

TitleExpress[®]

A service of Grant Street Group

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

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

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 02/09/2021

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 02/08/2021

CERTIFICATE # 2017-17832

ACCOUNT # 514222AD0480

ALTERNATE KEY # 708483

TAX DEED APPLICATION # 46833

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Unit #608 in MEADOWBROOK TOWERS CONDOMINIUM "F", a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4062, Page 251, of the Public Records of Broward County, Florida, together with all amendments thereto and an undivided interest in the common elements appurtenant thereto.

PROPERTY ADDRESS: 620 NE 12 AVENUE #608, HALLANDALE BEACH FL 33009-3665

OWNER OF RECORD ON CURRENT TAX ROLL:

JOSEPH SELINGER

620 NE 12 AVE #608

HALLANDALE BEACH, FL 33009-3679 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JOSEPH SELINGER

620 NE 12TH AVE #608 BLDG F

HALLANDALE, FL 33009 (Per Deed. Death Certificate for William Patrick Marren attached.)

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

MORTGAGE HOLDER OF RECORD:

No new documents found

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

No new documents found

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 22 AD 0480

CURRENT ASSESSED VALUE: \$131,310

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:

No new documents found

** Update search found no new recorded documents.

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Wendy Carter

Title Examiner

TitleExpress[®]

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

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

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 11/11/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 11/05/2020

CERTIFICATE # 2017-17832

ACCOUNT # 514222AD0480

ALTERNATE KEY # 708483

TAX DEED APPLICATION # 46833

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:

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PROPERTY ADDRESS: 620 NE 12 AVENUE #608, HALLANDALE BEACH FL 33009-3665

OWNER OF RECORD ON CURRENT TAX ROLL:

JOSEPH SELINGER

620 NE 12 AVE #608

HALLANDALE BEACH, FL 33009-3679 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JOSEPH SELINGER

OR: 47547, Page: 982

620 NE 12TH AVE #608 BLDG F

HALLANDALE, FL 33009 (Per Deed. Death Certificate for William Patrick Marren attached.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

TLGFY, LLC

CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC

PO BOX 54347

NEW ORLEANS, LA 70154-4347 (Tax Deed Applicant)

POPULAR BANK

Instrument: 115015126

7900 MIAMI LAKES DRIVE WEST

MIAMI LAKES, FL 33016

(Per Collateral Assignment of Right to Collect Assessments and Assignment of Lien Rights)

POPULAR BANK

85 BROAD STREET

10TH FLOOR

NEW YORK, NY 10004 (Per Sunbiz)

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

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

MEADOWBROOK TOWERS CONDOMINIUM "F", INC. Instrument: 116095704
620 NE 12TH AVE
HALLANDALE, FL 33009 (Per Lien)

MEADOWBROOK TOWERS CONDOMINIUM "F", INC. Instrument: 116211822
STEVEN B. KATZ, ESQ.
LAW OFFICES OF STEVEN B. KATZ, P.A.
4300 NORTH UNIVERSITY DRIVE
SUITE A106
LAUDERHILL, FL 33351 (Per Lis Pendens)

ATLANTIC SOUTHERN PAVING & SEALCOATING Instrument: 116664452
6301 W SUNRISE BLVD
SUNRISE, FL 33313
(Per Notice of Commencement. Corrected misspelling of Blvd to Blvd.)

STEVEN B KATZ, ESQ, REGISTERED AGENT
O/B/O MEADOWBROOK TOWERS CONDOMINIUM "F", INC.
LAW OFFICE OF STEVEN B. KATZ, PA
4300 N. UNIVERSITY DRIVE
SUITE A-106
LAUDERHILL, FL 33351 (Per Sunbiz. Declaration recorded in 4062-251.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 22 AD 0480

CURRENT ASSESSED VALUE: \$131,310

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:

Certificate of Approval	OR: 21900, Page: 579
Warranty Deed	OR: 21900, Page: 580
Warranty Deed	OR: 21900, Page: 581
Warranty Deed	OR: 46389, Page: 678
Last Will and Testament (Included for informational purposes)	OR: 47591, Page: 1597
Modification Agreement	Instrument: 115593306
Modification	Instrument: 115957099
Order	Instrument: 116749868

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Wendy Carter

Title Examiner

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #46833

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of May 2021, 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:

SELINGER, JOSEPH 620 NE 12 AVE #608 HALLANDALE BEACH, FL 33009	CITY OF HALLANDALE BEACH ATTN: CITY ATTORNEY 400 S FEDERAL HIGHWAY 2ND FLOOR HALLANDALE BEACH, FL 33009	CITY OF HALLANDALE BEACH ATTN: CRA DEPT 400 S FEDERAL HWY HALLANDALE BEACH, FL 33009-6433	ATLANTIC SOUTHERN PAVING & SEALCOATING 6301 W SUNRISE BLVD SUNRISE, FL 33313
ATLANTIC SOUTHERN PAVING AND SEALCOATING LLC 6301 W SUNRISE BLVD SUNRISE, FL 33313	BROWARD COUNTY CLERK OF COURTS 201 SE 6 ST ROOM 18150 FORT LAUDERDALE, FL 33301	GARY A KORN, ESQ. LEOPOLD KORN, PA 20801 BISCAYNE BLVD #501 AVENTURA, FL 33180	JOSEPH SELINGER 620 NE 12 AVE #608F HALLANDALE, FL 33009
LEOPOLD KORN, PA 20801 BISCAYNE BLVD #501 AVENTURA, FL 33180	MEADOWBROOK CONDOMINIUM 620 NE 12TH AVE HALLANDALE BEACH, FL 33009-3665	MEADOWBROOK TOWERS CONDOMINIUM "F" INC 4300 N UNIVERSITY DR SUITE A-106 LAUDERHILL, FL 33351	MEADOWBROOK TOWERS CONDOMINIUM "F" INC C/O LANDMARK MANAGEMENT SERVICES 1941 NW 150 AVE PEMBROKE PINES, FL 33028
MEADOWBROOK TOWERS CONDOMINIUM "F", INC C/O MANAGEEXCHANGE 29 SE 1ST AVE HALLANDALE BEACH, FL 33009-5547	MICHAEL CURRY, JR., REGISTERED AGENT O/B/O ATLANTIC SOUTHERN PAVING AND SEALCOATING LLC 6301 W SUNRISE BLVD SUNRISE, FL 33313	MICHAEL S FOELSTER, ESQ BACKER ABOUD POLIAKOFF & FOELSTER LLP 400 S DIXIE HWY STE 420 BOCA RATON, FL 33432	MEADOWBROOK TOWERS CONDOMINIUM "F" INC 620 NE 12TH AVE HALLANDALE BEACH, FL 33009-3665
MEADOWBROOK TOWERS CONDOMINIUM "F" INC 620 NE 12 AVE HALLANDALE, FL 33009	MEADOWBROOK TOWERS CONDOMINIUM "F" INC. C/O LAW OFFICE OF STEVEN B. KATZ, PA 4300 N UNIVERSITY DR SUITE A-106 LAUDERHILL, FL 33351	STEVEN B KATZ., ESQ LAW OFFICE OF STEVEN B. KATZ, PA., REGISTERED AGENT O/B/O MEADOWBROOK TOWERS CONDOMINIUM "F" INC 4300 N UNIVERSITY DR SUITE A-106 LAUDERHILL, FL 33351	ISRAEL VELASCO, REGISTERED AGENT O/B/O POPULAR BANK 7900 MIAMI LAKES DRIVE WEST MIAMI LAKES, FL 33016
POPULAR BANK 7900 MIAMI LAKES DRIVE WEST MIAMI LAKES, FL 33016	POPULAR BANK 11 W 51ST ST NEW YORK, NY 10019-6994	POPULAR BANK 85 BROAD STREET 10TH FLOOR NEW YORK, NY 10004	POPULAR BANK 7900 NW 154TH ST MIAMI LAKES, FL 33016-5892
JOSEPH SELINGER 620 NE 12TH AVE #608 BLDG F HALLANDALE, FL 33009	JOSEPH EDWARD SELINGER 620 NE 12 AVE #608 BLDG F HALLANDALE BEACH, FL 33009		

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3rd day of May 2021 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**

9

Broward County, Florida

INSTR # 117098743
Recorded 03/04/21 at 01:21 PM
Broward County Commission
1 Page(s)
#8

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46833

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: 514222-AD-0480
Certificate Number: 17832
Date of Issuance: 05/24/2018
Certificate Holder: TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
Description of Property: MEADOWBROOK TOWERS CONDO F
UNIT 608
PER CDO BK/PG: 4062/251

Name in which assessed: SELINGER, JOSEPH
Legal Titleholders: SELINGER, JOSEPH
620 NE 12 AVE #608
HALLANDALE BEACH, FL 33009-3679

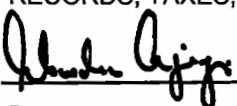
All of said property being in the County of Broward, State of Florida.

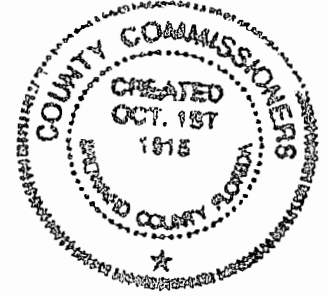
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of June, 2021. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 1st day of March, 2021.

