the Plaintiffs costs; second, documentary stamps affixed to the Certificate; third, plaintiffs attorneys' fees; fourth, the total sum due to the plaintiff, less the Items paid, plus interest at the rate prescribed in paragraph 5 from this date to the date of the sale. During the sixty (60) days after the Clerk issues the certificate of disbursements. The Clerk shall hold the surplus pending further Order of this Court.

11. RIGHT OF POSSESSION: Upon filing of the Certificate of Title, defendant and all persons claiming under or against defendant since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim In the property and the purchaser at sale shall be let Into possession of the property, subject to the provisions of the "Protecting Tenant At Foreclosure Act of 2009."

12. ATTORNEY FEES: The Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that in excess of 45 hours were reasonably expended by Plaintiff's attorney and paralegal time combined, and that an hourly rate of \$315.00 is appropriate. Plaintiff's counsel represents that the attorney fee awarded does not exceed its contract fee with the plaintiff. The Court finds that there are no reduction or enhancement factors for consideration by the Court pursuant to Florida Patient's Compensation Fund v. Rowe, 472 So.2d 1145 (Fla. 1985).

13. NOTICE PURSUANT TO AMENDMENT TO SECTION, 45.031, FLA.ST. (2006)

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT AT

201 SE 6 ST., RM 120, FORT LAUDERDALE, FL 33301 (TELEPHONE: 954-831-7019) WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

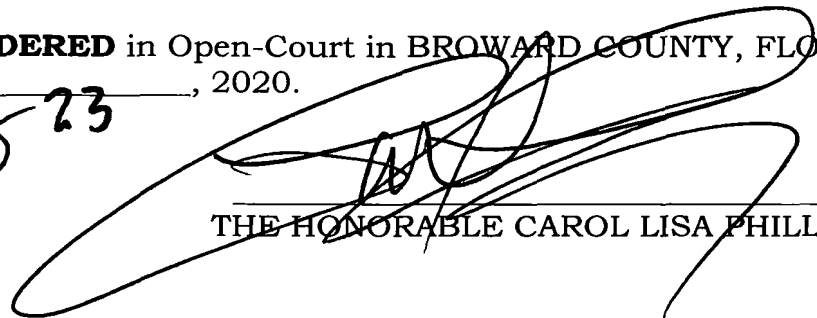
IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT

LEGAL AID SERVICE OF BROWARD COUNTY
491 N. STATE RD. 7, PLANTATION, FL 33317 (TELEPHONE: 954-765-8950)

TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT THEM FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

14. JURISDICTION: Court retains jurisdiction of this action to enter further orders that are proper, including, without limitation, writs of possession and re-foreclosure, and any supplemental proceedings.

DONE AND ORDERED in Open-Court in BROWARD COUNTY, FLORIDA, this _____, 2020.

Jan 23


THE HONORABLE CAROL LISA PHILLIPS

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 1/23/2020 4:30:00 PM.****

Copies Furnished to:

- Katherine E. Briley, Esq., Attorney for Plaintiff, Basulto Robbins & Associates, LLP, 14160 NW 77 COURT, SUITE 22, MIAMI LAKES, FL 33016
- ESTATE OF ROBERT E. BAUER, 4751 NW 21 ST # 106, LAUDERHILL FL 33313
- ESTATE OF ROBERT E. BAUER, c/o Joshua J. Shore, Esq., as Administrator ad Litem, 110 SE 6 ST, suite 1430, Ft Lauderdale, FL 33301, jjs@khalw.com
- Ruth Bauer, 479 Saint Pauls Road, Hendersonville, NC 28792
- Joel Hegberg as heir to the estate of Robert E. Bauer at 3944 Inverrary Drive, Lauderhill, FL 33319

RECORD AND RETURN TO:

Name: LEOPOLD KORN, P.A.
Address: 20801 Biscayne Blvd., #501
Aventura, FL 33180

THIS INSTRUMENT PREPARED BY:

Name: GARY A. KORN, Esquire
LEOPOLD KORN, P.A.
Address: 20801 Biscayne Blvd. #501
Aventura, FL 33180

E-File

[Space above line reserved for recording office use]

**COLLATERAL ASSIGNMENT OF RIGHT TO COLLECT
ASSESSMENTS AND ASSIGNMENT OF LIEN RIGHTS**

**CASTLE #12 CONDOMINIUM, INC.,
A FLORIDA NOT-FOR-PROFIT CORPORATION
AS "ASSIGNOR"**

AND

**BANCO POPULAR NORTH AMERICA,
A NEW YORK BANKING CORPORATION,
AS "ASSIGNEE"**

**NOTE: STATE OF FLORIDA DOCUMENTARY STAMPS HAVE BEEN AFFIXED
TO THE SECURED PROMISSORY NOTE REFERENCED IN THIS
ASSIGNMENT AND HAVE BEEN CANCELLED.**

THIS COLLATERAL ASSIGNMENT OF RIGHT TO COLLECT ASSESSMENTS AND ASSIGNMENT OF LIEN RIGHTS (the "Assignment"), is executed this 24 day of March, 2017, by **CASTLE #12 CONDOMINIUM, INC.**, a Florida not-for-profit corporation, whose mailing address is: c/o Benchmark Property Management, 7932 Wiles Road, Coral Springs, Florida 33067 (the "Assignor") in favor of **BANCO POPULAR NORTH AMERICA**, a New York banking corporation, whose mailing address is: 7900 Miami Lakes Drive West, Miami Lakes, Florida 33016 (the "Assignee").

WHEREAS, Assignor has, of even date herewith, executed a Secured Promissory Note (the "Note") in favor of Assignee in the original principal amount of ONE HUNDRED FIFTY THOUSAND AND NO/100 (\$150,000.00) DOLLARS, evidencing a loan (the "Loan") extended by the Assignee to the Assignor in the amount of ONE HUNDRED FIFTY THOUSAND AND NO/100 (\$150,000.00) DOLLARS; and

WHEREAS, Assignor is the entity charged with the duty to enforce the terms and provisions of the Declaration of Condominium of **CASTLE APARTMENTS #12**, a Condominium, recorded in Official Records Book 5347, at Page 818, of the Public Records of Broward County, Florida (together with all amendments and/or supplements thereto, collectively the "Declaration"), which Declaration has, as exhibits attached thereto: (i) the Articles of Incorporation of Assignor (together with all amendments and/or supplements thereto, collectively, the "Articles"); and (ii) the By-Laws of Assignor (together with all amendments and/or supplements thereto, collectively, the "By-Laws"), as well as the power to levy assessments, both general and special, for common expenses and to collect and enforce such assessments and collection rights by the exercise of lien rights; and

