

# **TitleExpress<sup>®</sup>**

**A service of Grant Street Group**

**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222**

**Phone: (412) 391-5555 Fax: (412) 391-7608**

**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**

**[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 06/24/2020

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

**CERTIFICATE #** 2017-8342

**ACCOUNT #** 494215054670

**ALTERNATE KEY #** 319211

**TAX DEED APPLICATION #** 45550

**COUNTY, STATE:** BROWARD, FL

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

### LEGAL DESCRIPTION:

LOT 15, BLOCK 12 OF NORTH ANDREWS TERRACE, FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PROPERTY ADDRESS:** 101 NW 54 COURT, OAKLAND PARK FL 33309

### OWNER OF RECORD ON CURRENT TAX ROLL:

STEPHEN J ERGON, JR LE

CARMEN ERGON TR

101 NW 54 CT

OAKLAND PARK, FL 33309 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

CARMEN ERGON, DECEASED, AS TRUSTEE OF OR: 31687, Page: 1273

THE UNRECORDED CARMEN ERGON REVOCABLE TRUST

DATED JANUARY 23, 1990,

FOR THE BENEFIT OF CARMEN ERGON

STEPHEN J. ERGON, JR.

1430 N.E. 54TH STREET

FT. LAUDERDALE, FL 33334 (Per Deed. Deed reserves a Life Estate to Stephen J. Ergon, Jr.)

(Carmen Ergon a/k/a Carmen Perez Ergon is deceased and was not included by the Property Appraiser as an additional owner. A Death Certificate Affidavit was located, but no Death Certificate was found in the Official Records of Broward County. No Probate documents were found or needed as title was held as Trustee of said Trust and therefore not subject to probate.)

EMMA ERGON-ROWE AND

ANGELA ERGON-BLUEM, AS SUCCESSOR CO-TRUSTEES

OF THE CARMEN ERGON REVOCABLE TRUST DATED JANUARY 23, 1990

(Per Deed in 31687-1273. No address found on document.)

**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)

CITY OF OAKLAND PARK

CODE ENFORCEMENT DIVISION

5399 N. DIXIE HWY SUITE 3

OAKLAND PARK, FL 33334 (Per Liens)

OR: 50419, Page: 1926

Instrument: 113428959

ANGELA ERGON-BLUEM

4761 N.E. 28TH AVENUE

FORT LAUDERDALE, FL 33308 (Per Notice of Interest)

Instrument: 116458518

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4942 15 05 4670

**CURRENT ASSESSED VALUE:** \$201,060

**HOMESTEAD EXEMPTION:** Yes

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

**OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:**

Quit Claim Deed OR: 22393, Page: 126

Quit Claim Deed OR: 22764, Page: 992

Quit Claim Deed OR: 22764, Page: 994

Quit Claim Deed OR: 22764, Page: 995

Quit Claim Deed OR: 22764, Page: 997

Quit Claim Deed OR: 22764, Page: 999

Affidavit OR: 24432, Page: 985

Death Certificate Affidavit OR: 48939, Page: 493

Affidavit OR: 48939, Page: 494

(This document is being included for informational purposes only to show the Successor Trustees of the Trust. Property on page 1 of affidavit is not subject property.)

**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.**

**Kim Pickett**

Title Examiner



<b>Site Address</b>	101 NW 54 COURT, OAKLAND PARK FL 33309	<b>ID #</b>	4942 15 05 4670
<b>Property Owner</b>	CARMEN ERGON TR EGRON-BLUEM, ANGELA TRSTEE ETAL	<b>Millage</b>	1712
<b>Mailing Address</b>	101 NW 54 CT OAKLAND PARK FL 33309	<b>Use</b>	01
<b>Abbr Legal Description</b>	NORTH ANDREWS TERRACE FIRST ADD 36-32 B LOT 15 BLK 12		

**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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$49,110	\$188,070	\$237,180	\$205,680	
2019	\$49,110	\$185,390	\$234,500	\$201,060	\$3,749.28
2018	\$49,110	\$148,210	\$197,320	\$197,320	\$3,602.01

**2020\* Exemptions and Taxable Values by Taxing Authority**

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$237,180	\$237,180	\$237,180	\$237,180
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 18</b>	\$205,680	\$205,680	\$205,680	\$205,680
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$25,000	0	\$25,000	\$25,000
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$155,680	\$180,680	\$155,680	\$155,680

**Sales History**

Date	Type	Price	Book/Page or CIN
5/18/2001	WD	\$100	31687 / 1273
10/14/1994	QCD	\$100	22764 / 995
10/14/1994	QCD	\$100	22764 / 997
10/14/1994	QCD	\$66,000	22764 / 992
10/12/1994	QCD	\$100	22764 / 999

**Land Calculations**

Price	Factor	Type
\$7.00	7,016	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		1224
<b>Units/Beds/Baths</b>		1/2/1
<b>Eff./Act. Year Built: 1962/1957</b>		

**Special Assessments**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17	K					OP		
R	1							
1						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #45550

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:

CARMEN ERGON, DECEASED, AS TRUSTEE OF THE UNRECORDED CARMEN ERGON REVOCABLE TRUST DATED JANUARY 23, 1990, FOR THE BENEFIT OF CARMEN ERGON STEPHEN J. ERGON, JR. 1430 N.E. 54TH STREET FT. LAUDERDALE, FL 33334	CITY OF OAKLAND PARK CODE ENFORCEMENT DIVISION 5399 N. DIXIE HWY SUITE 3 OAKLAND PARK, FL 33334	ANGELA ERGON-BLUEM 4761 N.E. 28TH AVENUE FORT LAUDERDALE, FL 33308	CARMEN ERGON TR 1430 NE 54 ST FORT LAUDERDALE, FL 33334-4933
CARMEN ERGON TR 101 NW 54 CT OAKLAND PARK, FL 33309	CITY OF OAKLAND PARK ANDREW THOMPSON, BUDGET OFFICE 3650 NE 12 AVE OAKLAND PARK, FL 33334	EGRON-BLUEM, ANGELA TRSTEE ETAL 101 NW 54 CT OAKLAND PARK, FL 33309	EMMA ERGON-ROWE 217 S ELM DR #2 BEVERLY HILLS, CA 90212
ENCARNACION, FERNANDO & AIDA 100 NW 55 ST OAKLAND PARK, FL 33309	FREDERICK R MACLEAN SR MACLEAN AND EMA P.A. 2600 NE 14 STREET CSWY POMPANO BEACH, FL 33062	HILLSBORO BEACH TITLE & ESCROW, INC 1881 NE 26 ST SUITE 40 WILTON MANORS, FL 33305	HILLSBORO BEACH TITLE & ESCROW, INC C/O GUY EWING 1881 NE 26 ST SUITE 40 WILTON MANORS, FL 33305
STEPHEN J ERGON JR LE 1430 NE 54 ST OAKLAND PARK, FL 33334	STEPHEN J ERGON, JR LE 101 NW 54 CT OAKLAND PARK, FL 33309	VILLARRUEL, DANIEL & THEA MARIE 111 NW 54 CT OAKLAND PARK, FL 33309	

**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**

10

# Broward County, Florida

INSTR # 116654252  
Recorded 08/06/20 at 11:12 AM  
Broward County Commission  
1 Page(s)  
#6

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 45550

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: 494215-05-4670  
Certificate Number: 8342  
Date of Issuance: 05/24/2018  
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK  
Description of Property: NORTH ANDREWS TERRACE FIRST ADD  
36-32 B  
LOT 15 BLK 12

Name in which assessed: ERGON,STEPHEN J JR LE CARMEN ERGON TR  
Legal Titleholders: ERGON,STEPHEN J JR LE  
CARMEN ERGON TR  
101 NW 54 CT  
OAKLAND PARK, FL 33309

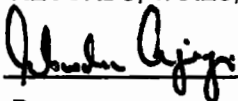
All of said property being in the County of Broward, State of Florida.

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.deedauktion.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: 114225.85



# Broward County, Florida

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

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LOT 15 BLK 12

Name in which assessed: ERGON,STEPHEN J JR LE CARMEN ERGON TR  
Legal Titleholders: ERGON,STEPHEN J JR LE  
CARMEN ERGON TR  
101 NW 54 CT  
OAKLAND PARK, FL 33309

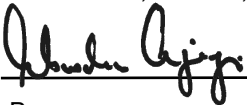
All of said property being in the County of Broward, State of Florida.

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

Dated this 17th 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: 114590.85

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20032898

Broward County, FL VS Stephen j Jr Le Carmen Ergon Tr Ergon

**RETURN OF SERVICE**



Court Case # TD 45550

Hearing Date:11/18/2020

Received by CCN 14730

10/12/2020 9:26 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Stephen j Jr Le Carmen Ergon Tr Ergon 101 NW 54 Court Oakland Park FL 33309**

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: 11:19 AM

On Stephen j Jr Le Carmen Ergon Tr Ergon 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:** Locked chain link fence around the property. Posted front view of property.

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

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

By:

D.S.