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: 05/13/2021, 05/20/2021, 05/27/2021 & 06/03/2021
Minimum Bid: 74341.11

Broward County, Florida

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Description of Property: MEADOWBROOK TOWERS CONDO F
UNIT 608
PER CDO BK/PG: 4062/251

Name in which assessed: SELINGER,JOSEPH
Legal Titleholders: SELINGER,JOSEPH
620 NE 12 AVE #608
HALLANDALE BEACH, FL 33009-3679

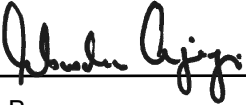
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Publish: DAILY BUSINESS REVIEW
Issues: 05/13/2021, 05/20/2021, 05/27/2021 & 06/03/2021
Minimum Bid: 74341.11

BROWARD DAILY BUSINESS REVIEW

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

**STATE OF FLORIDA COUNTY
OF BROWARD:**

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

46833
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 17832

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

05/14/2021 05/20/2021 05/27/2021 06/03/2021

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

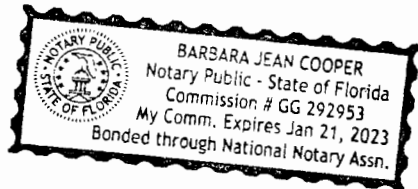
Scherrie A Thomas

Sworn to and subscribed before me this
3 day of JUNE, A.D. 2021

Barbara Jean Cooper

(SEAL)

SCHERRIE A. THOMAS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 46833**

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Certificate Number: 17832
Date of Issuance: 05/24/2018

Certificate Holder:
TLGFY, LLC CAPITAL ONE, N.A.,
AS COLLATERAL ASSIGNEE OF
TLGFY, LLC

Description of Property:
Unit #608 in MEADOWBROOK
TOWERS CONDOMINIUM "F",
a Condominium, according to
the Declaration of Condominium
thereof, as recorded in Official Re-
cords Book 4082, Page 251, of
the Public Records of Broward
County Florida, together with all
amendments thereto and an
undivided interest in the common
elements appurtenant thereto.

Name in which assessed:
SELINGER, JOSEPH
Legal Titleholders:
SELINGER, JOSEPH
620 NE 12 AVE #608
HALLANDALE BEACH,
FL 33009-3679

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
10th day of June, 2021. Pre-bidding

shall open at 9:00 AM EDT, sale shall
commence at 10:00 AM EDT and shall
begin closing at 11:01 AM EDT at:
broward.deedauction.net

Pre-registration is required to bid.
Dated this 1st day of March, 2021.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi
Deputy

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

Minimum Bid: 74341.11
401-314
5/14-20-27 8/3 21-490000000000

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21016967

Broward County, FL VS Joseph Selinger

RETURN OF SERVICE



Court Case # TD 46833

Hearing Date:06/17/2021

Received by CCN 16737

05/12/2021 8:22 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Joseph Selinger 620 NE 12 Avenue #608 Hallandale Beach FL 33009**

Served:

Not Served:

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

Date: 05/10/2021 Time: 2:25 PM

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

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

COMMENTS: Posted Tax Notice

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

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

By: *L. Spivey #16737*

D.S.

L. Spivey, #16737

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 # 514222-AD-0480 (TD #46833)

RECEIVED SHERIFF

2021 APR 30 AM 10:23

BROWARD COUNTY, FLORIDA

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 May 28, 2021\$9,014.89

Or

* Amount due if paid by June 15, 2021\$9,128.11

*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 June 16, 2021 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

SELINGER, JOSEPH
620 NE 12 AVE #608
HALLANDALE BEACH, FL. 33009

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



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

Detail by Entity Name

Florida Not For Profit Corporation
MEADOWBROOK TOWERS CONDOMINIUM "F", INC.

Filing Information

Document Number 717367
FEI/EIN Number 59-1285784
Date Filed 10/16/1969
State FL
Status ACTIVE

Principal Address

620 N.E. 12TH AVENUE
HALLANDALE BEACH, FL 33009

Changed: 01/14/2019

Mailing Address

Law Office of Steven B. Katz, PA
4300 N. University Drive
Suite A-106
Lauderhill, FL 33351

Changed: 03/07/2019

Registered Agent Name & Address

Katz, Steven B, Esq.
Law Office of Steven B. Katz, PA
4300 N. University Drive
Suite A-106
Lauderhill, FL 33351

Name Changed: 03/07/2019

Address Changed: 03/07/2019

Officer/Director Detail

Name & Address

Title Director, President

Bekirova, Yuzden

Law Office of Steven B. Katz, PA
4300 N. University Drive
Suite A-106
Lauderhill, FL 33351

Title Director, VP

ROLDAN, MIHAELA
Law Office of Steven B. Katz, PA
4300 N. University Drive
Suite A-106
Lauderhill, FL 33351

Title Director, Treasurer

Hui, Alice
Law Office of Steven B. Katz, PA
4300 N. University Drive
Suite A-106
Lauderhill, FL 33351

Title Director, Secretary

TIMOFTI, EUGENIU
Law Office of Steven B. Katz, PA
4300 N. University Drive
Suite A-106
Lauderhill, FL 33351

Title Director

Zeberen, Jovan
Law Office of Steven B. Katz, PA
4300 N. University Drive
Suite A-106
Lauderhill, FL 33351

Title Director

TEREGULOVA, NAILYA
Law Office of Steven B. Katz, PA
4300 N. University Drive
Suite A-106
Lauderhill, FL 33351

Title Director

SAFRANYOS, TIMEA
Law Office of Steven B. Katz, PA
4300 N. University Drive

Annual Reports

Report Year	Filed Date
2019	01/14/2019
2019	03/07/2019
2020	02/05/2020

Document Images

02/05/2020 -- ANNUAL REPORT	View image in PDF format
03/07/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
01/14/2019 -- ANNUAL REPORT	View image in PDF format
06/12/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
03/14/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
02/06/2018 -- ANNUAL REPORT	View image in PDF format
03/20/2017 -- ANNUAL REPORT	View image in PDF format
01/22/2016 -- ANNUAL REPORT	View image in PDF format
03/17/2015 -- ANNUAL REPORT	View image in PDF format
03/04/2014 -- ANNUAL REPORT	View image in PDF format
03/25/2013 -- ANNUAL REPORT	View image in PDF format
03/19/2012 -- ANNUAL REPORT	View image in PDF format
03/16/2011 -- ANNUAL REPORT	View image in PDF format
04/14/2010 -- ANNUAL REPORT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
05/22/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
03/28/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
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01/21/2003 -- ANNUAL REPORT	View image in PDF format
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06/07/2001 -- ANNUAL REPORT	View image in PDF format
05/01/2000 -- ANNUAL REPORT	View image in PDF format
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03/07/1996 -- ANNUAL REPORT	View image in PDF format
03/03/1995 -- ANNUAL REPORT	View image in PDF format

Folio No: 1222-AD-048
Return to:
Name Lawyers Title Insurance Corp.
Address 2301 E. Atlantic Blvd.
Pompano Beach, Florida 33062

94-135801 T#004
03-21-94 07:24PM

\$ 0.70
DOCU. STAMPS-DEED

This Instrument was prepared by:
Name NEIL A. MILESTONE
Address 1250 E. Hallandale Beach Blvd., Ste. 806
Hallandale, Florida 33009

RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

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

This Indenture, made this 124 day of February, 1994, Between
GERALD SCHWARTZ of 1356 E. 51st Street, Brooklyn, NY 11234 Party Of The First
Part*, and WILLIAM PATRICK MARREN, a single man
of 40 Tremont Street, Salem, MA 01970
Party Of The Second Part*,

Witnesseth that said Party Of The First Part, for and in consideration of
the sum of Ten (\$10.00) Dollars, to him in hand paid by said Party Of The Second
Part, the receipt whereof is hereby acknowledged, has granted, bargained and sold
to the said Party Of The Second Part, and his heirs and assigns forever, the
following described land, situate in Broward County, Fla, to-wit:

FLORIDA
Unit #608 in MEADOWBROOK TOWERS CONDOMINIUM "F", according to the
Declaration of Condominium thereof, as recorded in Official Records
Book 4062, Page 251, of the Public Records of Broward County,
Florida, as amended.

SUBJECT TO:

1. Taxes and assessments for the current year and subsequent years.
2. Zoning and/or restrictions and prohibitions imposed by government authority.
3. Restrictions and other matters appearing on the Plat and/or common to the subdivision.
4. Utility easements of record, provided said easements do not reasonably interfere with the intended use of the property.
5. Declaration of Condominium identified above, and all exhibits and amendments thereto, if any.

N.B. This property is not nor has it ever been the Homestead Property or contiguous or adjacent to the Homestead Property of GERALD SCHWARTZ who at all times has resided at the address stated above.

and said Party Of The First Part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Party Of The First Part and Party Of The Second Part
are used for singular or plural as context requires"

In Witness Whereof, Party Of The First Part has hereunto set his hand and seal the day and year first above written.