WHEREAS, pursuant to Florida Statutes Chapters 617 and 718, Assignor possesses the power and authority to borrow, assess, lien and enforce its assessment rights; and

WHEREAS, all requisite actions have been taken by proper actions and resolutions of the Board of Directors of Assignor (the "Resolutions"), authorizing Assignor to secure the Loan and authorizing the appropriate officers of Assignor to execute the Loan Documents (as hereinafter defined); and

WHEREAS, proper notice was given for: (a) holding a meeting of the Board of Directors of Assignor, at which meeting the Resolutions were adopted; and (b) securing the approval, if required under the Declaration, the Articles or the By-Laws, of members of the Assignor authorizing the Assignor to borrow money and to make the Loan, which Loan is to be secured by the pledge, transfer and hypothecation by the Assignor to the Assignee of the following described assessments (collectively the "Assessments"), levied by Assignor against each of the condominium units which are subject to the terms and provisions of the Declaration: (i) all special assessments designated for payment of the Loan by Assignor; and (ii) all regular assessments not designated for reserves; and

WHEREAS, the Resolutions were properly adopted by the Board of Directors of the Assignor and the approval of the members of the Assignor, if required by the Declaration, has been obtained; and

WHEREAS, as security for the timely and complete payment and performance of the obligations of the Assignor evidenced by the Note, Assignor has agreed to assign, convey and set over unto Assignee all of Assignor's right, title and interest in and to its Assessments, in and to its right to collect Assessments and in and to all lien rights possessed by the Assignor to collect the Assessments from its members upon default under the Note or under the other Loan Documents (as hereinafter defined); and

WHEREAS, Assignor desires to secure to Assignee the timely and complete payment and performance of the obligations of the Assignor evidenced by the Note and evidenced by the other Loan Documents (as hereinafter defined);

NOW, THEREFORE, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, paid by Assignee to Assignor, Assignor does hereby assign, transfer, pledge and set over unto Assignee, its successors and/or assigns, the proceeds of all funds realized from any and all Assessments levied by Assignor

in order to raise the funds necessary to timely tender all payments coming due under the Note. The proceeds of the Loan shall be utilized by Assignor to pay for the cleaning and lining of main line sewer pipes, the replacement of vertical stacks, lobby renovation and scoping with camera and light cleaning (the "Project"), all pertaining to the parcel of real property which is subject to the terms and provisions of the Declaration. Assignor further assigns, transfers, pledges and sets over unto Assignee, Assignor's right to collect Assessments and all lien rights applicable to the enforcement of Assignor's right to collect Assessments, all as specifically described in the Declaration. This Assignment shall remain in full force and effect until all indebtedness evidenced by the Note shall have been fully paid and satisfied. This Assignment shall be subject to the following terms and conditions, to wit:

1. **Recitals Affirmed.** The parties hereby affirm all recitals set forth above as true and correct and binding on Assignor.

2. **Administration of Assessments.** During the good standing of the Note, Assignor shall have the right to administer the Assessments and collect the proceeds of the Assessments from its members; but should Assignor fail to timely pay its obligations under the Note, or otherwise shall fail to observe and comply with the terms and provisions of the Note and/or this Assignment and/or the following documents executed and/or delivered by the Assignor in favor of the Assignee: (i) UCC-1 Financing Statement; (ii) Loan and Security Agreement; (iii) Borrower's Affidavit; (iv) Closing Statement; and (v) Borrower's Consent to Lender's Inspection Rights, and any and all other instruments and documents required by Assignee in order to consummate the Loan, all of even date herewith and which have likewise been executed to secure or evidence the indebtedness evidenced by the Note (collectively, the "Loan Documents"), then, after the lapse of fifteen (15) days from the date Assignor receives written notice of such event of default (which written notice shall identify the specific nature of such event of default and the manner by which such event of default can be cured), without the Assignor having cured the event of default specified within the written notice, all further Assessments, at Assignee's discretion, shall be paid directly to Assignee and Assignee shall have the right to enforce the liability of the members of the Assignor to pay the Assessments to the same extent and degree as if it were the Assignor. Assignor shall, when requested by Assignee, take any and all further steps necessary to notify the members of the Assignor to direct their payments to be tendered to Assignee and to file such documents as may be necessary under the Declaration or otherwise to perfect liens against the property of non-paying members of the Assignor and thereafter to execute such other documents as may be necessary to demonstrate that such liens have been perfected for Assignee by suit for foreclosure or otherwise. Upon occurrence of any default under the Note and/or under any of the other Loan Documents and upon the lapse of all applicable grace and cure periods, Assignor shall deliver to Assignee all proceeds realized from Assessments imposed upon the members of the Assignor and Assignor agrees to execute and deliver to the holder of the Note any further assignments necessary to perfect the transfer of such funds and the pledge of the lien rights appurtenant thereto which may be reasonably required by Assignee to enforce collection of such Assessments. In addition, upon the occurrence of any default under the Note or under any of the other Loan Documents, Assignee shall have the right and authority to cause Assignor to impose Assessments against the members of the Assignor and the units which are subject to the terms and provisions of the Declaration and to collect said Assessments by enforcement of the lien rights herein pledged and assigned. Notwithstanding the foregoing, should Assignor timely pay and discharge the indebtedness evidenced by the Note and by the other Loan Documents, then this Assignment shall be null and void and shall be of no further force or effect and shall be automatically released.

3. **Covenants of Assignor.** Assignor agrees that in connection with the levy and collection of Assessments against the members of the Assignor, it will:

a. Use all funds collected to the extent necessary for the purpose of satisfying, reducing the interest, principal and other sums that may be due under the Note;

b. Not grant any concessions, forgiveness, forbearance or other relief from the obligation of each member of the Assignor to pay such Assessments without Assignee's written consent, other than in the ordinary course of the business of the Assignor; and

c. Utilize Assignor's best efforts to enforce all of the terms, conditions, provisions and covenants contained in the Declaration, in the Articles and in the By-Laws as such documents provide for the levy, collection and enforcement of Assessments against each member of the Assignor.

Violation of any of the above covenants shall constitute a default under this Assignment, and Assignee shall be entitled to exercise the remedies contained within this Assignment.

4. **Application of Assessments.** All sums collected and received by Assignee as a result of a default under the Note and the subsequent enforcement of this Assignment shall first be applied to the payment of the costs and expenses of collection thereof. The balance, if any, which shall be known as the "net income", shall be applied first to interest due under the Note and then toward reduction of the principal indebtedness evidenced by the Note, provided, however, that no credit shall be given by Assignee for any sum or sums received from Assessments until the amount collected is actually received by Assignee, and no credit shall be given for any uncollected amounts or bills.