**C. Bedford, #14730**

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	1		Sheriff's Fees	\$0.00
Services	1		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 494215-05-4670 (TD #45550)

# WARNING

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

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

### NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by October 30, 2020 .....\$13,875.02

Or

\* Amount due if paid by November 17, 2020 .....\$14,060.85

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

CARMEN ERGON TR  
AND/OR  
EGRON-BLUEM, ANGELA TRSTEE ETAL  
101 NW 54 COURT  
OAKLAND PARK, FL 33309

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

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

94-354555 T#001  
07-19-94 10:34AM

Record and Return To:  
**ANDERSON & ASSOCIATES**  
224 Commercial Blvd., Suite #310  
Lauderdale-by-the-Sea, FL 33308

\$ 0.70  
DOCU. STAMPS-DEED

RECVD. BROWARD CTY  
B. JACK OSTERHOLT

COUNTY ADMIN.

Grantees' S.S. No: [REDACTED] (L.K.)  
[REDACTED] (M.D.)  
[REDACTED] (J.D.)  
[REDACTED] (S.B.)  
[REDACTED] (J.D.)  
[REDACTED] (V.M.)

Tax Folio No: 9215-05-467

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED made and executed the 21<sup>st</sup> day of June, 1994,  
by **CAROLINE DEL MASTRO**, the un-remarried widow of **Joseph Del Mastro**, the  
"Grantor", to **LEE KLOMAN, MICHAEL DEL MASTRO, JOSEPHINE DEL MASTRO,**  
**SYLVIA BEASE, JOSEPH DEL MASTRO** and **VIVIENNE MARGEOTES**, as joint tenants  
with right of survivorship, the "Grantee", whose post office address is c/o Michael Del  
Mastro 4639 N.W. 44th Street, Tamarac, FL 33319.

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

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

**Lot 15, Block 12 of NORTH ANDREWS TERRACE, FIRST ADDITION, according to the Plat thereof, recorded in Plat Book 36, Page 32, of the Public Records of Broward County, Florida.**

**Street Address: 101 N.W. 54th Court, Fort Lauderdale, FL.**

BR 22393 EGD 126

→ Louis C. Anderson Esq  
224 Commercial Blvd 317  
CORPORATE CENTER BY THE SEA  
LAUDERDALE BY THE SEA, FL 33308

1  
②  
SM

THIS CONVEYANCE is made in consideration of love and affection, as the Grantee consists of the children of the Grantor.

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

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

WITNESSES:

Sign: *Arianna Harper*  
Print: Arianna Harper

*Caroline DelMastro*  
CAROLINE DEL MASTRO  
101 N.W. 54th Court  
Fort Lauderdale, FL

Sign: *Janice C. Hemerling*  
Print: Janice C. Hemerling

STATE OF FLORIDA  
COUNTY OF BROWARD

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

BN 22393PG0127

The foregoing instrument was acknowledged before me this date by **CAROLINE DEL MASTRO**, the un-remarried widow of **Joseph Del Mastro**, who is personally known to me or who has produced N/A as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of June, 1994.

*Evelyn M Goyette*  
Name: Evelyn M Goyette  
NOTARY PUBLIC  
My Commission Expires:

This Instrument Prepared By:  
JAY C. ANDERSON, ESQ.  
ANDERSON & ASSOCIATES  
224 Commercial Blvd., Suite #310  
Lauderdale-by-the-Sea, FL 33308

NOTARY PUBLIC, STATE OF FLORIDA.  
MY COMMISSION EXPIRES: March 16, 1996.  
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.

5

**W/C TRI COUNTY**  
THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
BURTON H. MARS, ESQ.  
ALL FLORIDA TITLE COMPANY, INC.  
1995 East Oakland Park Boulevard  
Suite 310  
Fort Lauderdale, Florida 33306  
Our File No.: AFT6747M

**AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, this day personally appeared **EMMA ERGON-ROWE**, who first being duly sworn deposes and says to wit:

1. Affiant is the **SUCCESSOR TRUSTEE OF THE CARMEN ERGON TRUST DATED JANUARY 23, 1990.**

2. Affiant hereby certifies that the attached pages of the trust are true and correct copies of the original document and that said trust is in full force and effect and that none of the portions of the trust attached hereto have been amended or revoked other than the three amendments attached hereto.

3. Affiant hereby certifies that the legal description of the Trust property is as follows:

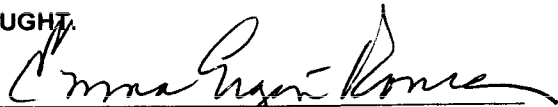
**LOT 4, BLOCK 5 OF NORTH ANDREWS GARDENS SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

4. Affiant hereby certifies that the Trustee has full power and authority to sell the aforementioned property which authority is set forth on the attached pages from said Trust.

5. There are no contrary powers or restrictions appearing in the Trust document.

6. The Trust has been in full force and effect during the period of ownership of the real property hereinbefore mentioned.

**FURTHER AFFIANT SAYETH NAUGHT.**

  
EMMA ERGON-ROWE

The foregoing instrument was acknowledged before me this 19 day of JULY, 2012 by **EMMA ERGON-ROWE**

  
NOTARY PUBLIC

Personally Known \_\_\_\_\_ OR Produced Identification X

Type of Identification Produced DRIVER'S LICENSE



Jun 27 2012 3:19PM The Hedges Team 9547723102

page 4

04/28/2008 10:49 FAX 9549421008

MACLEAN &amp; EMA

003

CARMEN ERGON REVOCABLE TRUST AGREEMENTTax Identification Number [REDACTED]

THIS TRUST AGREEMENT made this 23<sup>rd</sup> day of January, 1990, by and between CARMEN ERGON of Fort Lauderdale, Broward County, Florida, hereinafter called the Grantor, and CARMEN ERGON and STEPHEN J. ERGON of Fort Lauderdale, Broward County, Florida, serving as Co-Trustees.

WITNESSETH, that the Grantor has this day delivered to the Co-Trustees the property described in Schedule A attached hereto, and the Co-Trustees agree to hold, administer and distribute all of the aforesaid assets, together with all additions thereto and all reinvestments thereof, as the corpus of a trust estate, for the benefit of the Grantor, in accordance with the terms and provisions hereinafter set out.

ARTICLE IDEFINITIONS

Henceforth, whenever used in this Trust Agreement, unless the contents of any passage thereof requires otherwise:

(A) TRUSTEE

The term "TRUSTEE" refers to the single, multiple and successor Trustees who at any time may be appointed and acting in a fiduciary capacity under the terms of this agreement.

Jun 27 2012 3:22PM The Hedges Team 9547723102

page 12

04/28/2008 10:51 FAX 9549421008

MACLEAN &amp; EMA

2011

successors shall relinquish all powers and be relieved of all duties.

#### ARTICLE VI

##### TRUSTEES' POWERS

It is the Grantor's intention to grant to the Co-Trustees and their successors the power to deal with all of the trust property as freely as she could individually in the handling of her own affairs. It is further the intention of the Grantor that the Co-Trustees or their successors not be hampered in their duties by fear of violating any laws of the State of Florida or any other state; therefore, it is the Grantor's declared intent that the Co-Trustees or their successors not be bound by any such laws, and that the only requirement the Grantor puts upon them or their successor is that they act in good faith.

The Co-Trustees and their successors and parties serving in their stead, shall have all the powers and protection granted to Trustees by statute at the time of application, including but not limited to the Prudent Trustee Rule, Uniform Principal and Income Law and Uniform Trust Administration Law, and in addition and not in limitation of any common law or statutory authority, and without application to any court, they and their successors and parties serving in their stead shall have the powers and responsibilities described below, to be exercised in their sole discretion.

(A) Retain Trust Estate. To retain, without liability for loss or depreciation resulting from such retention, the original



Jun 27 2012 3:22PM The Hedges Team 9547723102

page 14

04/29/2006 10:52 FAX 9549421006

MACLEAN &amp; EMA

013

act in any manner deemed in the best interest of the trust involved, regarding it as a whole, even though certain investments considered alone might not otherwise be proper.

(D) Options, Warrants, Puts, Calls and Commodity Accounts.

The Co-Trustees are specifically authorized, in their discretion, to buy, sell or transfer options, warrants, puts, calls, commodity accounts, and to maintain brokerage margin accounts.

(E) Exercise Options and Conversion Privileges.

To exercise any options, rights, and conversion privileges pertaining to any securities held by the Trustee as trust assets.

(F) Receive Additional Property.

To receive additional property from any source, including the Personal Representative of Grantor's estate and the Trustee or beneficiary of any other trust, by whomsoever created, and to hold and administer this property as part of the Trust Estate.

(G) Sell and Lease.

To sell, convey, grant options to purchase, lease, transfer, exchange or otherwise dispose of any trust asset on any terms deemed advisable, to execute and deliver deeds, leases, bills of sale, and other instruments of whatever character, and to take or cause to be taken all action deemed necessary or proper in connection therewith.

(H) Insure.

To carry any insurance deemed advisable with any insurer against any hazards, including public liability, and to use insurance proceeds to repair or replace the asset insured.

(I) Lend.

On any terms deemed advisable, to lend trust funds to any borrower, including the Personal Representative of Grantor's

Trustee may, in their sole discretion, terminate such trust and distribute the assets thereof in the Trustee's possession to the beneficiary, or beneficiaries, the share of each being in the same proportion as he is a beneficiary under the terms of the trust.

ARTICLE XII

SURVIVORSHIP

This Agreement shall be binding upon the heirs, personal representatives, successors and assigns of the parties hereto.

ARTICLE XIII

SUCCESSOR TRUSTEE

No Successor Trustee shall be responsible for acts of prior Trustees.