Witnesses to both parties (if any):

Edw. A. Cuckiel
WITNESS SIGN NAME

Gerald Schwartz (Seal)
GERALD SCHWARTZ

Edwards A. Cuckiel
WITNESS PRINT NAME

Jo Ann Vaccaro
WITNESS SIGN NAME

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

Jo Ann Vaccaro
WITNESS PRINT NAME

STATE OF NEW YORK
COUNTY OF Kings

The foregoing instrument was acknowledged before me this 124 day of
February, 1994 by GERALD SCHWARTZ who has produced New York Drivers
identification and did take an oath.

My Commission Expires:

NOTARY PUBLIC, No. 01542000
Qualified in New York
Commission Expires 12/31/96

NOTARY PUBLIC

sign

print

State of New York at Large

RETURN TO LTIC/POMPANO FILE #9400274

BR21900PG0581



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Detail by Entity Name

Foreign Profit Corporation

POPULAR BANK

Filing Information

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

Principal Address

11 West 51 Street
NEW YORK, NY 10019

Changed: 01/12/2017

Mailing Address

85 Broad Street
10TH FLOOR
NEW YORK, NY 10004

Changed: 01/12/2017

Registered Agent Name & Address

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

Name Changed: 07/24/2009

Address Changed: 07/24/2009

Officer/Director Detail

Name & Address

Title Senior Vice President

Lalan, Christopher ESQ., SVP

85 Broad Street
10TH FLOOR
NEW YORK, NY 10004

Annual Reports

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

Document Images

01/08/2020 -- ANNUAL REPORT	View image in PDF format
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01/10/2018 -- ANNUAL REPORT	View image in PDF format
01/12/2017 -- ANNUAL REPORT	View image in PDF format
01/21/2016 -- ANNUAL REPORT	View image in PDF format
01/13/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
03/29/2011 -- ANNUAL REPORT	View image in PDF format
02/08/2010 -- ANNUAL REPORT	View image in PDF format
07/24/2009 -- ANNUAL REPORT	View image in PDF format
12/05/2008 -- INFORMATION ONLY	View image in PDF format
04/11/2008 -- ANNUAL REPORT	View image in PDF format
05/09/2007 -- ANNUAL REPORT	View image in PDF format
10/18/2006 -- REINSTATEMENT	View image in PDF format
10/25/2005 -- REINSTATEMENT	View image in PDF format
03/02/2004 -- ANNUAL REPORT	View image in PDF format
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Events

POPULAR BANK

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

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

[Return to Detail Screen](#)

2

10 - - 5558 #623

**Last Will And Testament
Of
William Patrick Marren**

RECORDED
INDEXED
MAR 6 11 12 AM '11

I, WILLIAM PATRICK MARREN of Broward County, Florida, being of full age and of sound and disposing mind and memory, do make, publish and declare this to be my Last Will and Testament, hereby revoking all wills and codicils by me heretofore made.

ITEM I: I direct that, in the event that I am incapacitated for any illness or sickness, I should be kept home or, if required, in a hospital; and should never be kept in a nursing home, old-age detention center or any other facility of similar kind. I further direct that all of my just and enforceable debts and funeral expenses be paid out of my estate as soon as practicable after the an administration expense. I direct that upon my death I shall be Cremated.

ITEM II: Upon the death of the Trustor, all assets of the Trust shall be distributed as follows:

FIRST: All of the Trustor's property shall be distributed as follows:

Trustor's friend JOSEPH EDWARD SELINGER shall have savings and checking accounts; Real property located at 620 NE 12th Ave #608 Bldg F, Hallandale, FL 33009; Automobile; 2006 Polar 23 1/2' Boat. Trustor's Niece ANDREA MARREN shall have Fidelity IRA and Money Market. Trustor's nephew JOHN S. MARREN shall have INS at fidelity.

SECOND: All of the trust estate, including all principal and interest of other income, shall be distributed to Trustor's beneficiaries, in equal shares per stirpes. In the event that all the said beneficiaries shall

BF

(4)

predeceases the Trustor, or shall die after the death of the Trustor, but prior to final distribution of the entire portion of the share of the Trust estate to which beneficiary would have been entitled had such beneficiary survived and should any such beneficiary die with issue surviving, then and in that event, the share which such deceased beneficiary would have taken had he/she survived the Trustor shall be distributed to the issue of such deceased beneficiary, "per stirpes" and not "per Capita".

ITEM III: I nominate and appoint JOSEPH EDWARD SELINGER, to be the Personal Representative of this, my Last Will and Testament, hereby authorizing and empowering my said Personal Representative to compound, compromise, and settle and adjust all claims and demands which may be presented against my estate or which may be due to my estate; and to sell at private or public sale, lease or exchange, at such prices and upon such terms of credit or otherwise as he/she may deem best, the whole or any part of my real or personal property; and to execute, acknowledge and deliver deeds or other proper instruments of conveyance thereof to the purchaser or purchasers, all without license or leave of court. In connection with the sale of any real estate, I authorize my Personal Representative to employ real estate brokers and to pay them standard commissions for their services. I request that no bond be required of my said Personal Representative.

IN WITNESS WHEREOF, I have hereunto set my hand to this, my Last Will and Testament, at Broward County, Florida this 27 day of April, 2009.

William Patrick Marren
WILLIAM PATRICK MARREN

Signed by WILLIAM PATRICK MARREN as his Last Will and Testament, before us and in our presence and by us subscribed as attesting witnesses, in his presence and at his request, and in the presence of each other, the day and year last aforesaid

residing at: Broward WITNESS: S. Peruzzi
residing at: Broward WITNESS: of Campbell

SELF-PROVED WILL PAGE

STATE OF FLORIDA
COUNTY OF BROWARD

We, WILLIAM PATRICK MARREN , SARAH PERVAIZ , and MICHAEL CAMPBELL , the Testator and the witnesses respectively, whose names are signed to the attached or foregoing instrument, having been sworn, declared to the undersigned officer that the Testator, in the presence of witnesses, signed the instrument as his last will, that he signed, and that each of the witnesses, in the presence of the Testator and in the presence of each other, signed the will as witnesses.

William Patrick Marren
Testator

Witness *S. Pervaz*

Witness *M. Campbell*

Subscribed and sworn to before me by WILLIAM PATRICK MARREN .
the Testator, and by SARAH PERVAIZ , and MICHAEL CAMPBELL
the witnesses on 04/27/, 2009

[Signature]

NOTARY PUBLIC
My Commission Expires:



BR21900P60579

CERTIFICATE OF APPROVAL FOR OCCUPANT

THIS IS TO CERTIFY THAT William P. Marren has been approved by the MEADOWBROOK CONDOMINIUM, INC., a Florida not-for-profit corporation, as the occupant of Building F, Unit 608 at the following described property in Broward County, Florida

MEADOWBROOK CONDOMINIUM F, INC.

Hallandale, Florida 33009

MEADOWBROOK CONDOMINIUM Bldg. F, INC., is a residential condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4062 at Page 251 among the Public Records of Broward County, Florida.

This Certificate of Approval is given pursuant to Article XII of the Declaration of Condominium.

MEADOWBROOK CONDOMINIUM, INC.

by Sam Rose
President/Director
Sam Rose

Attest: Miriam Micelli
Secretary - Miriam Micelli
Meadowbrook Condominium
620 N.E. 12th Avenue
Hallandale, FL 33009



STATE OF FLORIDA :
COUNTY OF BROWARD: SS

2/15/94
DATE

BEFORE ME personally appeared Sam Rose & Miriam Micelli of MEADOWBROOK CONDOMINIUM F, INC., a Florida not-for-profit corporation, to me known and known to me to be the individual described in and who executed the foregoing instrument as such officer of said corporation, and that the seal affixed to the foregoing Certificate is the corporate seal of said corporation and that it was affixed to said Certificate by due and regular corporate authority, and that said Certificate is the free act and deed of said corporation.

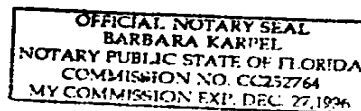
WITNESS my hand and official seal this 15 day of Feb, 1994

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

Barbara Karpel
NOTARY PUBLIC, State of Florida
Barbara Karpel

My Commission Expires:

This instrument prepared by: FY Drivers to ID
Miriam Micelli
Meadowbrook Condominium
620 N.E. 12th Avenue
Hallandale, FL 33309



Filing # 113797595 E-Filed 09/22/2020 06:51:09 PM

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

CASE NO. COSO20008533 DIVISION 62 JUDGE Terri-Ann Miller

Ford Motor Credit Company LLC

Plaintiff(s) / Petitioner(s)

v.

Joseph Selinger

Defendant(s) / Respondent(s)

_____ /

ORDER

**ORDER DIRECTING CLERK TO RESET SMALL CLAIMS PRETRIAL
CONFERENCE, and ORDER INVOKING RULE 1.070(j), FLA. R. CIV. P.**

THIS CAUSE came before the Court *sua sponte* upon review of the file, and the Court's noting that either no return of service has been filed in this case, or, there is insufficient time to give notice to the defendant for this docket, and the Court's having been otherwise sufficiently advised in the premises, the Court finds as follows:

The Clerk is hereby directed to cancel the currently set small claims pretrial conference, and then to reset the pretrial conference in this case after 60 days Pursuant to Rule 7.020(c), the Court hereby invokes Rule 1.070(j) which shall govern further proceedings in this case except as otherwise stated herein.