5. **Additional Assessments.** In the event the funds assessed by Assignor against its members, as the Assessments are provided for in the operating budgets and/or in the special assessments adopted from time to time by Assignor, are not sufficient to timely tender all of the payments required under the terms and provisions of the Note, then Assignor shall levy such additional Assessments as may be necessary to timely tender all of the payments due pursuant to the terms and provisions of the Note.

6. **Agents and Employees in Collection.** Assignee may, after occurrence of a default as above provided, from time to time appoint and dismiss such agents or employees, including professionals, as shall be necessary for the collection and enforcement of such Assessments and Assignor hereby grants to such agents or employees so appointed full and irrevocable authority on Assignor's behalf to collect and enforce collection of the Assessments and to do all acts relating to the collection of the Assessments as may be authorized by the Declaration. Assignee shall have the sole control of such agents or employees and such agents or employees shall be paid from the proceeds of the Assessments as a cost of collection. Furthermore, the costs and expenses of any agents utilized by Assignee shall be borne exclusively by Assignor.

7. **Rights Cumulative.** Assignor agrees that nothing in this Assignment shall be construed to limit or restrict in any way the rights and powers granted in any of the other Loan Documents executed by Assignor in favor of Assignee to evidence or further secure payment of the Note and the rights herein shall be in addition thereto.

8. **Waiver.** The collection and application of the proceeds of the Assessments by Assignee to the indebtedness evidenced by the Note shall not constitute a waiver of any default which might, at the time of application or thereafter, exist under the Note or under the other Loan Documents, and the payment of the indebtedness may be accelerated in accordance with the terms of the Note, notwithstanding such application.

9. **Cross Default.** This Assignment is executed to secure a payment of the indebtedness evidenced by the Note and by the other Loan Documents. A default on the part of the Assignor under any one of the Loan Documents shall be and shall constitute a default under this Assignment. Conversely, a default under this Assignment shall be and shall constitute a default on the part of the Assignor under the terms, conditions and provisions of each of the other Loan Documents.

10. **Event of Default; Remedies.** In the event of a default hereunder and/or in the event of a default under the Note and/or in the event of a default under any of the other Loan Documents, which default is not cured within fifteen (15) days from the date Assignor receives written notice of such default (which written notice shall identify the specific nature of the default and the manner by which such default can be cured), Assignee shall have all remedies available at law and in equity, including the right to require specific performance of the terms, conditions, provisions, covenants and agreements described in this Assignment. In the event of such uncured

default, Assignee shall have the right to notify each member of Assignor to pay directly to Assignee, until the Note shall be paid in full, all Assessments imposed against the members of the Assignor and each member of the Assignor shall be entitled to rely upon such written directions from Assignee without the necessity of receiving confirmation from Assignor. In addition, in the event of a default under this Assignment and/or under the Note and/or under any of the other Loan Documents (which default is not cured prior to the expiration of all applicable grace and cure periods), Assignee shall, upon the filing of a bill in equity to enforce the rights of Assignee hereunder and to the extent permitted by law and without regard to the value or the adequacy of the security, be entitled to apply for the appointment of a receiver to take financial control of the operation of Assignor. The receiver shall collect all Assessments and other revenues due to Assignor and shall apply the same as the court may direct. The receiver shall have all rights and powers permitted under the laws of the State of Florida; provided that the receiver shall take all steps necessary to cause the common elements of the Condominium administered by the Assignor to be managed and operated. In all events, Assignor shall be liable for all costs and expenses of collection and enforcement hereof, including court costs and attorneys' fees, whether or not suit is instituted and including all costs and fees of appellate proceedings.

11. **No Amendment of Resolutions, Declaration, Articles or By-Laws.** As long as this Assignment remains in effect, Assignor agrees that the Resolutions, including representations as to notice and approval of the Loan hereinbefore identified in the recitals of this Assignment, nor the Assessments nor the line item in each annual budget adopted by the Assignor may not be modified nor any liability released nor any changes made in connection with payment terms or any other changes, amendments or modifications of whatsoever kind, without the prior written consent of Assignee. Furthermore, Assignor shall not amend or modify the terms and provisions of the Declaration the By-Laws or the Articles without the consent of Assignee (which consent shall not be unreasonably withheld), if such amendments would adversely affect in any manner the rights of Assignee under this Assignment.

12. **Line of Credit/Draw Requests.** The Note evidences a non-revolving line of credit (the "Line of Credit") made available to Assignor by Assignee in an amount not to exceed the amount of the Loan to be at any one time outstanding. The Line of Credit contemplates that Assignor will, not more often than one time during each calendar month, submit draw requests to Assignee utilizing the AIA form or such other draw request form as may be acceptable to Assignee (the "Draw Requests") to obtain funding from Assignee under the Line of Credit. With respect to the Draw Requests, Assignor agrees as follows:

a. Assignee shall be authorized to fund under the Line of Credit based upon a Draw Request (in the minimum amount of \$10,000.00) submitted by facsimile and/or electronically transmitted from Assignor to Assignee, signed by not less than two (2) Authorized Signatories;

b. Each Draw Request for funding in relation to the Project, shall be accompanied by appropriate AIA documentation (or its equivalent) evidencing that the work for which the Draw Request is being submitted represents "work in place" and has been accepted by Assignor;

c. Assignor shall also be permitted to submit Draw Requests for funding in relation to the Project for items that are not considered "work in place", but which are anticipated to be performed under signed contracts for the completion of the Project;

d. Assignor shall submit a written list to Assignee (which list shall be executed by not less than two (2) members of the Board of Directors of Assignor) specifying the names and telephone numbers of all members of Assignor who are authorized to submit Draw Requests to Assignee on behalf of Assignor (each an "Authorized Signatory" and collectively "Authorized Signatories");

e. Assignee shall have the right, but shall not be obligated to so do, contact by telephone the individuals executing the Draw Request on behalf of Assignor, in order to verify the contents of the Draw Request submitted by Assignor; and

f. Assignee shall have the right to rely upon any Draw Request signed by an Authorized Signatory. Furthermore, Assignor shall defend, indemnify and forever hold Assignee harmless from and against any and all liabilities, claims, actions or causes of actions arising out of any Draw Request honored by Assignee, including facsimile copies and/or electronically transmitted copies of Draw Requests honored by Assignee.

13. **Loan Proceeds Account.** All funding under the Note (other than the payment of closing expenses) including, but not limited to, funding by Assignee pursuant to a Fixed Rate Conversion Notice (as said term is defined in the Note), is to be deposited into Assignor's operating account (the "Loan Proceeds Account") on deposit with Assignee. Disbursements from the Loan Proceeds Account must be supported by the same documentation required for the disbursement of funds pursuant to Draw Requests, as detailed in Section 12 of this Assignment.