IN WITNESS WHEREOF, CARMEN ERGON has signed this Instrument as Grantor.

Signed, sealed and delivered in the presence of:

GRANTOR

Robert M. Fisher  
Hannah S. Stewart

Carmen Ergon  
CARMEN ERGON

STATE OF FLORIDA )

COUNTY OF BROWARD )

WE, CARMEN ERGON, 1/2/ Roberta M. Fisher, and 1/2/ Hannah S. Stewart, the Grantor and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, being first duly sworn, do hereby declare to the undersigned officer that the Grantor signed the instrument as her Revocable

Jun 27 2012 3:25PM The Hedges Team 9517723102

page 23

04/28/2008 10:54 FAX 9549421008

MACLEAN & EMA

022

Trust Agreement, that she signed, and that each of the witnesses, in the presence of the Grantor, at her request, and in the presence of each other, signed the Trust as a witness.

Carmen Ergon  
CARMEN ERGON  
Roberta M. Tucker  
Witness  
Thammal S. Stewart  
Witness

SWORN TO and subscribed before me by CARMEN ERGON, /s/ Roberta M. Tucker and /s/ Thammal S. Stewart, the Grantor and the witnesses, on the 23<sup>rd</sup> day of January, 1990.

Frederick A. Maclean  
Notary Public/State of Florida  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES JULY 24, 1990  
BONDED THRU GENERAL INVESTORS

My Commission Expires:

**ACCEPTANCE BY TRUSTEES**

The undersigned hereby accept the trust imposed by the foregoing trust instrument and agree to serve as Co-Trustees upon the terms and conditions therein set forth.

Signed, sealed & delivered in the presence of:

TRUSTEES

Roberta M. Tucker  
Thammal S. Stewart  
Roberta M. Tucker  
Thammal S. Stewart

Carmen Ergon  
CARMEN ERGON  
Stephen J. Ergon  
STEPHEN J. ERGON

## FIRST AMENDMENT TO TRUST AGREEMENT

On January 23, 1990, Stephen J. Ergon executed a revocable trust agreement as grantor with himself and his wife, Carmen Ergon, as trustees.

The grantor hereby amends said trust agreement by doing the following:

(1) **Revoking ARTICLE II (A) and substituting, in lieu thereof, the following:**

- (A) **TRUSTEE.** The trustee of this trust agreement shall be the grantor's wife, Carmen Ergon. Upon Carmen's resignation, death or incapacity, the successor co-trustees shall be the grantor's daughters, Emma Ergon-Rowe and Angela Ergon-Bluem. If either Emma or Angela is unable to serve, chooses not to serve or commences to serve and becomes unable to continue for any reason, the other may serve as the sole trustee.

Upon the effective date of this amendment, the grantor resigns as trustee of this trust.

The powers of the trustee and her successors are set forth under Article VI of this trust agreement.

(2) **Revoking ARTICLE III and substituting, in lieu thereof, the following:**

### ARTICLE III

#### ADMINISTRATION AFTER DEATH OF GRANTOR

Upon the death of the grantor, the trustees shall be as set forth under Article II of this trust agreement. After making provision for the distributions called for under Article IV of this trust, the trustees shall distribute the entire trust estate, including any property received under the grantor's will or otherwise, to the Carmen Ergon Revocable Trust Agreement dated January 23, 1990, to be added to said trust and administered as a part thereof.

## SECOND AMENDMENT TO TRUST AGREEMENT

On January 23, 1990, Carmen Ergon executed a revocable trust agreement as grantor and trustee. The first amendment to that trust agreement was executed on May 17, 2001.

The grantor further amends said trust agreement by doing the following:

(1) **Revoking ARTICLE III as set forth in the first amendment and substituting, in lieu thereof, the following:**

### ARTICLE III

#### ADMINISTRATION AFTER DEATH OF GRANTOR

Upon the grantor's death, the trustees shall be as set forth under Article II of this trust agreement. After making provision for the distributions called for under Article IV of this trust, the trustees shall hold, administer and distribute the entire trust estate, including any property received under the grantor's will or otherwise, as follows:

(A) The real property known as Lot 15, Block 12 of NORTH ANDREWS TERRACE, FIRST ADDITION, according to the Plat thereof, recorded in Plat Book 36, Page 32, of the Public Records of Broward County, Florida, shall be continued in trust for the grantor's son, Stephen J. Ergon, Jr. If Stephen is entitled to additional assets under (C) (3) below, those assets shall be added to this trust continued for his benefit. Any income generated by Stephen's trust after the payment of all taxes, maintenance, insurance and other costs of maintaining Stephen's residence, shall be distributed to Stephen on a monthly or quarterly basis. In addition to the income, the trustees shall have the authority to distribute so much of the principal to or for the benefit of Stephen as may be necessary for his health, maintenance and support.

Upon Stephen's death, or upon the grantor's death if she is predeceased by Stephen, his trust shall be distributed in equal shares to the shares set forth under (C) (2) and (4) below as if it had been an original part of those shares at the time they were funded.

(B) The real property known as Lot 4, Block 5 of North Andrews Gardens, Second Addition, according to the plat thereof, recorded in Plat Book 31 at Page 39 of the Public Records of Broward County, Florida, shall be distributed to the grantor's daughter, Emma Ergon-Rowe, if alive, and if not, to her issue, if any, per stirpes, and if none, this provision shall lapse.

**THIRD AMENDMENT TO TRUST AGREEMENT**

On January 23, 1990, **CARMEN ERGON** executed a revocable trust agreement as grantor and trustee. The first amendment to that trust agreement was executed on May 17, 2001. The second amendment to that trust agreement was executed on June 3, 2005.

The grantor hereby further amends said trust agreement by doing the following:

**(1) Revoking ARTICLE II (A) as stated in the first amendment and substituting, in lieu thereof, the following:**

**(A) TRUSTEE.** The trustee of this trust agreement shall be the grantor, Carmen Ergon. Upon the resignation, death or incapacity of the grantor, the successor trustee shall be the grantor's daughter, Emma Ergon-Rowe. If Emma is unable to serve, chooses not to serve or commences to serve and becomes unable to continue for any reason, the successor trustee shall be the grantor's attorney, Frederick R. MacLean, Sr.

The powers of the trustee and her successors are set forth under Article VI of this trust agreement.

**(2) Adding the following paragraph as the second paragraph of ARTICLE III (A) as stated in the second amendment:**

The foregoing notwithstanding, the trust for Stephen's benefit is intended to be a "special needs" trust and the trustee is prohibited from making any distributions of income and principal to or for the benefit of Stephen that would disqualify him from receiving benefits from any governmental program to which he would be entitled, but for the existence of this trust. The trustee is further authorized to amend this trust to provide whatever language is necessary so that the trust will be a special needs trust and will not disqualify Stephen from receiving governmental benefits to which he would otherwise be entitled.

**(3) Changing the percentage under ARTICLE III (C) (2) as stated in the second amendment from 40% to 20%;**

**(4) Changing the percentage under ARTICLE III (C) (3) as stated in the second amendment from 30% to 40%;**


**(5) Changing the percentage under ARTICLE III (C) (4) as stated in the second amendment from 30% to 40%.**


The foregoing represents all of the changes the grantor wishes to make in the trust agreement executed on January 23, 1990, at this time. However, the grantor continues to reserve unto herself the power to amend or revoke said trust agreement, or any of the amendments to said trust agreement, in all or in part, by instrument in writing, delivered to the trustee.

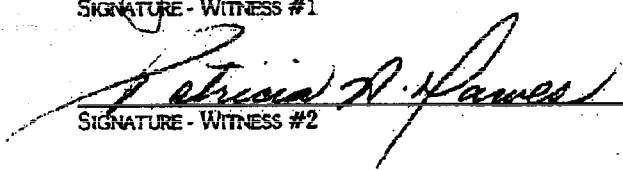
IN WITNESS WHEREOF, Carmen Ergon has signed this instrument as grantor.

Signed and delivered  
in the presence of:

GRANTOR


  
SIGNATURE - WITNESS #1

  
CARMEN ERGON


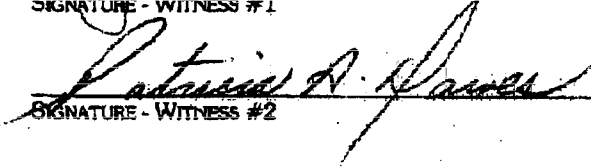
  
SIGNATURE - WITNESS #2

STATE OF FLORIDA )  
COUNTY OF BROWARD )

The undersigned, Carmen Ergon, declares to the officer taking the grantor's acknowledgment of this instrument, and to the subscribing witnesses, that the grantor signed this instrument as the third amendment to her revocable trust agreement.

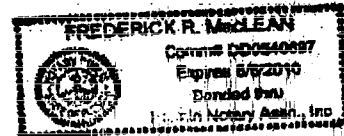
  
CARMEN ERGON

We, W. S. A. S. and Patricia A. James, have been sworn by the officer signing below, and declare to that officer on our oaths that Carmen Ergon declared the instrument to be the third amendment to her revocable trust agreement and signed it in our presence and that we each signed the instrument as a witness in the presence of Carmen Ergon and of each other.