DONE and ORDERED in Chambers, at Broward County, Florida on 09-22-2020.

~~COSO20008533 09-22-2020 2:00 PM~~ 

COSO20008533 09-22-2020 2:00 PM

Hon. Terri-Ann Miller

COUNTY JUDGE

Electronically Signed by Terri-Ann Miller

Copies Furnished To:

Marvin Solomon , E-mail : info@sgv-law.com

Folio Tax No.: 11222-AD-04800

94-135800 T#003
03-21-94 07:24PM

Return to:

Name Lawyer's Title Insurance Corp.
Address 2301 E. Atlantic Blvd.
Pompano Beach, FL 33062

\$ 360.50
DOCU. STAMPS-DEED

RECVD. BROWARD CTY
B. JACK OSTERHOLT

This Instrument was prepared by:

Name NEIL A. MILESTONE
Address 1250 E. Hallandale Beach Blvd., Ste. 806
Hallandale, Florida 33009

COUNTY ADMIN.

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

This Indenture, made this 18th day of March, 1994, Between EDNA GREENBERG, a married woman of 458 Rose Lane, Rockville Centre, NY 11570 Party Of The First Part*, and WILLIAM PATRICK MARREN, a single man of 40 Tremont Street, Salem, MA 01970 Party Of The Second Part*,

Witnesseth that said Party Of The First Part, for and in consideration of the sum of Ten (\$10.00) Dollars, to him in hand paid by said Party Of The Second Part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Party Of The Second Part, and his heirs and assigns forever, the following described land, situate in Broward County, Florida, to-wit:

Unit #608 in MEADOWBROOK TOWERS CONDOMINIUM "F", according to the Declaration of Condominium thereof, as recorded in Official Records Book 4062, at Page 251, in the Public Records of Broward County, Florida, as amended.

SUBJECT TO:

1. Taxes and assessments for the current year and subsequent years.
2. Zoning and/or restrictions and prohibitions imposed by government authority.
3. Restrictions and other matters appearing on the Plat and/or common to the subdivision.
4. Utility easements of record, provided said easements do not reasonably interfere with the intended use of the property.
5. Declaration of Condominium identified above, and all exhibits and amendments thereto, if any.

N.B. This property is not nor has it ever been the homestead property of EDNA GREENBERG who at all times material hereto has resided at the address stated above.

and said Party Of The First Part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Party Of The First Part and Party Of The Second Part are used for singular or plural as context requires"

In Witness Whereof, Party Of The First Part has hereunto set his hand and seal the day and year first above written.
Witnesses to both parties (if any):

Neil Milestone
WITNESS SIGN NAME

Neil Milestone

WITNESS PRINT NAME

Lorna G. Tritt
WITNESS SIGN NAME

LORNA G. TRITT

WITNESS PRINT NAME

Edna Greenberg (Seal)
EDNA GREENBERG

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

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 18th day of March, 1994 by EDNA GREENBERG who is personally known to me and did not take an oath.

NOTARY PUBLIC

sign Neil A. Milestone

My Commission Expires:

print NEIL A. MILESTONE
State of Florida at Large



NEIL A. MILESTONE
My Comm. Expires Aug. 16, 1995
Commission No. CC128023

RETURN TO LTIC/POMPANO FILE #9400274

BR2190P00580

11

Return to:
Prepared by Amir Hussain
Professional Assistance
2205 Hollywood Blvd
Hollywood, FL 33020
(954) 922-1816
5142-22 AD-0480

Warranty Deed

This Indenture, made this 27 day of APRIL 2009
between WILLIAM PATRICK MARREN, party of the first part, and WILLIAM
PATRICK MARREN as the Trustee of THE WILLIAM PATRICK MARREN
REVOCABLE LIVING TRUST, whose post office address is 620 NE 12th Ave #608
Bldg F, Hallandale, FL 33009 in the state of Florida, party of the second part.

W i t n e s s e t h :

THAT the said party of the first part, for and in good consideration and for the
sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to it in
hand paid by the said party of the second party, the receipt whereof is hereby
acknowledged, has granted, bargained, and sold to the said party of the second part, their
successors, heirs, legal representatives, and assigns forever the following described
property, lying and being in the County of Broward, State of Florida, to wit:

Unit #608 in MEADOWBROOK TOWERS CONDOMINIUM "F", according to the
Declaration of Condominium thereof, as recorded in Official Records Book 4062, Page
251, of the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, said party of the first party has caused these presents to be
signed in its name by its proper Officer, and its corporate seal to be affixed, the day and
year first above written. Signed, sealed and delivered in presence of:

S. Perwaiz
WITNESS SARAH PERVAIZ

William Patrick Marren
WILLIAM PATRICK MARREN

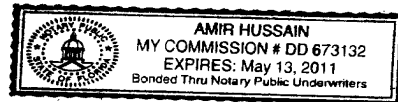
M. Campbell
WITNESS MICHAEL CAMPBELL

State of FLORIDA
County of BROWARD SS.

04/27, 2009.

I HEREBY CERTIFY that before me personally appeared WILLIAM PATRICK
MARREN to me known and know to me to be the person described in and who executed
the foregoing instrument and acknowledged before me that he executed the same.

[Signature]
NOTARY PUBLIC
My Commission Expires:



3

This Instrument was completed with the assistance of: **PROFESSIONAL ASSISTANCE.** 2117 Hollywood Blvd suite 11 Hollywood, FL 33020 (954) 922-1816 **Folio No: 5142-22-AD-0480**

Quit Claim Deed

THIS QUIT CLAIM DEED, executed this 10 day of Oct, 2010, by **JOSEPH SELINGER**, as the successor trustee of **THE WILLIAM PATRICK MARREN REVOCABLE LIVING TRUST**, dated 04-27-2009, whose post office address is 620 NE 12th Ave #608 Bldg F, Hallandale, FL 33009, parties of the first part, To **JOSEPH SELINGER**, a single man residing at 620 NE 12th Ave #608 Bldg F, Hallandale, FL 33009 parties of the second part.

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 the right, title, interest, claim and demand which the said Grantor has in and to the following described real property, situate, lying and being in the County of Broward, State of Florida, to wit:

Unit #608 in MEADOWBROOK TOWERS CONDOMINIUM "F" according to the Declaration of Condominium thereof, as recorded in Official Records Book 4062, Page 251, of the Public Records of Broward County, Florida

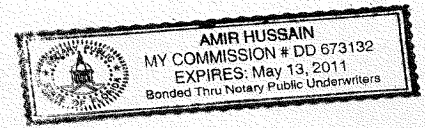
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said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

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

Signed, Sealed and Delivered in the Presence of:

Michael Campbell MICHAEL CAMPBELL
S. Pervais SARAH PERVAIZ
STATE OF FLORIDA)
COUNTY OF BROWARD)

GRANTOR: Joseph E Selinger
JOSEPH SELINGER



BEFORE ME personally appeared **JOSEPH SELINGER** known to me to be the person described in and who executed the foregoing instrument, who did not take an oath and acknowledges to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 10 day of Oct, 2010.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires on:

Prepared by:
Steven B. Katz, Esq.
4300 N. University Dr. A-106
Lauderhill, FL 33351
File # 1251-02

CLAIM OF LIEN FOR MAINTENANCE ASSESSMENTS

BEFORE ME, the undersigned authority, personally appeared Steven B. Katz, who being duly sworn, deposes and says that he is the Attorney-in-Fact for MEADOWBROOK TOWERS CONDOMINIUM "F", INC., the Lienor herein, whose post office address is c/o 620 NE 12TH AVE, HALLANDALE, FL 33009, and that pursuant to the Section of §718.116 of the Florida Statutes, as well as The Declaration of Condominium for MEADOWBROOK TOWERS CONDOMINIUM "F", INC., said Association is owed the following amount for the following assessment(s):

In accordance with the Declaration, there is due and owing to the Lienor as of OCTOBER 4, 2019, the amount of \$2,370.10. The Claim of Lien secures the following amounts:

Past Due Maintenance through 10/31/19:	\$ 1,946.90
Late fees since	\$ 75.00
Legal Fee collection letter 8/7/19	\$ 112.35
Certified Mail Charges:	\$ 7.35
Legal Fee for Claim of Lien	\$ 215.00
Recording Fee	\$ 13.50
TOTAL OUTSTANDING:	\$ 2,370.10

This amount does not include interest at the rate as set forth in the Declaration of Condominium and Restrictions from the due dates. This Claim of Lien shall also secure all unpaid assessments, interest, costs, and attorney's fees which are due, and which may accrue subsequent to the recording of this Claim of Lien and prior to entry of a Final Judgment of Foreclosure.