14. **Notices.** Any notice, demand, request or other communication given hereunder or in connection herewith (hereinafter "Notices") shall be deemed sufficient if in writing and either hand delivered or sent by registered or certified mail, postage prepaid, return receipt requested, addressed to the party to receive such Notice at such address as each party has provided to the other, or at such other address which the party may hereafter designate by Notice given in like fashion. Notice shall be deemed received when delivered if by hand delivery or three (3) business days after sent postage prepaid, certified mail, return receipt requested. Notwithstanding the foregoing, routine communications such as ordinary distribution checks, copies of documents, etc., may be sent by ordinary first class mail and/or electronically transmitted facsimile.

15. **Successors and/or Assigns.** This assignment of the right to collect Assessments and the pledge and assignment of the lien rights to enforce such Assessments shall inure to the benefit of Assignee and its successors and assigns and shall be binding upon the successors and assigns of Assignor, including any multiplicity of entities that may succeed or partially succeed Assignor as a party responsible for the operation of the real property which is subject to the terms and provisions of the Declaration.

16. **Applicable Law; Severability; Captions; Plurality.** This Assignment is being delivered and is intended to be performed in the State of Florida and shall be construed and enforced in accordance with and be governed by the laws of such State. In the event of any inapplicability or unenforceability of any provision of this Agreement, then such inapplicability or unenforceability shall not affect, limit or impair the validity or operation of all other provisions of this Agreement. The captions used herein are used for convenience only and shall not affect the interpretation of this Assignment. At all times, any word used in the singular herein shall also include the plural, and vice versa.

17. **Recordable Release.** Upon full and complete payment of the Note, Assignee shall execute, and deliver to Assignor, a release of this Assignment, in recordable form.

18. **Time of Essence.** Time is of the essence with respect to this Assignment.

19. **Waiver of Trial by Jury.** ASSIGNOR AND ASSIGNEE HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED HEREON OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS ASSIGNMENT, THE LOAN DOCUMENTS AND ANY AGREEMENT CONTEMPLATED OR TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN), OR ACTIONS OF EITHER PARTY.

IN WITNESS WHEREOF, this Assignment has been executed as of the day and year first above written.

WITNESSES:

[Signature]

Print Name: Lisa Iturza

[Signature]

Print Name: Tina Lubore

CASTLE #12 CONDOMINIUM, INC., a Florida not-for-profit corporation

By: *[Signature]*
_____ CAMILLE MASSE, President

By: *[Signature]*
_____ GAETAN PELLETTIER, Vice-President

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The execution of the foregoing instrument was acknowledged before me this 24 day of March, 2017 by CAMILLE MASSE, as President of CASTLE #12 CONDOMINIUM, INC., a Florida not-for-profit corporation, who is personally known to me or who provided driver license for identification.

My Commission Expires:

[Signature]

Notary Public
Print Name: Tiffany Marshall

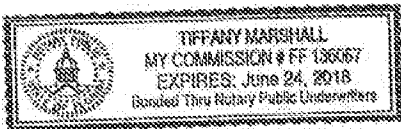
STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The execution of the foregoing instrument was acknowledged before me this 24 day of March, 2017 by GAETAN PELLETTIER, as Vice-President of CASTLE #12 CONDOMINIUM, INC., a Florida not-for-profit corporation, who is personally known to me or who provided personally known for identification.

My Commission Expires:

[Signature]

Notary Public
Print Name: Tiffany Marshall



Return to:
MARTIN S. ROTHKOPF, ESQ.
MARTIN S. ROTHKOPF, P.A.
5750 Margate Blvd., # 103
Margate, FL 33063

\$ 119.00
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY

COUNTY ADMIN.

This instrument prepared by:
MARTIN S. ROTHKOPF, ESQ.
MARTIN S. ROTHKOPF, P.A.
5750 Margate Blvd., #103
Margate, Florida 33063

Property Appraisers Parcel
Identification (Folio Number(s):

Grantee(s) S.S. #(s):

WARRANTY DEED

THIS INDENTURE, Made this 17 day of July, A.D.,
1998, between ROBERT CRAWFORD, joined by his wife, ELLEN C.
CRAWFORD

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

ROBERT E. BAUER

of the County of Broward, in the State of Florida, grantee*,

whose post office address is 4751 NW 21 Street, Apt. 106,
Lauderhill, Florida 33313

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

Condominium Unit 106 of CASTLE APARTMENTS No. 12 a Condominium, a
Condominium, according to the Declaration of Condominium thereof,
recorded in Official Records Book 5347 at Page 818, of the Public
Records of Broward County, Florida.

The joinder of ELLEN C. CRAWFORD is for constitutional homestead
purposes only and the spouse's joinder does not apply to any of
the covenants contained within this instrument.

This conveyance is subject to the following: (1) Taxes for the
year 1998 and subsequent years (2) Zoning restrictions,
prohibitions, and other requirements imposed by governmental
authority (3) Restrictions or matters appearing on the plat or
otherwise common to the subdivision (4) The above referenced
Declaration of Condominium and amendments thereto.

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.

3K28603PG0058

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②
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Signed, sealed and delivered
in the presence of:

[Signature]
(Signature of Witness)

MARTIN S. ROTHKOPF
(Typed or printed name of Witness)

[Signature]
ROBERT CRAWFORD
6361 N. Falls Circle Dr., #312
Lauderhill, FL 33319

[Signature]
(Signature of Witness)

ELLEN SCHER
(Typed or printed name of Witness)

[Signature]
ELLEN C. CRAWFORD
6361 N. Falls Circle Dr., #312
Lauderhill, FL 33319

STATE OF FLORIDA
COUNTY OF BROWARD

17 The foregoing instrument was acknowledged before me this
17 day of July, 1998, by ROBERT CRAWFORD,
joined by his wife, ELLEN C. CRAWFORD, who are personally known
to me or who have produced CANADIAN DL & FL DL
as identification and who did take an oath.

WITNESS my hand and official seal in the County and State
last aforesaid this 17 day of July, A.D., 1998.

NOTARY PUBLIC:



sign [Signature]
print MARTIN S. ROTHKOPF
STATE OF FLORIDA AT LARGE (Seal)
My commission expires:

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

3K28603PG0059

This instrument prepared by:
MARTIN S. ROTHKOPF, ESQ.
MARTIN S. ROTHKOPF, P.A.
4953 Coconut Creek Parkway
Coconut Creek, Florida 33063

This Quit-Claim Deed, Executed this 5 day of SEPTEMBER, 2003 by ROBERT E. BAUER, a single man

first party, to

ROBERT E. BAUER a life estate without any liability for waste, with full power and authority in the life tenant to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple with or without consideration, without joinder by the remainderman, and to retain absolutely any and all proceeds derived therefrom. The post office address of ROBERT E. BAUER is 4751 NW 21 Street, Apt. 106, Lauderhill, FL 33313. Upon the death of life tenant, ROBERT E. BAUER, the remainder, if any, to JUDITH E. TOUBES. The post office address of JUDITH E. TOUBES is 4980 Sabal Palm Boulevard, Apt. 223, Tamarac, FL

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns or corporations, wherever the context so admits or requires.)