  
SIGNATURE - WITNESS #1  
  
SIGNATURE - WITNESS #2

Acknowledged and subscribed before me by Carmen Ergon who is personally known to me, and sworn to and subscribed before me by the witnesses, 161 ~~James A. S.~~ and 161 Patricia H. Davies who are personally known to me, and subscribed by me in the presence of Carmen Ergon and the subscribing witnesses, all on June 19, 2008.

Frederick R. MacLean  
Notary Public/State of Florida at Large  
My Commission expires:  
(SEAL)



**ACCEPTANCE BY TRUSTEE**

The undersigned, on this 19<sup>th</sup> day of June, 2008, hereby accepts the trust imposed by the foregoing trust instrument and agrees to serve as trustee upon the terms and conditions therein set forth.

Signed and delivered  
in the presence of:

TRUSTEE

[Signature]  
SIGNATURE - WITNESS #1

Carmen Ergon  
CARMEN ERGON

[Signature]  
SIGNATURE - WITNESS #2

Prepared by:  
Frederick R. MacLean, Esq.  
Florida Bar #182310



DOC. STAMPS-DEED\$ 462.00

Record and Return To:  
Hillsboro Beach Title and Escrow, Inc.  
811 Hillsboro Beach Blvd.  
Deerfield Beach, FL 33441

RECEIVED IN BROWARD COUNTY  
B. JACK OSTERHOLT  
COUNTY ADMINISTRATOR

Tax Folio No: 9215-05-467

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED made and executed the 14<sup>th</sup> day of October, 1994, by LEE KLOMAN, a married woman; MICHAEL DEL MASTRO, a single man; and VIVIENNE MARGEOTES, a married woman, the "Grantors", to CARMEN ERGON, a married woman, and STEPHEN G. ERGON, JR., a single man, as joint tenants with the right of survivorship, the "Grantee", whose post office address is 1430 N.E. 54th Street, Fort Lauderdale, FL 33334-6954.

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

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

**Lot 15, Block 12 of NORTH ANDREWS TERRACE, FIRST ADDITION, according to the Plat thereof, recorded in Plat Book 36, Page 32, of the Public Records of Broward County, Florida.**

**Street Address: 101 N.W. 54th Court, Ft. Lauderdale, FL.**

**GRANTORS AVER** that the foregoing property is not now, and never has been, the homestead of the Grantors, or contiguous or adjacent to homestead of the Grantors.

**SUBJECT TO** covenants, easements and restrictions of record; matters of plat; zoning and government regulations, and current taxes.

BK 22764 PG 0992

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③  
BJS

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the Grantors have signed and sealed these presents the day and year first above written.

WITNESSES (AS TO LEE KLOMAN):

Sign: Cathy A. Byron  
Print: Cathy A. Byron

Lee Kroman  
Name: LEE KLOMAN  
Address: 1900 S. Ocean Blvd, Apt 2V  
Pompano Beach, FL 33062

Sign: Jane C. Anderson  
Print: Jane C. Anderson

WITNESSES (AS TO MICHAEL DEL MASTRO):

Sign: Cathy A. Byron  
Print: Cathy A. Byron

Michael Del Mastro  
Name: MICHAEL DEL MASTRO  
Address: 4639 N.W. 44th Street  
Tamarac, FL 33319

Sign: Jane C. Anderson  
Print: Jane C. Anderson

WITNESSES (AS TO VIVIENNE MARGEOTES):

Sign: Cathy A. Byron  
Print: Cathy A. Byron

Vivienne Margeotes  
Name: VIVIENNE MARGEOTES  
Address: 218 Park Drive  
Eastchester, NY 10707

Sign: Jane C. Anderson  
Print: Jane C. Anderson

BK22764PG0993

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this date by LEE KLOMAN, MICHAEL DEL MASTRO, and VIVIENNE MARGEOTES. LEE KLOMAN is personally known to me or has produced \_\_\_\_\_ as identification. MICHAEL DEL MASTRO is personally known to me or has produced \_\_\_\_\_ as identification. VIVIENNE MARGEOTES is personally known to me or has produced \_\_\_\_\_ as identification.

14<sup>th</sup> WITNESS my hand and official seal in the County and State last aforesaid this day of October, 1994.

NOTARY SEAL



OFFICIAL SEAL  
LOUIS C. ANDERSON  
My Commission Expires  
April 28, 1996  
Comm. No. CC 197142

*Louis C. Anderson*  
Print Name: LOUIS C. ANDERSON  
Notary Public  
My Commission Expires: 4/28/96

This Instrument Prepared By:

LOUIS C. ANDERSON, ESQ.  
ANDERSON AND ASSOCIATES  
224 Commercial Blvd, Ste 310  
Lauderdale-by-the-Sea, FL 33308

C:\WP51\RE\DELMASTRO\QCD

BK 22764 PG 0994

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

94-521892

10-27-94

09:37AM

Record and Return To:  
Hillsboro Beach Title and Escrow, Inc.  
811 Hillsboro Beach Blvd.  
Deerfield Beach, FL 33441

DOC. STAMPS--DEED\$

0.70

RECEIVED IN BROWARD COUNTY  
B. JACK OSTERHOLT  
COUNTY ADMINISTRATOR

Tax Folio No: 9215-05-467

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED made and executed the 12 day of October, 1994, by SYLVIA BIASE a/k/a SYLVIA BEASE, a married woman, the "Grantor", to CARMEN ERGON, a married woman, and STEPHEN G. ERGON, JR., a single man, as joint tenants with the right of survivorship, the "Grantee", whose post office address is 1430 N.E. 54th Street, Fort Lauderdale, FL 33334-6954.

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

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

Lot 15, Block 12 of NORTH ANDREWS TERRACE, FIRST ADDITION, according to the Plat thereof, recorded in Plat Book 36, Page 32, of the Public Records of Broward County, Florida.

Street Address: 101 N.W. 54th Court, Ft. Lauderdale, FL.

GRANTOR AVERS that the foregoing property is not now, and never has been, the homestead of the Grantor, or contiguous or adjacent to homestead of the Grantor who resides in Yonkers, New York.

SUBJECT TO covenants, easements and restrictions of record; matters of plat; zoning and government regulations, and current taxes.

*Doc stamps paid on CFN 04-521892*

BK 22764 PG 0999

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②  
*[Signature]*

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

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

WITNESSES:

Sign: Pasquale A. Biase  
Print: PASQUALE A. BIASE

Sylvia Biase  
Name: Sylvia Biase  
Address: 241 Helena Avenue  
Yonkers, NY 10710

Sign: Janet Russo  
Print: JANET RUSSO

STATE OF NEW YORK  
COUNTY OF WESTCHESTER

The foregoing instrument was acknowledged before me this date by SYLVIA BIASE, who is personally known to me or who has produced N.Y.C.D.L.C. as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 12 day of October, 1994.

Susan Caffrey  
Name:  
NOTARY PUBLIC  
My Commission Expires:

This Instrument Prepared By:

LOUIS C. ANDERSON, ESQ.  
ANDERSON AND ASSOCIATES  
224 Commercial Blvd, Ste 310  
Lauderdale-by-the-Sea, FL 33308

SUSAN CAFFEY  
Notary Public, State of New York  
No. 117,420  
Qualified in Westchester County  
Commission Expires January 1995

C:\WP51\RE\DELMASTRO\OCD

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

BK22764PG1000

94-521891  
10-27-94

09:37AM

Record and Return To:  
Hillsboro Beach Title and Escrow, Inc.  
811 Hillsboro Beach Blvd.  
Deerfield Beach, FL 33441

DOC. STAMPS-DEED\$

0.70

RECEIVED IN BROWARD COUNTY  
B. JACK OSTERHOLT  
COUNTY ADMINISTRATOR

Tax Folio No: 9215-05-467

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED made and executed the 14<sup>th</sup> day of October, 1994, by JOSEPHINE DEL MASTRO, a single woman, the "Grantor", to CARMEN ERGON, a married woman, and STEPHEN G. ERGON, JR., a single man, as joint tenants with the right of survivorship, the "Grantee", whose post office address is 1430 N.E. 54th Street, Fort Lauderdale, FL 33334-6954.

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

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

Lot 15, Block 12 of NORTH ANDREWS TERRACE, FIRST ADDITION, according to the Plat thereof, recorded in Plat Book 36, Page 32, of the Public Records of Broward County, Florida.

Street Address: 101 N.W. 54th Court, Ft. Lauderdale, FL.

GRANTOR AVERS that the foregoing property is not now, and never has been, the homestead of the Grantor, or contiguous or adjacent to homestead of the Grantor who resides in Sunnyvale, California.

SUBJECT TO covenants, easements and restrictions of record; matters of plat; zoning and government regulations, and current taxes.

*Doc stamps paid  
on 10/27/94 - 584 007*

*w/c*

BK 22764 PG 0997

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②  
*JB*

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

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

WITNESSES:

Sign: Carmela L. Tomasini  
Print: CARMELA L. TOMASINI

Josephine Del Mastro  
Name: Josephine Del Mastro  
Address: 450 Old San Francisco Rd,  
Apt. C205  
Sunnyvale, CA 94086

Sign: Ruth Tubbs  
Print: Ruth Tubbs

STATE OF CALIFORNIA  
COUNTY OF Santa Clara

The foregoing instrument was acknowledged before me this date by JOSEPHINE DEL MASTRO, who is personally known to me or who has produced CA Drivers License as identification.