The Lienor claims this Lien on the following described property in Broward County, Florida:

UNIT #608 IN MEADOWBROOK TOWERS CONDOMINIUM "F" ACCORING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4062, PAGE 251, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Current owner of record is **JOSEPH SELINGER, A SINGLE MAN.**

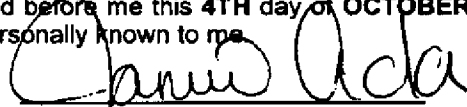
FURTHER AFFIANT SAYETH NOT.

MEADOWBROOK TOWERS CONDOMINIUM "F", INC.

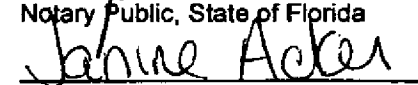
By: 
Steven B. Katz
4300 N. University Drive #A-106
Lauderhill, FL 33351

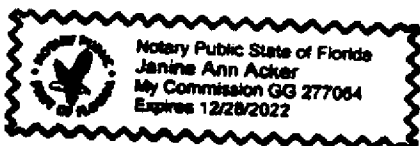
STATE OF FLORIDA)
COUNTRY OF BROWARD)

The foregoing Claim of Lien was acknowledged before me this 4TH day of OCTOBER 2019, by Steven B. Katz, as Agent for the Association, who is personally known to me.


Notary Public, State of Florida

My commission expires:


Name of Notary Public



Case Number: CACE-19-024853 Division: 08
Filing # 99721938 E-Filed 12/03/2019 03:07:44 PM

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

MEADOWBROOK TOWERS CONDOMINIUM
“F”, INC.,

CASE NO.:

Plaintiff,

vs.

JOSEPH SELINGER; UNKNOWN SPOUSE OF
JOSEPH SELINGER; UNKNOWN TENANT #1 and
UNKNOWN TENANT # 2,

Defendant.

NOTICE OF LIS PENDENS

YOU ARE NOTIFIED of the institution of this action by Plaintiff, MEADOWBROOK TOWERS CONDOMINIUM “F”, INC. against you seeking to foreclose a Claim of Lien dated APRIL 26,2019 and recorded on OCTOBER 4, 2019 as Instrument # 116095704 in the Public Records of Broward County, Florida on the real property legally described as follows:

UNIT #608 IN MEADOWBROOK TOWERS CONDOMINIUM “F” ACCORING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4062, PAGE 251, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Current owner of record is **JOSEPH SELINGER, A SINGLE MAN.**
Address: 620NE 12 AVE., #608F, Hallandale, FL 33009-4549

DATED this 3rd day of December 2019.

LAW OFFICE OF STEVEN B. KATZ, P.A.
Attorneys for Plaintiff
4300 North University Drive, Suite A106
Lauderhill, FL 33351
Telephone: (954) 726-0805
sbk@sbk.legal
By: /s/ Steven B. Katz
STEVEN B. KATZ, ESQ.
Florida Bar No.: 41255

RECORD AND RETURN TO:

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

THIS INSTRUMENT PREPARED BY:

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

[Space above line reserved for recording office use]

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

**MEADOWBROOK TOWERS CONDOMINIUM "F", INC.,
A FLORIDA NOT-FOR-PROFIT CORPORATION
AS "ASSIGNOR"**

AND

**POPULAR BANK,
AS "ASSIGNEE"**

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

THIS COLLATERAL ASSIGNMENT OF RIGHT TO COLLECT ASSESSMENTS AND ASSIGNMENT OF LIEN RIGHTS (the "Assignment"), is executed this 13th day of April, 2018, by **MEADOWBROOK TOWERS CONDOMINIUM "F", INC.**, a Florida not-for-profit corporation, whose mailing address is: c/o Landmark Management Services, 1941 N.W. 150th Avenue, Pembroke Pines, Florida 33028 (the "Assignor") in favor of **POPULAR BANK**, whose mailing address is: 7900 Miami Lakes Drive West, Miami Lakes, Florida 33016 (the "Assignee").

WHEREAS, Assignor has, of even date herewith, executed a Secured Promissory Note (the "Note") in favor of Assignee in the original principal amount of FIVE HUNDRED FIFTY THOUSAND AND NO/100 (\$550,000.00) DOLLARS, evidencing a loan (the "Loan") extended by the Assignee to the Assignor in the amount of FIVE HUNDRED FIFTY THOUSAND AND NO/100 (\$550,000.00) DOLLARS; and

WHEREAS, Assignor is the entity charged with the duty to enforce the terms and provisions of the Declaration of Condominium of **MEADOWBROOK TOWERS CONDOMINIUM "F"**, recorded in Official Records Book 4062, at Page 251, of the Public Records of Broward County, Florida (together with all amendments and/or supplements thereto, collectively the "Declaration"), which Declaration has, as exhibits attached thereto: (i) the Articles of Incorporation of Assignor (together with all amendments and/or supplements thereto, collectively, the "Articles"); and (ii) the By-Laws of Assignor (together with all amendments and/or supplements thereto, collectively, the "By-Laws"), as well as the power to levy assessments, both general and special, for common expenses and to collect and enforce such assessments and collection rights by the exercise of lien rights; and

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

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

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

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

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

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

NOW, THEREFORE, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, paid by Assignee to Assignor, Assignor does hereby assign, transfer, pledge and set over unto Assignee,

its successors and/or assigns, the proceeds of all funds realized from any and all Assessments levied by Assignor in order to raise the funds necessary to timely tender all payments coming due under the Note. The proceeds of the Loan shall be utilized by Assignor to pay for the painting and concrete restoration projects of Assignor including, but not limited to, engineering services, administrative costs, permit fees and contingency (collectively the "Project"), all pertaining to the improvements constructed upon the parcel of real property which is subject to the terms and provisions of the Declaration. Assignor further assigns, transfers, pledges and sets over unto Assignee, Assignor's right to collect Assessments and all lien rights applicable to the enforcement of Assignor's right to collect Assessments, all as specifically described in the Declaration. This Assignment shall remain in full force and effect until all indebtedness evidenced by the Note shall have been fully paid and satisfied. This Assignment shall be subject to the following terms and conditions, to wit:

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

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

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

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

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

ordinary course of the business of the Assignor; and

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

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

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

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

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

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

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

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

10. **Event of Default; Remedies.** In the event of a default hereunder and/or in the event of a default under the Note and/or in the event of a default under any of the other Loan Documents, which default is not cured within fifteen (15) days from the date Assignor receives written notice of such default (which written notice shall identify the specific nature of the default and the manner by which such default can be cured), Assignee shall have

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

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

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

a. Assignee shall be authorized to fund under the Line of Credit based upon a Draw Request (in the minimum amount of \$10,000.00) for "work in place", submitted by facsimile and/or electronically transmitted from Assignor to Assignee, signed by not less than two (2) Authorized Signatories and containing such additional documentation as may reasonably be requested by Assignee. If the Draw Request is for funding in relation to the structural components of the Project, then the Draw Request must be approved by the Project Manager or the Engineering Firm engaged by Assignor to supervise completion of the Project;

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

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

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

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

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

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

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

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

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

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

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

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

WITNESSES:

Dennis Eisinger
Dennis Eisinger
Print Name: ~~_____~~

Gregory Eisinger
Print Name: ~~_____~~
GREGORY Eisinger

Gregory Egin

MEADOWBROOK TOWERS CONDOMINIUM "F",
INC., a Florida not-for-profit corporation

X *Bernard Siguere*
By: ~~YUDSEN BEKIROVA, President~~
Bernard Siguere Vice President

By: *Oreste MESA*
ORESTE MESA, Treasurer

By: *Timea Safranyos*
TIMEA SAFRANYOS, Secretary

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

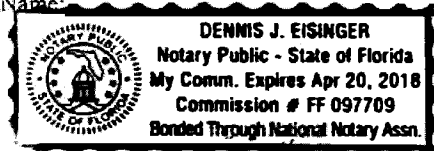
Bernard Siguere

The execution of the foregoing instrument was acknowledged before me this 13th day of April, 2018 by ~~YUDSEN BEKIROVA~~ *Yudsen Bekirova* as ~~President~~ *Vice President* of MEADOWBROOK TOWERS CONDOMINIUM "F", INC., a Florida not-for-profit corporation, who is personally known to me or who provided Canadian Driver License for identification.

My Commission Expires:

Dennis Eisinger
Notary Public
Print Name: _____

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

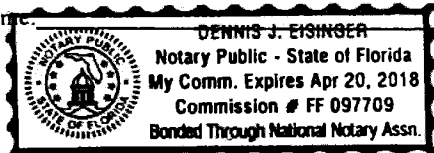


The execution of the foregoing instrument was acknowledged before me this 15th day of April, 2018 by ORESTE MESA, as Treasurer of MEADOWBROOK TOWERS CONDOMINIUM "F", INC., a Florida not-for-profit corporation, who is personally known to me or who provided Fla. Driver License for identification.

My Commission Expires:

Dennis Eisinger
Notary Public
Print Name: _____

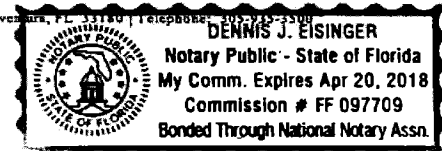
STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)



The execution of the foregoing instrument was acknowledged before me this 12th day of April, 2018 by TIMEA SAFRANYOS, as Secretary of MEADOWBROOK TOWERS CONDOMINIUM "F", INC., a Florida not-for-profit corporation, who is personally known to me or who provided _____ for identification.