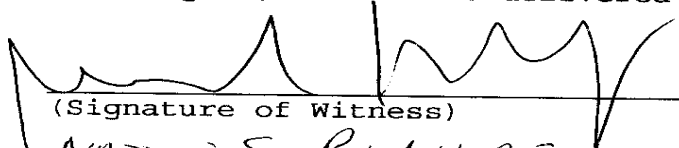
WITNESSETH: That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which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

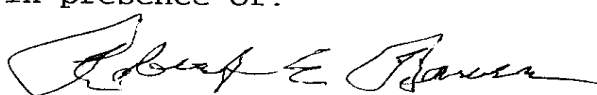
Condominium Unit 106 of CASTLE APARTMENTS No. 12 a Condominium, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5347 at Page 818, of the Public Records of Broward County, Florida.


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

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

Signed, sealed and delivered in presence of:


(Signature of Witness)
MARTIN S. ROTHKOPF
(Typed or printed name of Witness)


ROBERT E. BAUER
4751 NW 21 Street, Apt. 106
Lauderhill, FL 33313


(Signature of Witness)
ELLEN SCHER
(Typed or printed name of Witness)

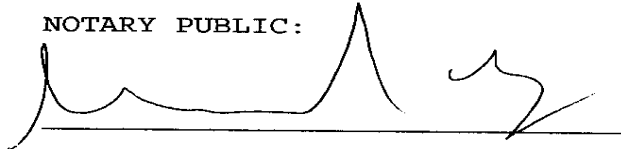
STATE OF FLORIDA
COUNTY OF BROWARD

5 The foregoing instrument was acknowledged before me this 5 day of September, 2003, by ROBERT E. BAUER, a single man, who is personally known to me or who produced FL DL as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 5 day of September, 2003.

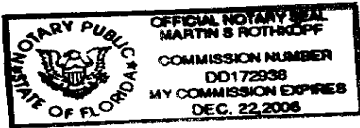
NOTARY PUBLIC:

sign



print

MARTIN S. ROTHKOPF
STATE OF FLORIDA AT LARGE (Seal)
My commission expires:



N.B. This deed has been prepared at the first party's request without examination or legal opinion of title.

Prepared by and recorded copies should be sent to:
Robert E. Bauer
4751 NW 21 Street, Apt. 106
Lauderhill, FL 33313

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 22nd day of November, 2006, between ROBERT E. BAUER, a life estate without any liability for waste, with full power and authority in the life tenant to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple with or without consideration, without joinder by the remainderman, and to retain absolutely any and all proceeds derived therefrom, whose post office address is 4751 NW 21 Street, Apt. 106, Lauderhill, Florida 33313 (hereinafter referred to as "Grantor") to ROBERT E. BAUER, a single man, whose post office address is 4751 NW 21 Street, Apt. 106, Lauderhill, Florida 33313 (hereinafter referred to as "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) and other good and valuable consideration, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its heirs, executors, administrators, successors and assigns forever, the following described land, situate and being in the County of Broward, State of Florida, to-wit:


CONDOMINIUM UNIT 106 OF CASTLE APARTMENTS NO. 12,
A CONDOMINIUM, ACCORDING TO THE DECLARATION OF
CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS
BOOK 5347 AT PAGE 818, OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.

SUBJECT TO taxes for this year and subsequent years and zoning and other restrictions, regulations and prohibitions imposed by governmental authority.

TO HAVE AND TO HOLD the same together with all and singular the appurtenance thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of said grantees forever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name the day and year first above written.

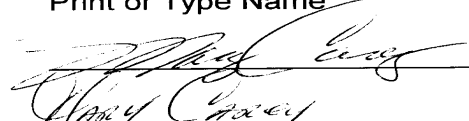
Signed, sealed and delivered in the presence of:



Kevin Carey
Print or Type Name



ROBERT E. BAUER



Print or Type Name

NOTARY PUBLIC-STATE OF FLORIDA
Kevin Carey
Commission # DD329817
Expires: JUNE 16, 2008
Bonded thru Atlantic Bonding Co., Inc.

NOTARY PUBLIC-STATE OF FLORIDA
Kevin Carey
Commission # DD329817
Expires: JUNE 16, 2008
Bonded thru Atlantic Bonding Co., Inc.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)
BROWARD

The foregoing QUITLAIM DEED was acknowledged before me this 22 day of November, 2006 by ROBERT E. BAUER.

[NOTARIAL SEAL]



NOTARY PUBLIC Kevin Carey

Personally Known _____ OR Produced Identification
Type of Identification Produced _____ FL ID

①

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

DATE: October 1st, 2020
PROPERTY ID # 494125-DJ-0070 (TD # 45514)

WARNING

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

AXE CAPITAL GROUP LLC
4751 NW 21 STREET #106
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4751 NW 21 ST #106, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by October 30, 2020\$5,544.57
- Or
- * Estimated Amount due if paid by November 17, 2020\$5,620.99

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 18, 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

DATE: October 1st, 2020
PROPERTY ID # 494125-DJ-0070 (TD # 45514)

WARNING

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

ESTATE OF ROBERT E BAUER, DECEASED
4751 NW 21 STREET, APT. 106
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4751 NW 21 ST #106, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

- * Estimated Amount due if paid by October 30, 2020\$5,544.57
- Or
- * Estimated Amount due if paid by November 17, 2020\$5,620.99

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 18, 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

DATE: October 1st, 2020
PROPERTY ID # 494125-DJ-0070 (TD # 45514)

WARNING

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

ALICE E. HECHAVARRIA, REGISTERED AGENT
O/B/O AXE CAPITAL GROUP LLC
1126 S. FEDERAL HWY #391
FT LAUDERDALE, FL 33316

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DATE: October 1st, 2020
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ESTATE OF ROBERT EMERSON BAUER
A/K/A ROBERT E BAUER, DECEASED
C/O JOSHUA J. SHORE, ESQ., AS ADMINISTRATOR AD LITEM
110 SE 6 ST, SUITE 1430
FT LAUDERDALE, FL 33301