14th WITNESS my hand and official seal in the County and State last aforesaid this day of October, 1994.



Ruth Tubbs  
Name: Ruth Tubbs  
NOTARY PUBLIC  
My Commission Expires: 10-8-95

This Instrument Prepared By:

LOUIS C. ANDERSON, ESQ.  
ANDERSON AND ASSOCIATES  
224 Commercial Blvd, Ste 310  
Lauderdale-by-the-Sea, FL 33308  
c:\wp51\re\DELMASTRO\QCD

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

BK 22764 PG 0998

94-521889  
10-27-94

09:37AM

DOC. STAMPS-DEED\$ 462.00

Record and Return To:  
Hillsboro Beach Title and Escrow, Inc.  
811 Hillsboro Beach Blvd.  
Deerfield Beach, FL 33441

RECEIVED IN BROWARD COUNTY  
B. JACK OSTERHOLT  
COUNTY ADMINISTRATOR

Tax Folio No: 9215-05-467

### QUIT CLAIM DEED

THIS QUIT CLAIM DEED made and executed the 14<sup>th</sup> day of October, 1994, by LEE KLOMAN, a married woman; MICHAEL DEL MASTRO, a single man; and VIVIENNE MARGEOTES, a married woman, the "Grantors", to CARMEN ERGON, a married woman, and STEPHEN G. ERGON, JR., a single man, as joint tenants with the right of survivorship, the "Grantee", whose post office address is 1430 N.E. 54th Street, Fort Lauderdale, FL 33334-6954.

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

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

**Lot 15, Block 12 of NORTH ANDREWS TERRACE, FIRST ADDITION, according to the Plat thereof, recorded in Plat Book 36, Page 32, of the Public Records of Broward County, Florida.**

**Street Address: 101 N.W. 54th Court, Ft. Lauderdale, FL.**

**GRANTORS AVER** that the foregoing property is not now, and never has been, the homestead of the Grantors, or contiguous or adjacent to homestead of the Grantors.

**SUBJECT TO** covenants, easements and restrictions of record; matters of plat; zoning and government regulations, and current taxes.

BK 22764 PG 0992

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③  
B. J. O.



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 Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the Grantors have signed and sealed these presents the day and year first above written.

WITNESSES (AS TO LEE KLOMAN):

Sign: Cathy A. Byron  
Print: Cathy A. Byron

Lee Kroman  
Name: LEE KLOMAN  
Address: 1900 S. Ocean Blvd, Apt 2V  
Pompano Beach, FL 33062

Sign: Jane C. Anderson  
Print: Jane C. Anderson

WITNESSES (AS TO MICHAEL DEL MASTRO):

Sign: Cathy A. Byron  
Print: Cathy A. Byron

Michael Del Mastro  
Name: MICHAEL DEL MASTRO  
Address: 4639 N.W. 44th Street  
Tamarac, FL 33319

Sign: Jane C. Anderson  
Print: Jane C. Anderson

WITNESSES (AS TO VIVIENNE MARGEOTES):

Sign: Cathy A. Byron  
Print: Cathy A. Byron

Vivienne Margeotes  
Name: VIVIENNE MARGEOTES  
Address: 218 Park Drive  
Eastchester, NY 10707

Sign: Jane C. Anderson  
Print: Jane C. Anderson

BK22764PG0993

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this date by **LEE KLOMAN, MICHAEL DEL MASTRO, and VIVIENNE MARGEOTES**. **LEE KLOMAN** is personally known to me ~~or has produced~~ \_\_\_\_\_ as ~~identification~~. **MICHAEL DEL MASTRO** is personally known to me ~~or has produced~~ \_\_\_\_\_ as ~~identification~~. **VIVIENNE MARGEOTES** is personally known to me ~~or has produced~~ \_\_\_\_\_ as ~~identification~~.

14<sup>th</sup> WITNESS my hand and official seal in the County and State last aforesaid this day of October, 1994.

NOTARY SEAL



OFFICIAL SEAL  
LOUIS C. ANDERSON  
My Commission Expires  
April 28, 1996  
Comm. No. CC 197142

*Louis C. Anderson*  
Print Name: LOUIS C. ANDERSON  
Notary Public  
My Commission Expires: 4/28/96

This Instrument Prepared By:

LOUIS C. ANDERSON, ESQ.  
ANDERSON AND ASSOCIATES  
224 Commercial Blvd, Ste 310  
Lauderdale-by-the-Sea, FL 33308

C:\WP51\RE\DELMASTRO\QCD

BK 22764 PG 0994

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

Record and Return To:  
Hillsboro Beach Title and Escrow, Inc.  
811 Hillsboro Beach Blvd.  
Deerfield Beach, FL 33441

94-521890  
10-27-94 09:37AM

DOC. STAMPS-DEED\$ 0.70

RECEIVED IN BROWARD COUNTY  
B. JACK OSTERHOLT  
COUNTY ADMINISTRATOR

Tax Folio No: 9215-05-467

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED made and executed the 11th day of October, 1994, by JOSEPH DEL MASTRO, a married man, the "Grantor", to CARMEN ERGON, a married woman, and STEPHEN G. ERGON, JR., a single man, as joint tenants with the right of survivorship, the "Grantee", whose post office address is 1430 N.E. 54th Street, Fort Lauderdale, FL 33334-6954.

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

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

**Lot 15, Block 12 of NORTH ANDREWS TERRACE, FIRST ADDITION, according to the Plat thereof, recorded in Plat Book 36, Page 32, of the Public Records of Broward County, Florida.**

**Street Address: 101 N.W. 54th Court, Ft. Lauderdale, FL.**

**GRANTOR AVERS** that the foregoing property is not now, and never has been, the homestead of the Grantor, or contiguous or adjacent to homestead of the Grantor who resides in Mohegan, New York.

**SUBJECT TO** covenants, easements and restrictions of record; matters of plat; zoning and government regulations, and current taxes

*Doc stamps paid on 10/27/94 - J21007*

*w/c*

BK 22764 PG 0995

*PS*  
*2*  
*3*

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

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

WITNESSES:

Sign: Marietta Del Mastro  
Print: MARIETTA DEL MASTRO

Joseph Del Mastro  
Name: Joseph Del Mastro  
Address: RD #2, Box 112, 3886 Eleanor  
Mohegan, NY 10547

Sign: Dawn Haralam  
Print: DAWN HARALAM

STATE OF NEW YORK  
COUNTY OF

The foregoing instrument was acknowledged before me this date by JOSEPH DEL MASTRO, who is personally known to me or who has produced \_\_\_\_\_ as identification.

14 WITNESS my hand and official seal in the County and State last aforesaid this day of October, 1994.

Richard M. Efan  
Name: RICHARD M. EFMAN  
NOTARY PUBLIC  
My Commission Expires: 1/31/96

This Instrument Prepared By:

LOUIS C. ANDERSON, ESQ.  
ANDERSON AND ASSOCIATES  
224 Commercial Blvd, Ste 310  
Lauderdale-by-the-Sea, FL 33308  
c:\WP51\RE\DELMASTRO\LCD

RICHARD M. EFMAN  
Notary Public, State of New York  
No. 08-1081710  
Qualified in Putnam County 96  
Commission Expires January 31, 1996

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

BK 22764 PG 0996

THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OR OPINION OF TITLE

INSTR # 101085617  
OR BK 31687 PG 1273  
RECORDED 06/07/2001 11:02 AM  
COMMISSION  
BROWARD COUNTY  
DOC STMP-D 0.70  
DEPUTY CLERK 2000

→2799

This instrument was prepared by:  
Record and Return to:  
Frederick R. MacLean, Esquire  
MacLean and Ema  
2600 N.E. 14 St. Causeway  
Pompano Beach, Fl 33062  
2164.101010 *SAS*  
Parcel Identification #494215054670

WARRANTY DEED

THIS WARRANTY DEED, made this 18<sup>th</sup> day of May, 2001, between CARMEN ERGON, A MARRIED WOMAN, JOINED BY HER HUSBAND, STEPHEN J. ERGON AND STEPHEN J. ERGON, JR., A SINGLE MAN, whose post office address is 1430 N. E. 54<sup>th</sup> Street, Ft. Lauderdale, Florida 33334, Grantors, and CARMEN ERGON AS TRUSTEE OF THE UNRECORDED CARMEN ERGON REVOCABLE TRUST DATED JANUARY 23, 1990, FOR THE BENEFIT OF CARMEN ERGON, Grantee whose post office address is 1430 N. E. 54<sup>th</sup> Street, Ft. Lauderdale, Florida 33334. Grantor and Grantee addresses are the same.

THE Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to said Grantee and Grantee's successors, and assigns forever the following described land situate in Broward County, Florida, to wit:

LOT 15, BLOCK 12 OF NORTH ANDREWS TERRACE, FIRST ADDITION,  
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGE 32, OF THE  
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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. Where used herein the terms Grantor, Grantee and Trustee shall be construed as singular or plural as the context requires.

Carmen Ergon, as trustee, shall have the power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

In the event Carmen Ergon is unable to serve as Trustee, the Successor Co-Trustees shall be Emma Ergon-Rowe and Angela Ergon-Bluem.