My Commission Expires:

Dennis Eisinger
Notary Public
Print Name: _____



RECORD AND RETURN TO:

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

THIS INSTRUMENT PREPARED BY:

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

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THIS INSTRUMENT MODIFIES, AMENDS AND RESTATES THE LIEN AND EFFECT OF: (i) SECURED PROMISSORY NOTE DATED APRIL 13, 2018 EXECUTED BY MEADOWBROOK TOWERS CONDOMINIUM "F", INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("BORROWER") IN FAVOR OF POPULAR BANK ("LENDER") IN THE ORIGINAL PRINCIPAL AMOUNT OF FIVE HUNDRED FIFTY THOUSAND AND NO/100 (\$550,000.00) DOLLARS (THE "NOTE"); AND (ii) COLLATERAL ASSIGNMENT OF RIGHT TO COLLECT ASSESSMENTS AND ASSIGNMENT OF LIEN RIGHTS DATED APRIL 13, 2018, EXECUTED BY THE BORROWER IN FAVOR OF THE LENDER AND FILED FOR RECORD ON APRIL 16, 2018 AS INSTRUMENT NO. 115015126 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (THE "ASSIGNMENT"). DOCUMENTARY STAMPS IN THE AMOUNT OF \$875.00 HAVE BEEN PAID AND AFFIXED TO THE AMENDED AND RESTATED NOTE (DEFINED BELOW) AS A RESULT OF THE INCREASE IN THE INDEBTEDNESS OWED BY THE BORROWER TO THE LENDER FROM FIVE HUNDRED FIFTY THOUSAND AND NO/100 (\$550,000.00) DOLLARS TO EIGHT HUNDRED THOUSAND AND NO/100 (\$800,000.00) DOLLARS IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE AMENDED AND RESTATED NOTE (DEFINED BELOW).

MODIFICATION AGREEMENT

THIS MODIFICATION AGREEMENT (the "Modification Agreement") is made and entered into this 25 day of January, 2019, by and between **MEADOWBROOK TOWERS CONDOMINIUM "F", INC.**, a Florida not-for-profit corporation (the "Borrower") and **POPULAR BANK** (the "Lender").

WITNESETH:

WHEREAS, the Borrower executed a Secured Promissory Note dated April 13, 2018 (the "Note"), in favor of the Lender, in the original principal amount of FIVE HUNDRED FIFTY THOUSAND AND NO/100 (\$550,000.00) DOLLARS; and

WHEREAS, the timely and complete payment and performance by the Borrower of the obligations of the Borrower evidenced by the Note is secured by that certain Collateral Assignment of Right to Collect Assessments and Assignment of Lien Rights dated April 13, 2018, executed by the Borrower in favor of the Lender, filed for record on April 16, 2018 as Instrument No. 115015126 of the Public Records of Broward County, Florida (the "Assignment"); and

WHEREAS, the Note evidences a non-revolving line of credit (the "Line of Credit") extended by the Lender to the Borrower in an amount not to exceed the maximum amount of FIVE HUNDRED FIFTY THOUSAND AND NO/100 (\$550,000.00) DOLLARS; and

WHEREAS, the Borrower has requested that the Lender increase the amount of the Line of Credit extended by the Lender to the Borrower to be in the maximum amount of EIGHT HUNDRED THOUSAND AND NO/100 (\$800,000.00) DOLLARS; and

WHEREAS, the Lender has agreed to increase the amount of the Line of Credit extended by the Lender to the Borrower to be in the amount of EIGHT HUNDRED THOUSAND AND NO/100 (\$800,000.00) DOLLARS;

NOW, THEREFORE, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, it is hereby agreed as follows:

1. The Borrower has, of even date herewith, executed an Amended, Restated and Increased Promissory Note in favor of the Lender in the original principal amount of EIGHT HUNDRED THOUSAND AND NO/100 (\$800,000.00) DOLLARS (the "Amended and Restated Note"). The Amended and Restated Note: (i) increases the amount of the Line of Credit extended by the Lender to the Borrower to be in the maximum amount of EIGHT HUNDRED THOUSAND AND NO/100 (\$800,000.00) DOLLARS; and (ii) amends, increases, restates and replaces the Note.

2. Wherever the term "Promissory Note" and/or "Note" is utilized in the Assignment and in the Loan Documents (hereinafter defined), said term shall be deemed to be the Amended and Restated Note.

3. The timely and complete payment and performance by the Borrower of the obligations of the Borrower evidenced by the Amended and Restated Note shall be secured by the Assignment to the same extent as the timely and complete payment and performance by the Borrower of the obligations of the Borrower evidenced by the Note is secured by the Assignment.

4. The Borrower acknowledges and agrees that the Lender has fully performed every one of its obligations under the Note, under the Assignment, under the Amended and Restated Note and under all other documents executed pursuant thereto and hereto (collectively the "Loan Documents") on a timely basis. The Borrower acknowledges the validity and enforceability of the original loan transactions underlying the execution of each of the Loan Documents and the Borrower hereby waives, discharges and releases any and all existing claims and defenses, whatsoever, that the Borrower might have against the Lender or which might affect the enforceability of the Loan Documents or the security interests of the Lender thereunder. The Borrower further acknowledges that the Borrower has no defenses, counterclaims, setoffs or rights of setoff against the Lender and/or against the enforceability of the Loan Documents or the security interests of the Lender thereunder. The Borrower acknowledges and agrees that the waiver, discharge and release herein contained represent an essential part of a consideration bargained for and received by the Lender in return for the agreement of the Lender to the terms and provisions of this Modification Agreement.

5. Except as specifically modified herein, every one of the terms, conditions, provisions, covenants and agreements set forth in the Note, in the Assignment and in the Amended and Restated Note, shall survive the execution of this Modification Agreement, are hereby ratified and reaffirmed by the Borrower, are incorporated herein by reference and shall remain in full force and effect. Wherever the terms and conditions contained within the Note and/or within the Assignment and/or within Amended and Restated Note in any manner conflict with the terms and provisions set forth within this Modification Agreement, the terms and provisions contained within this Modification Agreement shall be deemed to be superseding and prevailing.

6. The inapplicability or unenforceability of any provision of this Modification Agreement, or of any instrument executed and delivered pursuant hereto, shall not limit or impair the operation or validity of any other provision of this Modification Agreement, or of any other such instrument.

7. EXCEPT AS MAY BE PROHIBITED BY LAW, NEITHER THE LENDER NOR THE BORROWER SHALL SEEK A JURY TRIAL WITH RESPECT TO ANY LAWSUIT, PROCEEDING OR COUNTERCLAIM BASED UPON, OR ARISING OUT OF, THE NOTE, THE ASSIGNMENT, THE AMENDED AND RESTATED NOTE, THIS MODIFICATION AGREEMENT OR ANY RELATIONSHIP BETWEEN THE BORROWER AND THE LENDER. IF THE SUBJECT MATTER OF ANY SUCH LAWSUIT IS ONE IN WHICH THE WAIVER OF A JURY TRIAL IS PROHIBITED, NEITHER THE LENDER NOR THE BORROWER SHALL PRESENT AS A PERMISSIVE COUNTERCLAIM IN SUCH A LAWSUIT, ANY CLAIM ARISING OUT OF THE NOTE OR THE ASSIGNMENT OR THE AMENDED AND RESTATED NOTE OR THIS MODIFICATION AGREEMENT. FURTHER, NEITHER THE BORROWER NOR THE LENDER SHALL SEEK TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED, WITH ANY ACTION IN WHICH A JURY TRIAL CANNOT BE WAIVED.

IN WITNESS WHEREOF, this Modification Agreement has been entered into as of the date first set forth above.

WITNESSES:

Print Name: _____

Print Name: _____

MEADOWBROOK TOWERS CONDOMINIUM "F", INC., a Florida not-for-profit corporation

By: *Beatriz Gavilan*
BEATRIZ GAVILAN, President
By: *Howard Chimberoff*
HOWARD CHIMBEROFF, Treasurer

Address: c/o Manageexchange
29 S.E. 1st Avenue
Hallandale Beach, Florida 33009

Print Name: _____

Print Name: _____

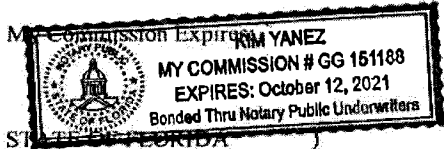
POPULAR BANK

By: *Dulmae, A/P*

Address: 7900 Miami Lakes Drive West
Miami Lakes, Florida 33016

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The execution of the foregoing instrument was acknowledged before me this 28 day of January, 2019, by **BEATRIZ GAVILAN**, as President of **MEADOWBROOK TOWERS CONDOMINIUM "F", INC.**, a Florida not-for-profit corporation, who provided Beatriz Gavilan for identification.