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JOEL HEGBERG, PERSONAL REPRESENTATIVE OF THE
ESTATE OF ROBERT EMERSON BAUER
A/K/A ROBERT E. BAUER, DECEASED
3944 INVERRARY DRIVE
LAUDERHILL, FL 33319

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MVP PLUMBING INC
6750 N ANDREWS AVE
FORT LAUDERDALE, FL 33309

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

DATE: October 1st, 2020
PROPERTY ID # 494125-DJ-0070 (TD # 45514)

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POPULAR BANK
85 BROAD STREET 10TH FLOOR
NEW YORK, NY 10004

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

DATE: October 1st, 2020
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RUTH BAUER
479 SAINT PAULS ROAD
HENDERSONVILLE, NC 28792

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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1126 S. FEDERAL HWY #391
FORT LAUDERDALE, FL 33316

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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AXE CAPITAL GROUP LLC
HECTOR E. ACOSTA, MGR.
950 HILLCREST DRIVE, APT 106
HOLLYWOOD, FL 33021

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BANCO POPULAR NORTH AMERICA
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FL 33016

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BASULTO ROBBINS AND ASSOCIATES, LLP, REGISTERED AGENT
O/B/O CASTLE #12 CONDOMINIUM, INC.
14160 NW 77 COURT STE. 22
MIAMI LAKES, FL 33016

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4751 NW 21 ST #106, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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CASTLE #12 CONDOMINIUM, INC
MARISOL RODRIGUEZ BASULTO
BASULTO, ROBBINS & ASSOCIATES, LLP
14160 NW 77 COURT, SUITE 22
MIAMI LAKES, FL 33016

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CASTLE #12 CONDOMINIUM, INC.
7932 WILES RD
CORAL SPRINGS, FL 33067

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

- * Estimated Amount due if paid by October 30, 2020\$5,544.57
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

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

DATE: October 1st, 2020
PROPERTY ID # 494125-DJ-0070 (TD # 45514)

WARNING

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CASTLE #12 CONDOMINIUM, INC.
C/O BENCHMARK PROPERTY MGMT.
7932 WILES ROAD
CORAL SPRINGS, FL 33067

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DATE: October 1st, 2020
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CASTLE APARTMENTS INC.
4751 NW 21 STREET
LAUDERHILL, FL 33313

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DANA VARGOVA, REGISTERED AGENT
O/B/O DAS1 LLC
60 SW 13TH STE 3009
MIAMI, FL 33130

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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60 SW 13TH ST 3009
MIAMI, FL 33130

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: October 1st, 2020
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GARY A. KORN, ESQUIRE
LEONARD KORN, P.A.
20801 BISCAYNE BLVD STE 501
AVENTURA, FL 33180

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GUSTAVO A. FORTICH, ESQUIRE
GLANTZLAW
7951 SW 6TH STREET, SUITE 200
PLANTATION, FL 33324

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ISRAEL VELASCO, REGISTERED AGENT
O/B/O POPULAR BANK
7900 MIAMI LAKES DRIVE W
MIAMI LAKES, FL 33016

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JUDITH E. TOUBES
4980 SABAL PALM BLVD, APT. 223
TAMARAC, FL 33319-2652

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POPULAR BANK
11 WEST 51 STREET
NEW YORK, NY 10019

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ROBERT E BAUER EST
3944 INVERRARY DR APT B1
LAUDERHILL, FL 33319

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AXE CAPITAL GROUP LLC
4751 NW 21 STREET #106
LAUDERHILL, FL 33313

PS Form 3800, August 2006 See Reverse for Instructions

7006 3230 0002 7221 8012

Sent To

Street, Apt
or PO Box

City, State, ZIP+4

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TD 45514 NOVEMBER 2020 WARNING
ESTATE OF ROBERT E BAUER, DECEASED
4751 NW 21 STREET, APT. 106
LAUDERHILL, FL 33313

Sent To

Street, Apt. N

or PO Box Nc

City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

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TD 45514 NOVEMBER 2020 WARNING

To
**ALICE E. HECHAVARRIA, REGISTERED AGENT
O/B/O AXE CAPITAL GROUP LLC
1126 S. FEDERAL HWY #391
FT LAUDERDALE, FL 33316**

Sender
Street
or P.O. Box
City, State, ZIP+4

PS Form 3800, August 2006

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
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Tot

TD 45514 NOVEMBER 2020 WARNING

ESTATE OF ROBERT EMERSON BAUER
A/K/A ROBERT E BAUER, DECEASED
C/O JOSHUA J. SHORE, ESQ.,
AS ADMINISTRATOR AD LITEM
110 SE 6 ST, SUITE 1430
FT LAUDERDALE, FL 33301

Sent

Street
or P.O.

City, State, ZIP+4

PS Form 3800, August 2006

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Restricted Delivery Fee (Endorsement Required)	

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Total **TD 45514 NOVEMBER 2020 WARNING**

Sent	JOEL HEGBERG, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT EMERSON BAUER
Street or PO	A/K/A ROBERT E BAUER, DECEASED 3944 INVERRAY DRIVE
City	LAUDERHILL, FL 33319

PS Form 3800, August 2006

See Reverse for Instructions

7008 3230 0002 7221 7978

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Total Price

TD 45514 NOVEMBER 2020 WARNING

MVP PLUMBING INC

6750 N ANDREWS AVE

FORT LAUDERDALE, FL 33309

Sent To

Street, A
or PO Box

City, State, ZIP+4

PS Form 3800, August 2006

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7008 3230 0002 7221 7961

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4567 2227 2000 0002 7954
7006 3230 0002 7227 7954

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage	TD 45514 NOVEMBER 2020 WARNING POPULAR BANK 85 BROAD STREET 10TH FLOOR NEW YORK, NY 10004	
Sent To		
Street, Apt. or PO Box	-----	
City, State	-----	

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Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total Postage: **TD 45514 NOVEMBER 2020 WARNING**

Sent To	RUTH BAUER
Street, Apt or PO Box	479 SAINT PAULS ROAD
City, State	HENDERSONVILLE, NC 28792

7008 3230 0002 7221 7947

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorser)	

Postmark
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Total P

TD 45514 NOVEMBER 2020 WARNING

**AXE CAPITAL GROUP LLC
1126 S. FEDERAL HWY #391
FORT LAUDERDALE, FL 33316**

Sent To

Street, A
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City, State, ZIP+4®

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0662 1222 2000 0222 9002

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Restricted Delivery Fee (Endorsement Required)	

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Total F

TD 45514 NOVEMBER 2020 WARNING

**AXE CAPITAL GROUP LLC
HECTOR E. ACOSTA, MGR.
950 HILLCREST DRIVE, APT 106
HOLLYWOOD, FL 33021**

Sent To

Street, A
or PO Box

City, State

PS Form 3800, August 2006

See Reverse for Instructions

7008 3230 0002 7221 7923

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total F

TD 45514 NOVEMBER 2020 WARNING
BANCO POPULAR NORTH AMERICA
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FL 33016

Sent To

Street,
or PO B

City, Sta.