3

All Successor Trustees are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

The powers of the Trustee and all Successor Trustees shall extend to any and all rights which the Grantor possesses in the above described real property; any deed, mortgage, or other instrument executed by the Trustee shall convey all rights or interests of the Grantor including homestead; and the Trustee is appointed as the attorney-in-fact for the Grantor to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantor

Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a Successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

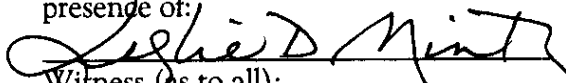
- A. The written resignation of the prior Trustee sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior Trustee.
- C. The order of a court of competent jurisdiction adjudicating the prior Trustee incompetent, or removing said Trustee for any reason.
- D. The written certificates of two physicians currently practicing medicine that the Trustee is physically or mentally incapable of handling the duties of Trustee.
- E. The written removal of a Successor Trustee and/or the appointment of an additional Successor Trustee by either Grantor sworn to and acknowledged before a notary public.


This conveyance is subject to restrictions, reservations, limitations, and easements of record taxes for the year 2001 and subsequent years.


SUBJECT TO THE RESERVATION OF A LIFE ESTATE IN STEPHEN J. ERGON, JR.

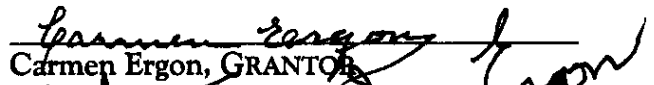
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18<sup>th</sup> day of May, 2001.

Signed and delivered in the presence of:


  
 Witness (as to all):  
 Printed Name: LESLIE D. MINTZ

  
 Witness (as to all):  
 Printed Name: 1/2 Suzanne A. Shaw

  
 Witness (as to all):  
 Printed Name: 1/2 Suzanne A. Shaw

  
 Carmen Ergon, GRANTOR

  
 Stephen J. Ergon, GRANTOR

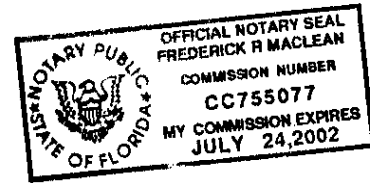
  
 Stephen J. Ergon, Jr., GRANTOR

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of May, 2001 by Carmen Ergon, Stephen J. Ergon and Stephen J. Ergon, Jr, who are personally known to me.

Frederick R Maclean  
Notary Public: / State of Florida at Large  
(SEAL)



ff

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
MARY K. SHEREDA, C.L.C.  
ALL FLORIDA TITLE COMPANY, INC.  
1995 East Oakland Park Boulevard  
Suite 310  
Fort Lauderdale, Florida 33306  
Our File No.: AFT6747M

**DEATH CERTIFICATE AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and to administer oaths, personally appeared **MARY K. SHEREDA**, who after being by me first duly sworn according to law, deposes and says:

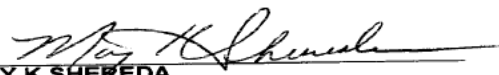
Affiant is a Closer and an employee of All Florida Title Co. Inc.

In said capacity, Affiant has reviewed a Certificate of Death of **CARMEN ERGON** issued by the Florida Department of Health, State of Florida.

Affiant states that the death certificate discloses the following:

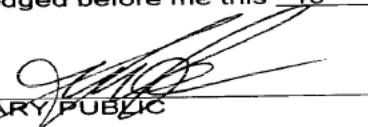
**DECEDENT'S NAME:** CARMEN PEREZ ERGON  
**SEX:** FEMALE  
**DATE OF DEATH:** [REDACTED]  
**DATE OF BIRTH:** [REDACTED]  
**PLACE OF DEATH:** HOLY CROSS HOSPITAL, FT LAUDERDALE, FL  
**MARITAL STATUS:** WIDOWED  
**SPOUSE:** NONE  
**RESIDENCE:** 4811 NE 2 TER, FT LAUDERDALE, FL

FURTHER AFFIANT SAYETH NAUGHT.

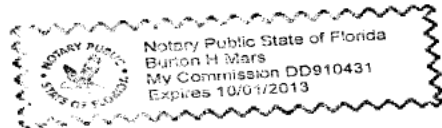
  
\_\_\_\_\_  
MARY K SHEREDA

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 19  
day of JULY, 2012 by **Mary K. Shereda**.

  
\_\_\_\_\_  
NOTARY PUBLIC

Personally Known X OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



1



CITY OF OAKLAND PARK  
CODE ENFORCEMENT DIVISION  
5399 N. DIXIE HWY SUITE 3  
OAKLAND PARK, FL 33334

CODE ENFORCEMENT  
CITY OF OAKLAND PARK  
STATE OF FLORIDA

**CERTIFICATION**

I certify this to be a true and correct copy of the record in my office. WITNESSETH my hand and official seal of the City of Oakland Park, Florida this 12 day of December 2015  
Kevin Short City Clerk

CASE NO. 175569  
CEB NO. 15 034



IN THE MATTER OF:  
CITY OF OAKLAND PARK  
VS  
ERGON, STEPHEN J JR LE  
CARMEN ERGON TR  
1430 NE 54 ST  
OAKLAND PARK, FL 33334

**ORDER IMPOSING PENALTY/LIEN**

This cause came on for public hearing before the Code Enforcement Board of the City of Oakland Park, Florida. (herein referred to as "Board") on November 12, 2015, after due notice to Respondent(s), at which time the Board heard testimony under oath, received evidence, and issued its Findings of Fact and Conclusions of Law and thereupon issued its oral Order which was reduced to writing and furnished to Respondent(s).

Said Order required Respondent(s) to take certain action by a time certain, as specifically set forth in that Order.

Accordingly, it having been brought to the Board's attention that Respondent(s) has not complied with the order dated August 13, 2015, and having considered the gravity of the violation(s), the actions taken by the violator to correct the violation(s), and any previous violations committed by the violator, it is hereby:

ORDERED that Code Enforcement Board certifies a fine and orders Respondent(s) pay to the CITY OF OAKLAND PARK a fine in the amount of \$1225 for the violation(s) of SEC.24.79.1(D)(2) exist(s) and continue(s) to exist at 101 NW 54 CT OAKLAND PARK, plus \$100 for the preparation and recording of lien and release of lien and \$150 Code Enforcement Administrative fees. The property is described as:

494215054670  
NORTH ANDREWS TERRACE FIRST ADD 36-32 B LOT 15 BLK 12

after September 10, 2015, which was the date previously set by the Board's order for Compliance.

If the owner of the property indicated above is on active duty and serving with the United States Armed Services, a letter claiming such status must be submitted within 30 days to the Oakland Park Code Compliance Division at the address stated above.

This Order can be recorded and shall then constitute a lien for all the accrued fines against the above described property, and any other real or personal property that the violator owns in Broward County, where recorded pursuant to Section 162.09 of the Florida Statutes.

DONE AND ORDERED this November 12, 2015 at Oakland Park, Florida.

CODE ENFORCEMENT BOARD CHAIR

By:

PERSONALLY appeared before me, the undersigned authority, well known to me and known by me to be the Chairperson of the CODE ENFORCEMENT BOARD acknowledged before me that she executed the foregoing instrument on behalf of the CODE ENFORCEMENT BOARD, as its true act and deed, and that he she was duly authorized to do so. He She is personally known to me, or has produced a Florida drivers license as identification.

WITNESS my hand and official seal this 12 Nov 15

Notary Public  
My Commission Expires:

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to ERGON, STEPHEN J JR LE at CARMEN ERGON TR 1430 NE 54 ST OAKLAND PARK, FL 33334 this 13 day of November 2015

Recording Secretary

Prepared by and return to:

John S. Quailey, Esq.  
Moraitis, Cofar, Karney, Moraitis & Quailey  
915 Middle River Drive, Suite 506  
Fort Lauderdale, Florida 33304

**NOTICE OF INTEREST**

Executed on April 4, 2020

Before me, the undersigned notary public, personally appeared **ANGELA ERGON-BLUEM**, who was duly sworn and says that in accordance with a verbal contract with **THE UNRECORDED CARMEN ERGON REVOCABLE TRUST DATED JANUARY 23, 1990, FOR THE BENEFIT OF CARMEN ERGON** ("Property Owner"), she has advanced the costs for property taxes during the period of 2011 through 2016, on the following described real property in Broward County, Florida:

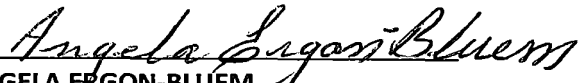
**Lot 15, Block 12, of NORTH ANDREWS TERRACE, FIRST ADDITION, according to the Plat thereof, recorded in Plat Book 36, Page 32, of the Public Records of Broward County, Florida.**

**a/k/a: 101 N.W. 54<sup>th</sup> Court, Oakland Park, Florida 33309.** (Mailing Address)

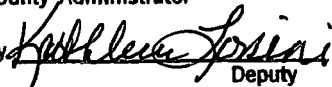
**ID #: 4942-15-05-4670.**

owed by the Property Owner, of a total value of **EIGHTEEN THOUSAND NINE HUNDRED SIXTY TWO AND 56/100 DOLLARS (\$18,962.56)**. The nature of the interest is a constructive trust or equitable lien based upon the promises and representations made by the Property Owner.

This is to certify that on this 14<sup>th</sup> day of April 2020 copy of this **NOTICE OF INTEREST** IN PROPERTY was sent certified mail to the owner at the address contained herein.