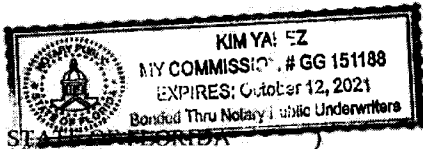


[Signature]
Notary Public, State of Florida
Print Name: Kim Yanez

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The execution of the foregoing instrument was acknowledged before me this 28 day of January, 2019, by **HOWARD CHIMBEROFF**, as Treasurer of **MEADOWBROOK TOWERS CONDOMINIUM "F", INC.**, a Florida not-for-profit corporation, who provided Howard Chimberoff for identification.

My Commission Expires:

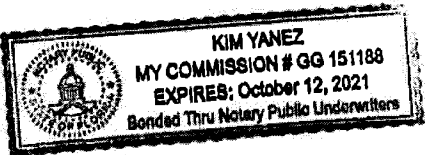


[Signature]
Notary Public, State of Florida
Print Name: Kim Yanez

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The execution of the foregoing instrument was acknowledged before me this 28 day of January, 2019, by [Signature], the VP of **POPULAR BANK**, who is personally known to me.

My Commission Expires:



[Signature]
Notary Public, State of Florida
Print Name: Kim Yanez

Prepared by and Return to:
Michael S. Foelster, Esq.
Backer Aboud Poliakoff & Foelster, LLP
400 South Dixie Highway, Suite 420
Boca Raton, Florida 33432

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

This Modification of Collateral Assignment of Right to Collect Assessments and Assignment of Lien Rights (this "Agreement"), is made on July 17, 2019, between MEADOWBROOK TOWERS CONDOMINIUM "F", INC., a Florida not-for-profit corporation (the "Assignor") and POPULAR BANK, a New York State Chartered Bank (the "Assignee").

RECITALS:

A. The Assignor requested and the Assignee agreed to make a loan in the amount of \$550,000.00 to the Assignor (the "Loan"), as evidenced by that certain Secured Promissory Note dated as of April 13, 2018 from the Assignor, in favor of Assignee, in the original principal amount of \$550,000.00 (the "Original Note"). The Original Note is secured, in part, by: (i) that certain Collateral Assignment of Right to Collect Assessments and Assignment of Lien Rights dated as of April 13, 2018 from the Assignor in favor of the Assignee, recorded in as Instrument Number 115015126 in the Public Records of Broward County, Florida (the "Assignment"), (ii) that certain Loan and Security Agreement dated as of April 13, 2018, by and between the Assignor and the Assignee (the "Loan and Security Agreement"), (iii) that certain Uniform Commercial Code Financing Statement from Assignor, as debtor, in favor of Assignee, as secured party, filed with the Florida Secured Transaction Registry under File Number 201805282172 (the "UCC"), and (iv) all other security instruments and documents executed in connection therewith.

B. The Assignor subsequently requested and the Assignee agreed to modify and increase the Loan, as evidenced by that certain Amended, Restated and Increased Secured Promissory Note dated as of January 28, 2019, from the Assignor, in favor of the Assignee in the principal amount of \$800,000.00 (as the same may be amended, restated, modified or replaced from time to time, the "First Amended Note"). The First Amended Note amended, restated, increased, replaced and superseded the Original Note, in its entirety and is secured by: (i) the Assignment, as modified by that certain Modification Agreement dated as of January 28, 2019, recorded as Instrument Number 115593306 in the Public Records of Broward County, Florida (the "First Assignment Modification"); (ii) the Loan and Security Agreement; (iii) the UCC; and (iv) all other security instruments and documents executed in connection therewith.

C. The Assignor has now requested and the Assignee has agreed to further modify and increase the Loan, as evidenced by that certain Second Amended and Restated Secured Promissory Note dated as of even date herewith, from the Assignor, in favor of the Assignee in the principal amount of \$890,016.66 (as the same may be amended, restated, modified or replaced from time to time, the "Note"). The Note amends, restates, increases, replaces and supersedes the First Amended Note, in its entirety and is secured by: (i) the Assignment, as modified by the First Assignment Modification and this Agreement; (ii) the Loan and Security Agreement, as modified by that certain Amendment and Ratification of Loan and Security Agreement and Other Loan Documents dated as of even date herewith by and between the Assignor and the Assignee (the "Amendment of Loan and Security Agreement"); (iii)

THE ASSIGNOR PREVIOUSLY PAID FLORIDA DOCUMENTARY STAMP TAXES IN THE AMOUNT OF \$1,925.00 IN CONNECTION WITH THE ORIGINAL NOTE (AS DEFINED IN RECITAL A) AND EVIDENCE OF SUCH PAYMENT APPEARS ON THE LOAN CLOSING STATEMENT IN CONNECTION THEREWITH. THE ASSIGNOR PREVIOUSLY PAID FLORIDA DOCUMENTARY STAMP TAXES IN THE AMOUNT OF \$875.00 IN CONNECTION WITH THE FIRST AMENDED NOTE (AS DEFINED IN RECITAL B) AND EVIDENCE OF SUCH PAYMENT APPEARS ON THE LOAN CLOSING STATEMENT IN CONNECTION THEREWITH. THE ASSIGNOR IS PAYING \$350.00 IN FLORIDA ADDITIONAL DOCUMENTARY STAMP TAXES IN CONNECTION WITH THE \$100,000.00 INCREASE EVIDENCED BY THE NOTE (AS DEFINED IN RECITAL C ABOVE).

the UCC; and (iv) all other security instruments and documents executed in connection therewith.

D. The Assignor and the Assignee agree and stipulate this Agreement modifies and amends the Assignment, but the lien priority of the Assignment with respect to the property encumbered by thereby shall relate back to the recording date of the Assignment.

E. The Assignment, as modified by the First Assignment Modification and this Agreement, is hereinafter referred to as the "Assignment". The Loan and Security Agreement, as modified by the Amendment of Loan and Security Agreement, is hereinafter referred to as the "Loan and Security Agreement". The Note, the Assignment, the Loan and Security Agreement, the UCC, and all other documents executed in connection therewith are hereinafter referred to collectively as the "Loan Documents".

F. The Assignee is willing to modify the Loan subject to the Assignor giving the Assignee the representations, assurances and other agreements hereinafter set forth.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and the covenants and agreements hereafter set forth, the adequacy and receipt of which are hereby acknowledged, the parties do hereby agree as follows:

AGREEMENT:

1. The above recitals are true and correct and are made a part hereof.
2. Any and all references in the Assignment to the "Note" shall hereinafter mean the "Note", as defined in Recital "C" above, as the same may be amended, modified or extended from time to time.
3. The Assignor acknowledges, represents and confirms to the Assignee that: (i) the lien of the Assignment, as same is being modified by this Agreement, secures the Note and constitutes a valid and existing first lien upon the property described therein, (ii) there are no defenses, set-offs, counterclaims, cross-actions or equities in favor of the Assignor to or against the enforcement of the Note, or any other document heretofore executed in connection with the Loan, and (iii) no payments of interest or any other charges have been made to the Assignee or paid by the Assignor in connection with any indebtedness evidenced by the Note which would result in the computation or earning of interest in excess of the maximum rate of interest which is legally permitted under the laws of the State of Florida or federal law, in effect from time to time, whichever is the highest.
4. The Assignor represents, warrants, ratifies and confirms unto the Assignee that: (i) the Assignment is a valid and binding obligation of the Assignor, enforceable in accordance with its terms; (ii) all of the terms, covenants, conditions, representations, warranties and agreements contained in the Assignment are hereby ratified and confirmed in all respects; (iii) the Loan, as evidenced by the Note, shall continue to be secured by the Assignment without novation or interruption; and (iv) no oral representations, statements, or inducements have been made by the Assignee or with respect to this Agreement.
5. It is the intent of the parties hereto that this Agreement shall not constitute a novation or in any way adversely affect the lien of the applicable Loan Documents. To the extent this Agreement or any provision hereof shall be construed by a court of competent jurisdiction as operating to subordinate the lien priority of the applicable Loan Documents to any claim which would otherwise be subordinate thereto (and provided that ruling is not appealed or appealable), such provision or provisions shall be void and of no force and effect; except that this Agreement shall constitute, as to any provision so construed, a lien upon the property subordinate to such third person's claims, incorporating by reference the terms of the applicable Loan Documents as amended by this Agreement. The Loan Documents shall then be enforced pursuant to the terms therein contained, independent of any such provisions; provided, however, that notwithstanding the foregoing, the Assignor and the Assignee, as between themselves, shall be bound by all terms and conditions hereof until all indebtedness owing to the Assignee shall have been paid in full.
6. Except as heretofore modified and except as modified by this Agreement and all documents executed in connection herewith, all terms and conditions of the Loan Documents shall remain unchanged and the same shall remain in full force and effect.

7. This Agreement shall be construed, interpreted, enforced and governed by and in accordance with the laws of the State of Florida, excluding the principles thereof governing conflicts of law. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original. This Agreement shall be binding upon, and shall inure to the benefit of, the respective successors and assigns of the parties hereto.