PS Form 3800, August 2006

See Reverse for Instructions

7008 3230 0002 7221 7916

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7008 3230 0002 7221 7909

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endors	

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Total **TD 45514 NOVEMBER 2020 WARNING**
BASULTO ROBBINS & ASSOCIATES, LLP, REG. AGENT

Sent To **O/B/O CASTLE #12 CONDOMINIUM, INC.**
14160 NW 77 COURT STE. 22
Street, or PO E **MIAMI LAKES, FL 33016**
City, State, ZIP+4

U.S. Postal Service™
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Restricted Delivery Fee (Endorsement Required)	

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TD 45514 NOVEMBER 2020 WARNING
CASTLE #12 CONDOMINIUM, INC
MARISOL RODRIGUEZ BASULTO
BASULTO ROBBINS & ASSOCIATES, LLP
14160 NW 77 COURT, SUITE 22
MIAMI LAKES, FL 33016

Sent To

Street,
or PO E

City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

7008 3230 0002 7221 7893

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7008 3230 0002 7223 7886

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total \$

**TD 45514 NOVEMBER 2020 WARNING
CASTLE #12 CONDOMINIUM, INC.**

Sent To

**7932 WILES RD
CORAL SPRINGS, FL 33067**

Street, /
or PO B.

City, Sta.

U.S. Postal Service TM
CERTIFIED MAIL TM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

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7008 3230 0002 7221 7879

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
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Total Pos **TD 45514 NOVEMBER 2020 WARNING**

Sent To
Street, Apt.
or PO Box
City, State

CASTLE #12 CONDOMINIUM, INC.
C/O BENCHMARK PROPERTY MGMT.
7932 WILES ROAD
CORAL SPRINGS, FL 33067

PS Form 3800, August 2006

See Reverse for Instructions

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Restricted Delivery Fee (Endorsement)	

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Total Post

TD 45514 NOVEMBER 2020 WARNING

CASTLE APARTMENTS INC.

4751 NW 21 STREET

LAUDERHILL, FL 33313

Sent To

Street, Apt.
or PO Box #

City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

7008 3230 0002 7221 7862

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7008 3230 0002 7221 7855

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
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Total Postage

TD 45514 NOVEMBER 2020 WARNING
DANA VARGOVA, REGISTERED AGENT
O/B/O DAS1 LLC
60 SW 13TH STE 3009
MIAMI, FL 33130

Sent To

Street, Apt. No
or PO Box No.

City, State, ZIP

PS Form 3800, August 2006

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7008 3230 0002 7223 7848

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post	TD 45514 NOVEMBER 2020 WARNING	
DAS1, LLC		
60 SW 13TH ST 3009		
MIAMI, FL 33130		
<i>Sent To</i>		
<i>Street, Apt. 1 or PO Box N</i>		
<i>City, State, Z</i>		

PS Form 3800, August 2006

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7000 3230 0002 7221 7831

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endors		
Total	TD 45514 NOVEMBER 2020 WARNING	
GARY A. KORN, ESQUIRE		
LEONARD KORN, P.A.		
20801 BISCAYNE BLVD STE 501		
AVENTURA, FL 33180		
Sent To		
Street, or PO B		
City, State, ZIP+4		

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OFFICIAL USE

7008 3230 0002 7221 7824

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	

Postmark
Here

Restricted Delivery Fee
(Endorsement Required)

Total F

TD 45514 NOVEMBER 2020 WARNING
GUSTAVO A. FORTICH, ESQUIRE
GLANTZLAW
7951 SW 6TH STREET, SUITE 200
PLANTATION, FL 33324

Sent To

Street, A
or PO Box

City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal Service TM
CERTIFIED MAIL TM RECEIPT
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7006 3230 0002 7221 7817

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Total Postage **TD 45514 NOVEMBER 2020 WARNING**

Sent To	ISRAEL VELASCO, REGISTERED AGENT
Street, Apt or PO Box	O/B/O POPULAR BANK
City, State	7900 MIAMI LAKES DRIVE W
	MIAMI LAKES, FL 33016

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	

Postmark
Here

Restrict
(Endorse)

TD 45514 NOVEMBER 2020 WARNING

Total F

JUDITH E. TOUBES

4980 SABAL PALM BLVD, APT. 223

TAMARAC, FL 33319-2652

Sent To

Street, /
or PO B

City, State, ZIP+4

PS Form 3800, August 2006

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7008 3230 0002 7221 7800

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CERTIFIED MAIL TM RECEIPT
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OFFICIAL USE

7008 3230 0002 7221 7794

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Tot		
Sent	TD 45514 NOVEMBER 2020 WARNING	
Street or PO	LEOPOLD KORN, P.A.	
City, S	20801 BISCAYNE BLVD STE 501	
	AVENTURA, FL 33180	

PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal Service™
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OFFICIAL USE

7006 3230 0002 7221 7787

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total

TD 45514 NOVEMBER 2020 WARNING
POPULAR BANK
11 WEST 51 STREET
NEW YORK, NY 10019

Sent To

Street,
or PO

City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal Service TM
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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Tot: **TD 45514 NOVEMBER 2020 WARNING**

**ROBERT E BAUER EST
3944 INVERRARY DR APT B1
LAUDERHILL, FL 33319**

Sent

Street
or PO

City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

7008 3230 0002 7221 7770

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 45514 NOVEMBER 2020 WARNING
 MVP PLUMBING INC
 6750 N ANDREWS AVE
 FORT LAUDERDALE, FL 33309



9590 9402 5988 0062 8513 83

2 Article Number (Transfer from carrier label)

7008 3230 0002 7221 7961

A. Signature

X SLT 911

- Agent
- Addressee

B. Received by (Printed Name)

REBUS

C. Date of Delivery

10/7/20

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on 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 45514 NOVEMBER 2020 WARNING
 CASTLE #12 CONDOMINIUM, INC
 MARISOL RODRIGUEZ BASULTO
 BASULTO ROBBINS & ASSOCIATES, LLP
 14160 NW 77 COURT, SUITE 22
 MIAMI LAKES, FL 33016



9590 9402 5988 0062 8521 51

2. Article Number (Transfer from service label)

7008 3230 0002 7221 7893

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *USPS*

- Agent
- Addressee

B. Received by (Printed Name)

JFO 16097019

C. Date of Delivery

10/7/20

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

3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 45514 NOVEMBER 2020 WARNING
 CASTLE #12 CONDOMINIUM, INC.
 7932 WILES RD
 CORAL SPRINGS, FL 33067**