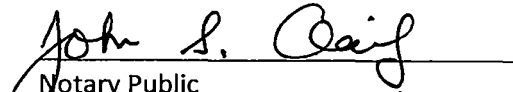
  
**ANGELA ERGON-BLUEM**  
4761 N.E. 28<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33308  
(954) 696-0340



County Administrator  
By   
Deputy

STATE OF FLORIDA  
COUNTY OF BROWARD

Sworn to, affirmed, and subscribed before me by means of [X] physical presence or [ ] online notarization, this **4<sup>th</sup>** day of **April, 2020**, by **ANGELA ERGON-BLUEM**, who is personally known to me.

  
Notary Public  
**JOHN S. QUAILEY**

My Commission Expires: September 25, 2023



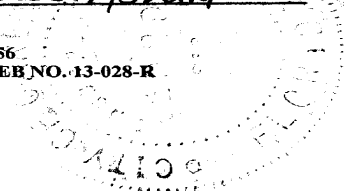
**JOHN S. QUAILEY**  
Commission # GG 915506  
Expires September 25, 2023  
Bonded Thru Budget Notary Services

CITY OF OAKLAND PARK  
CODE ENFORCEMENT DIVISION  
5399 N. DIXIE HWY SUITE 3  
OAKLAND PARK, FL 33334

CODE ENFORCEMENT  
CITY OF OAKLAND PARK  
STATE OF FLORIDA

I certify this to be a true and correct copy of the record in my office.  
WITNESSETH my hand and official seal of the City of Oakland Park, Florida this 16 day of December 2013  
Rene M. Shot City Clerk

CASE NO. 167856  
CEB NO. 13-028-R



IN THE MATTER OF:  
CITY OF OAKLAND PARK  
VS  
ERGON,STEPHEN J JR LE  
CARMEN ERGON TR  
1430 NE 54 ST  
OAKLAND PARK FL 33334,

REPEAT VIOLATION LIEN

This cause came on for public hearing before the Code Enforcement Board of the City of Oakland Park, Florida, (herein referred to as "Board") on April 11, 2013, after due notice to Respondent(s), at which time the Board heard testimony under oath, received evidence, and issued its Findings of Fact and Conclusions of Law and thereupon issued its oral Order which was reduced to writing and furnished to Respondent(s).

Accordingly, it having been brought to the Board's attention that Respondent(s) was in violation of a repeat offense of a prior order, it is hereby:

ORDERED that Code Enforcement Board certifies a fine and orders Respondent(s) pay to the CITY OF OAKLAND PARK a fine in the amount of \$10 per day beginning on February 14, 2013, which is the date the repeat violation occurred plus \$100 for the preparation and recording of lien and release of lien for each and every day the violation(s) of SEC.24.79.1(D)(2) exist(s) and continue(s) to exist at 101 NW 54 CT OAKLAND PARK, described as:

494215054670  
NORTH ANDREWS TERRACE FIRST ADD 36-32 B LOT 15 BLK 12

after February 14, 2013, which was the date previously set by the Board's order for Compliance.

This Order can be recorded and shall then constitute a lien for all the accrued fines against the above described property, and any other real or personal property that the violator owns in Broward County, where recorded pursuant to Section 162.09 of the Florida Statutes.

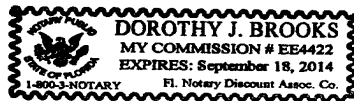
DONE AND ORDERED this April 11, 2013 at Oakland Park, Florida.

CODE ENFORCEMENT BOARD CHAIR  
By: [Signature]

PERSONALLY appeared before me, the undersigned authority, Dorothy Orr, well known to me and known by me to be the Chairperson of the CODE ENFORCEMENT BOARD acknowledged before me that he/she executed the foregoing instrument on behalf of the CODE ENFORCEMENT BOARD, as its true act and deed, and that he/she was duly authorized to do so. He/She is personally known to me or has produced a Florida drivers license as identification.

WITNESS my hand and official seal this 10 May 13

[Signature]  
Notary Public  
My Commission Expires:



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to ERGON,STEPHEN J JR LE at CARMEN ERGON TR 1430 NE 54 ST OAKLAND PARK FL 33334,

this 10 day of May, 2013

[Signature]  
Recording Secretary

91 7108 2133 3938 2429 5732

SCRIVENERS ERROR  
AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, duly authorized to administer oath and take acknowledgements, personally appeared this day, DONNA M. ARCE, of HILLSBORO BEACH TITLE & ESCROW, INC. who, after being duly sworn, deposes and says as follows:

On 10/27/94, HILLSBORO BEACH TITLE & ESCROW, INC. recorded certain Quit Claim Deeds as follows:

QCD from LEE KLOMAN, a married woman, MICHAEL DEL MASTRO, a single man and VIVIENNE MARGEOTES, a married woman to CARMEN ERGON, a married woman and STEPHEN G. ERGON, JR., a single man, dated [REDACTED], recorded 10/27/94, in O.R. Book 22764, Page 992, of the Public Records of Broward County, Florida.

QCD from JOSEPH DEL MASTRO, a married man to CARMEN ERGON, a married woman and STEPHEN G. ERGON, JR., a single man dated [REDACTED], recorded 10/27/94, in O.R. Book 22764, Page 995, of the Public Records of Broward County, Florida.

QCD from JOSEPHINE DEL MASTRO, a single woman to CARMEN ERGON, a married woman and STEPHEN G. ERGON, JR., a single man dated [REDACTED], recorded 10/27/94, in O.R. Book 22764, Page 997, of the Public Records of Broward County, Florida.

QCD from SYLVIA BIASE a/k/a SYLVIA BEASE, a married woman to CARMEN ERGON, a married woman and STEPHEN G. ERGON, JR., a single man dated [REDACTED], recorded 10/27/94, in O.R. Book 22764, Page 999, of the Public Records of Broward County, Florida.

This Affidavit was made for the purpose of correcting the spelling of the GRANTEE'S NAMES which should be: CARMEN ERGON, a married woman and STEPHEN J. ERGON, JR., a single man

RE: Lot 15, Block 12, of NORTH ANDREWS TERRACE, FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 36, Page 32, of the Public Records of Broward County, Florida.

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

DONNA M. ARCE

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 25th day of January, 1996, who is personally known to me and who did not take an oath.

NOTARY PUBLIC



BK 21432PG0985

WCS Hillsboro Beach Title & Escrow

Ergon M941009E

Dadr

DATE: October 1st, 2020  
PROPERTY ID # 494215-05-4670 (TD # 45550)

# WARNING

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

CARMEN ERGON, DECEASED, AS TRUSTEE OF THE UNRECORDED CARMEN ERGON REVOCABLE TRUST DATED JANUARY 23, 1990, FOR THE BENEFIT OF CARMEN ERGON STEPHEN J. ERGON, JR.  
1430 N.E. 54TH STREET  
FT. LAUDERDALE, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 NW 54 COURT, OAKLAND PARK, FL 33309 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 .....\$13,875.02
- Or
- \* Estimated Amount due if paid by November 17, 2020 .....\$14,060.85

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

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

DATE: October 1st, 2020  
PROPERTY ID # 494215-05-4670 (TD # 45550)

# WARNING

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

CITY OF OAKLAND PARK  
CODE ENFORCEMENT DIVISION  
5399 N. DIXIE HWY SUITE 3  
OAKLAND PARK, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 NW 54 COURT, OAKLAND PARK, FL 33309 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 .....\$13,875.02
- Or
- \* Estimated Amount due if paid by November 17, 2020 .....\$14,060.85

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

DATE: October 1st, 2020  
PROPERTY ID # 494215-05-4670 (TD # 45550)

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ANGELA ERGON-BLUEM  
4761 N.E. 28TH AVENUE  
FORT LAUDERDALE, FL 33308

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CARMEN ERGON TR  
1430 NE 54 ST  
FORT LAUDERDALE, FL 33334-4933

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CARMEN ERGON TR  
101 NW 54 CT  
OAKLAND PARK, FL 33309

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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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CITY OF OAKLAND PARK  
ANDREW THOMPSON, BUDGET OFFICE  
3650 NE 12 AVE  
OAKLAND PARK, FL 33334

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DATE: October 1st, 2020  
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EGRON-BLUEM, ANGELA TRSTEE ETAL  
101 NW 54 CT  
OAKLAND PARK, FL 33309

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EMMA ERGON-ROWE  
217 S ELM DR #2  
BEVERLY HILLS, CA 90212

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

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ENCARNACION, FERNANDO & AIDA  
100 NW 55 ST  
OAKLAND PARK, FL 33309

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FREDERICK R MACLEAN SR  
MACLEAN AND EMA P.A.  
2600 NE 14 STREET CSWY  
POMPANO BEACH, FL 33062

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HILLSBORO BEACH TITLE & ESCROW, INC  
1881 NE 26 ST SUITE 40  
WILTON MANORS, FL 33305

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STEPHEN J ERGON JR LE  
1430 NE 54 ST  
OAKLAND PARK, FL 33334

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PROPERTY ID # 494215-05-4670 (TD # 45550)

# WARNING

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

STEPHEN J ERGON, JR LE  
101 NW 54 CT  
OAKLAND PARK, FL 33309

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 NW 54 COURT, OAKLAND PARK, FL 33309 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 .....\$13,875.02
- Or
- \* Estimated Amount due if paid by November 17, 2020 .....\$14,060.85