9590 9402 5988 0062 8521 68

2. Article Number (Transfer from service label)

7008 3230 0002 7221 7886

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X (Covid 19 SC) 10/7

- 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

(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 45514 NOVEMBER 2020 WARNING
 ISRAEL VELASCO, REGISTERED AGENT
 O/B/O POPULAR BANK
 7900 MIAMI LAKES DRIVE W
 MIAMI LAKES, FL 33016



9590 9402 5988 0062 8519 87

2. Article Number (Transfer from service label)

7008 3230 0002 7221 7817

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

[Printed Name]

C. Date of Delivery

[Date]

- 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

(over \$500)

SENDER: COMPLETE THIS SECTION

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

TD 45514 NOVEMBER 2020 WARNING
GUSTAVO A. FORTICH, ESQUIRE
GLANTZLAW
7351 SW 6TH STREET, SUITE 200
PLANTATION, FL 33324



9590 9402 5988 0062 8519 70

2 Article Number (Transfer from service label)

7008 3230 0002 7221 7824

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Mail Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

COMPLETE 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 45514 NOVEMBER 2020 WARNING
BASULTO ROBBINS & ASSOCIATES, LLP, REG. AGENT
 O/B/O CASTLE #12 CONDOMINIUM, INC.
 14160 NW 77 COURT STE. 22
 MIAMI LAKES, FL 33016



9590 9402 5988 0062 8521 44

2. Article Number (Transfer from service label)

7008 3230 0002 7221 7909

A. Signature

X *USPS*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

JTO 16097C-19/10-7/20

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 45514 NOVEMBER 2020 WARNING
BANCO POPULAR NORTH AMERICA
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FL 33016**



9590 9402 5988 0062 8521 99

2. Article Number (Transfer from service label)

7008 3230 0002 7221 7916

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *B. D. Jones*

- Agent
- Addressee

B. Received by (Printed Name)

B. D. Jones

C. Date of Delivery

10/7/20

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

COMPLETE 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 45514 NOVEMBER 2020 WARNING
 ESTATE OF ROBERT EMERSON BAUER
 A/K/A ROBERT E BAUER, DECEASED
 C/O JOSHUA J. SHORE, ESQ.,
 AS ADMINISTRATOR AD LITEM
 110 SE 6 ST, SUITE 1430
 FT LAUDERDALE, FL 33301



9590 9402 5988 0062 8516 42

2. Article Number (Transfer from service label)

7008 3230 0002 7221 7985

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
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

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

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:

45514 NOVEMBER 2020 WARNING
ROBERT E BAUER EST
3944 INVERRARY DR APT B1
LAUDERHILL, FL 33319



9590 9402 5988 0062 8520 69

2. Article Number (Transfer from service label)

7008 3230 0002 7221 7770

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *T71920CV19*

- Agent
- Addressee

B. Received by (Printed Name)

J. Hegberg

C. Date of Delivery

10-8

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

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 45514 NOVEMBER 2020 WARNING
CASTLE #12 CONDOMINIUM, INC.
C/O BENCHMARK PROPERTY MGMT.
7932 WILES ROAD
CORAL SPRINGS, FL 33067



9590 9402 5988 0062 8519 25

2. Article Number (Transfer from service label)

7008 3230 0002 7221 7879

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *FP RRO6 C19*

- 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

(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 45514 NOVEMBER 2020 WARNING
 JOEL HEGBERG, PERSONAL REPRESENTATIVE OF
 THE ESTATE OF ROBERT EMERSON BAUER
 A/K/A ROBERT E BAUER, DECEASED
 3904 INVERRAY DRIVE
 LAUDERHILL, FL 33319



9590 9402 5988 0062 8516 28

2 Article Number (Transfer from service label)

7008 3230 0002 7221 7978

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 171926CV19

- Agent
- Addressee

B. Received by (Printed Name)

J. Hegberg

C. Date of Delivery

10-8

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 45514 NOVEMBER 2020 WARNING
RUTH BAUER
479 SAINT PAULS ROAD
HENDERSONVILLE, NC 28792



9590 9402 5988 0062 8514 06

2. Article Number (Transfer from service label)

7008 3230 0002 7221 7947

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery | |

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 45564 NOVEMBER 2020 WARNING
MARGARET N. LOUSSANT
5967 NW 27TH PLACE
SUNRISE, FL 33313



9590 9402 5988 0062 8513 07

2. Article Number (Transfer from service label)

7008 3230 0002 7221 6223

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *KM COVID-19* Agent
 Addressee

B. Received by (Printed Name)

KM COVID-19 C. Date of Delivery
11/1/20

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| fail | |
| fail Restricted Delivery | |
| 0) | |

Domestic Return Receipt

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 45514 NOVEMBER 2020 WARNING
 GARY A. KORN, ESQUIRE
 LEONARD KORN, P.A.
 20801 BISCAYNE BLVD STE 501
 AVENTURA, FL 33180



9590 9402 5988 0062 8519 63

2. Article Number (Transfer from service label)

7008 3230 0002 7221 7831

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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 45514 NOVEMBER 2020 WARNING
 LEOPOLD KORN, P.A.
 20801 BISCAYNE BLVD STE 501
 AVENTURA, FL 33180



9590 9402 5988 0062 8518 88

2. Article Number (Transfer from service label)

7008 3230 0002 7221 7794

A. Signature

[Handwritten Signature]
[Handwritten Name]

- 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

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:

ED 63514 NOVEMBER 2020 WARNING
 POPULAR BANK
 85 BROAD STREET 10TH FLOOR
 NEW YORK, NY 10004



9590 9402 5988 0062 8513 90

2. Article Number (Transfer from carrier label)

7008 3230 0002 7221 7954

A. Signature

X [Signature]

- Agent
- Addressee

B. Received by (Printed Name)

[Signature]

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

Mail Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 4514 NOVEMBER 2020 WARNING
 AXE CAPITAL GROUP LLC
 HECTOR E. ACOSTA, MGR.
 950 HILLCREST DRIVE, APT 106
 HOLLYWOOD, FL 33021



9590 9402 5988 0062 8521 82

2. Article Number (Transfer from service label)

7008 3230 0002 7221 7923

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

[Handwritten Name]

C. Date of Delivery

[Handwritten Date]

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®

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 45514 NOVEMBER 2020 WARNING
POPULAR BANK
11 WEST 51 STREET
NEW YORK, NY 10019**



9590 9402 5988 0062 8520 52

2. Article Number (Transfer from service label)

7008 3230 0002 7221 7787

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Mail Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

10/26/20 Domestic Return Receipt