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

DATE: October 1st, 2020  
PROPERTY ID # 494215-05-4670 (TD # 45550)

# WARNING

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

VILLARRUEL, DANIEL & THEA MARIE  
111 NW 54 CT  
OAKLAND PARK, FL 33309

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 NW 54 COURT, OAKLAND PARK, FL 33309 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 .....\$13,875.02

Or

\* Estimated Amount due if paid by November 17, 2020 .....\$14,060.85

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

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7019 0700 0000 9927 5525

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

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

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

Postage

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

Total Postage

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

Sent To

Street and Apt

City, State, Zi

Postmark  
Here

**TD 45550 NOVEMBER 2020 WARNING**  
VILLARRUEL, DANIEL & THEA MARIE  
111 NW 54 CT  
OAKLAND PARK, FL 33309

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

Postmark  
Here

Postage

\$ \_\_\_\_\_  
Total Postage  
\$ \_\_\_\_\_  
Sent To  
Street and Ap  
City, State, Zi

**TD 45550 NOVEMBER 2020 WARNING**

STEPHEN J ERGON, JR LE  
101 NW 54 CT  
OAKLAND PARK, FL 33309

7019 0700 0000 9927 5518

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

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

Postmark  
Here

Postage

\$

Total Postage

\$

Sent To

Street and Ap

City, State, Zi

**TD 45550 NOVEMBER 2020 WARNING**

STEPHEN J ERGON JR LE

1430 NE 54 ST

OAKLAND PARK, FL 33334

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

7019 0700 0000 9927 5501

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

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

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

Sent To  
\_\_\_\_\_

Street and A  
\_\_\_\_\_

City, State, Z  
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**TD 45550 NOVEMBER 2020 WARNING**  
HILLSBORO BEACH TITLE & ESCROW, INC  
C/O GUY EWING  
1881 NE 26 ST SUITE 40  
WILTON MANORS, FL 33305

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

Postmark  
Here

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

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

Sent To \_\_\_\_\_

Street and Apt. \_\_\_\_\_

City, State, Zip \_\_\_\_\_

**TD 45550 NOVEMBER 2020 WARNING**  
HILLSBORO BEACH TITLE & ESCROW, INC  
1881 NE 26 ST SUITE 40  
WILTON MANORS, FL 33305

7019 0700 0000 9927 5488



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

Postmark  
Here

Postage

\$

Total Postage

\$

Sent To

Street and /

City, State,

**TD 45550 NOVEMBER 2020 WARNING**

FREDERICK R MACLEAN SR

MACLEAN AND EMA P.A.

2600 NE 14 STREET CSWY

POMPANO BEACH, FL 33062

7019 0700 0000 9927 5471

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

Postmark  
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Postage  
\$ \_\_\_\_\_  
Total Postage  
\$ \_\_\_\_\_  
Sent To  
Street and Apt.  
City, State, ZIP

**TD 45550 NOVEMBER 2020 WARNING**  
ENCARNACION, FERNANDO & AIDA  
100 NW 55 ST  
OAKLAND PARK, FL 33309

7019 0700 0000 9927 5464

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

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

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

Sent To \_\_\_\_\_

Street and Apt. \_\_\_\_\_

City, State, Zi \_\_\_\_\_

**TD 45550 NOVEMBER 2020 WARNING**  
EMMA ERGON-ROWE  
217 S ELM DR #2  
BEVERLY HILLS, CA 90212

7019 0700 0000 9927 5457

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

Postmark  
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Postage	
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Total Postage	
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Sent To	
Street and Apt	
City, State, Zip	

**TD 45550 NOVEMBER 2020 WARNING**  
EGRON-BLUEM, ANGELA TRSTEE ETAL  
101 NW 54 CT  
OAKLAND PARK, FL 33309

7019 0700 0000 9927 5440

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

Postmark Here
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Postage
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Total Postage

Sent To

Street and /

City, State,

**TD 45550 NOVEMBER 2020 WARNING**  
CITY OF OAKLAND PARK  
ANDREW THOMPSON, BUDGET OFFICE  
3650 NE 12 AVE  
OAKLAND PARK, FL 33334

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

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Total Postage  
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Sent To  
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Street and Apt  
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City, State, Zi  
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**TD 45550 NOVEMBER 2020 WARNING**  
CARMEN ERGON TR  
101 NW 54 CT  
OAKLAND PARK, FL 33309

7019 0700 0000 9927 5426

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

Postmark  
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Postage	
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Total Postage

**TD 45550 NOVEMBER 2020 WARNING**

CARMEN ERGON TR

1430 NE 54 ST

FORT LAUDERDALE, FL 33334-4933

Sent To

Street and

City, State

7019 0700 0000 9927 5419

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

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

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

Postmark  
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Postage  
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Total Postage  
\$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. \_\_\_\_\_

City, State, Z \_\_\_\_\_

**TD 4550 NOVEMBER 2020 WARNING**  
ANGELA ERGON-BLUEM  
4761 N.E. 28TH AVENUE  
FORT LAUDERDALE, FL 33308

7019 0700 0000 9927 5402



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**OFFICIAL USE**

7019 0700 0000 9927 5396

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

Postmark Here
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Postage
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Total Postage a
\$
Sent To
Street and Apt. 1
City, State, ZIP+

**TD 45550 NOVEMBER 2020 WARNING**  
CITY OF OAKLAND PARK  
CODE ENFORCEMENT DIVISION  
5399 N. DIXIE HWY SUITE 3  
OAKLAND PARK, FL 33334

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

Postmark  
Here

Postage

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

**Total Pos**

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

Sent To

Street and

City, State

**TD 45550 NOVEMBER 2020 WARNING**  
CARMEN ERGON, DECEASED, AS TRUSTEE OF THE UNRECORDED  
CARMEN ERGON REVOCABLE TRUST DATED JANUARY 23, 1990, FOR  
THE BENEFIT OF CARMEN ERGON STEPHEN J. ERGON, JR.  
1430 N.E. 54TH STREET  
FT. LAUDERDALE, FL 33334

PS Form 3800, April 2015 PSN 7530-02-000-6047

See Reverse for Instructions

7019 0700 0000 9927 5389

**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 45550 NOVEMBER 2020 WARNING  
 ENCARNACION, FERNANDO & AIDA  
 100 NW 55 ST  
 OAKLAND PARK, FL 33309



9590 9402 5988 0062 8462 35

2. Article Number (Transfer from service label)

7019 0700 0000 9927 5464

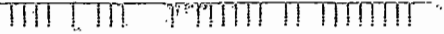
**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X Aida Encarnacion  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery  
 AE - EN 19 10-10-20

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

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

**TD 45550 NOVEMBER 2020 WARNING**  
 FREDERICK R MACLEAN SR  
 MACLEAN AND EMA P.A.  
 2600 NE 14 STREET CSWY  
 POMPANO BEACH, FL 33062



9590 9402 5988 0062 8462 28

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *Deborah P. Smith*  Agent  Addressee

B. Received by (Printed Name) *Deborah P. Smith* C. Date of Delivery *10/9/20*

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

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

2. Article Number (Transfer from service label)  
 7019 0700 0000 9927 5471

**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 45550 NOVEMBER 2020 WARNING**  
 VILLARRUEL, DANIEL & THEA MARIE  
 111 NW 54 CT  
 OAKLAND PARK, FL 33309



9590 9402 5988 0062 8458 18

2. Article Number (Transfer from service label)

7019 0700 0000 9927 5525

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X Thea Villarruel  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 CV-19 T.V. 11/10/20

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

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

**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 45550 NOVEMBER 2020 WARNING  
 CARMEN ERGON, DECEASED, AS TRUSTEE OF THE UNRECORDED  
 CARMEN ERGON REVOCABLE TRUST DATED JANUARY 23, 1990, FOR  
 THE BENEFIT OF CARMEN ERGON STEPHEN J. ERGON, JR.  
 1430 N.E. 54TH STREET  
 FT. LAUDERDALE, FL 33334



9590 9402 5988 0062 8459 55

2. Article Number (Transfer from service label)

7019 0700 0000 9927 5389

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

**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 4550 NOVEMBER 2020 WARNING**  
 CITY OF OAKLAND PARK  
 CODE ENFORCEMENT DIVISION  
 5399 N. DIXIE HWY SUITE 3  
 OAKLAND PARK, FL 33334



9590 9402 5988 0062 8459 48

2. Article Number (Transfer from service label)

7019 0700 0000 9927 5396

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

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 45550 NOVEMBER 2020 WARNING  
 CITY OF OAKLAND PARK  
 ANDREW THOMPSON, BUDGET OFFICE  
 3650 NE 12 AVE  
 OAKLAND PARK, FL 33334



9590 9402 5988 0062 8462 66

2. Article Number (Transfer from service label)

7019 0700 0000 9927 5433

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X COV19

- Agent
- Addressee

B. Received by (Printed Name)

BY 3422

C. Date of Delivery

10/9/10

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

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- 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.

TD 4 350 NOVEMBER 2020 WARNING  
 EMMA ERGON-ROWE  
 217 S ELM DR #2  
 BEVERLY HILLS, CA 90212



9590 9402 5988 0062 8462 42

2. Article Number (Transfer from service label)

7019 0700 0000 9927 5457

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

Domestic Return Receipt