8. **RELEASE.** AS A MATERIAL INDUCEMENT FOR THE ASSIGNEE TO EXECUTE THIS AGREEMENT, THE ASSIGNOR DOES HEREBY RELEASE, WAIVE, DISCHARGE, COVENANT NOT TO SUE, ACQUIT, SATISFY AND FOREVER DISCHARGE THE ASSIGNEE, ITS OFFICERS, DIRECTORS, EMPLOYEES, ATTORNEYS, AGENTS, AFFILIATES AND ASSIGNS FROM ANY AND ALL LIABILITY, CLAIMS, COUNTERCLAIMS, DEFENSES, ACTIONS, CAUSES OF ACTION, SUITS, CONTROVERSIES, AGREEMENTS, PROMISES AND DEMANDS WHATSOEVER IN LAW OR IN EQUITY WHICH THE ASSIGNOR EVER HAD, NOW HAS, OR WHICH ANY PERSONAL REPRESENTATIVE, SUCCESSOR, HEIR OR ASSIGN OF THE ASSIGNOR HEREAFTER CAN, SHALL OR MAY HAVE AGAINST THE ASSIGNEE, ITS OFFICERS, DIRECTORS, EMPLOYEES, ATTORNEYS, AGENTS, AFFILIATES AND ASSIGNS, FOR, UPON OR BY REASON OF ANY MATTER, CAUSE OR THING WHATSOEVER THROUGH THE DATE THAT THIS AGREEMENT IS EXECUTED. THE ASSIGNOR FURTHER EXPRESSLY AGREES THAT THE FOREGOING RELEASE AND WAIVER IS INTENDED TO BE AS BROAD AND INCLUSIVE AS PERMITTED BY THE LAWS OF THE STATE OF FLORIDA.

9. **WAIVER OF JURY TRIAL.** TO THE EXTENT PERMITTED BY APPLICABLE LAW, THE ASSIGNOR, BY EXECUTION HEREOF AND THE ASSIGNEE BY ACCEPTANCE HEREOF, KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT THEY MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED ON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT, THE LOAN DOCUMENTS OR ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONNECTION WITH THIS AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY WITH RESPECT HERETO. THIS PROVISION IS A MATERIAL INDUCEMENT TO THE ASSIGNEE TO MODIFY THE LOAN AS DETAILED HEREIN. ADDITIONALLY, THE ASSIGNOR AND THE ASSIGNEE AGREE THAT THEY SHALL NOT HAVE A REMEDY OF PUNITIVE OR EXEMPLARY DAMAGES AGAINST THE OTHER IN ANY DISPUTE AND HEREBY WAIVE ANY RIGHT OR CLAIM TO PUNITIVE OR EXEMPLARY DAMAGES THEY HAVE NOW OR WHICH MAY ARISE IN THE FUTURE IN CONNECTION WITH ANY DISPUTE WHETHER THE DISPUTE IS RESOLVED BY ARBITRATION OR JUDICIALLY.

10. **WAIVER OF BANKRUPTCY STAY.** THE ASSIGNOR HEREBY AGREES, IN CONSIDERATION OF THE RECITALS AND MUTUAL COVENANTS CONTAINED HEREIN, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THAT IN THE EVENT THAT THE ASSIGNOR SHALL FILE WITH ANY BANKRUPTCY COURT OF COMPETENT JURISDICTION OR BE THE SUBJECT OF ANY PETITION UNDER TITLE 11 OF THE UNITED STATES CODE, THE AUTOMATIC STAY IMPOSED BY SECTION 362 OF TITLE 11 OF THE UNITED STATES CODE IS WAIVED, AND SUCH WAIVER CONSTITUTES "CAUSE" PURSUANT TO 11 U.S.C. SECTION 362(d)(1) FOR THE IMMEDIATE LIFTING OF THE AUTOMATIC STAY IN FAVOR OF THE ASSIGNEE, AND THE ASSIGNOR HEREBY KNOWINGLY AND IRREVOCABLY WAIVES ALL DEFENSES AND OBJECTIONS TO SUCH LIFTING OF THE AUTOMATIC STAY.

[CONTINUES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties execute this instrument on July 17, 2019.

Signed, sealed and delivered in the presence of: **ASSIGNOR:**

MEADOWBROOK TOWERS CONDOMINIUM
"F", INC., a Florida not-for-profit corporation

Witness: [Signature]

By: Howard Chimberoff
Howard Chimberoff, President

Print Name: Wes Berger

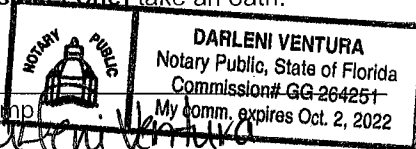
Witness: [Signature]

By: _____
Carmen Baker, Treasurer

Print Name: DANIEL SHENKW

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing certificate was acknowledged before me on July 17th, 2019, by Howard Chimberoff, as President, of MEADOWBROOK TOWERS CONDOMINIUM "F", INC., a Florida not-for-profit corporation, on behalf of and as an act of the corporation. Such individual is personally known to me or has produced a driver's license as identification and did take an oath.



Print or Stamp Name: Darleni Ventura
Notary Public, State of Florida
Commission No.: GG-264251
My Commission Expires: Oct. 2nd 2022

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing certificate was acknowledged before me on July ____, 2019, by Carmen Baker, as Treasurer of MEADOWBROOK TOWERS CONDOMINIUM "F", INC., a Florida not-for-profit corporation, on behalf of and as an act of the corporation. Such individual is personally known to me or has produced a driver's license as identification and did/did not **[select one]** take an oath.

Print or Stamp Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

IN WITNESS WHEREOF, the parties execute this instrument on July 17, 2019.

Signed, sealed and delivered in the presence of:

ASSIGNOR:

MEADOWBROOK TOWERS CONDOMINIUM
"F", INC., a Florida not-for-profit corporation

Witness: _____

By: _____
Howard Chimberoff, President

Print Name: _____

Witness: _____

By:  _____
Carmen Baker, Treasurer

Print Name: _____

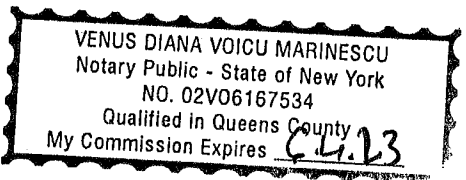
STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

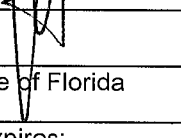
The foregoing certificate was acknowledged before me on July ____, 2019, by Howard Chimberoff, as President, of MEADOWBROOK TOWERS CONDOMINIUM "F", INC., a Florida not-for-profit corporation, on behalf of and as an act of the corporation. Such individual is personally known to me or has produced a driver's license as identification and did/did not [select one] take an oath.

Print or Stamp
Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

New York
STATE OF ~~FLORIDA~~)
) SS:
COUNTY OF ~~BROWARD~~)

The foregoing certificate was acknowledged before me on July 18th, 2019, by Carmen Baker, as Treasurer of MEADOWBROOK TOWERS CONDOMINIUM "F", INC., a Florida not-for-profit corporation, on behalf of and as an act of the corporation. Such individual is personally known to me or has produced a driver's license as identification and did/did not [select one] take an oath.





Print or Stamp
Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

AFTER RECORDING - RETURN TO:

PERMIT NUMBER:

NOTICE OF COMMENCEMENT

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

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: 514222AD0000

SUBDIVISION MEADOWBROOK BLDG F BLOCK _____ TRACT _____ LOT _____ BLDG _____ UNIT _____
620 NE 12 AVE, HALLANDALE BEACH FL 33009 HALLANDALE BEACH

2. GENERAL DESCRIPTION OF IMPROVEMENT: Asphalt Repair, Sealcoat and Stripe

3. OWNER INFORMATION: a. Name MEADOWBROOK TOWERS CONDOMINIUM "F", INC.

b. Address 4300 N UNIVERSITY DR SUITE A-106 LAUDERHILL FL 33351 c. Interest in property _____

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

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER: ATLANTIC SOUTHERN PAVING & SEALCOATING 954-581-5805
6301 W SUNRISE BLVD, SUNRISE, FL 33313

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

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

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

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

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

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

Yuzden Bekirova
Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager

YUZDEN BEKIROVA
Print Name and Provide Signatory's Title/Office

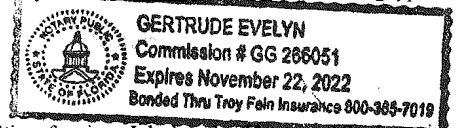
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 5 day of August, 2020

By YUZDEN BEKIROVA as owner agent mgmt
(name of person) (type of authority,.... e.g. officer, trustee, attorney in fact)

For MEADOWBROOK BLDG F
(name of party on behalf of whom instrument was executed)

Personally known or produced the following type of identification: PI PL



[Signature]
(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

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

By Yuzden Bekirova By _____

2001571/2001570

DATE: May 3rd, 2021
PROPERTY ID # 514222-AD-0480 (TD # 46833)

WARNING

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

SELINGER, JOSEPH
620 NE 12 AVE #608
HALLANDALE BEACH, FL 33009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 620 NE 12 AVE #608 HALLANDALE BEACH, FL. 33009 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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 May 28, 2021\$9,014.89
- Or
- * Estimated Amount due if paid by June 15, 2021\$9,128.11

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 16, 2021 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

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

DATE: May 3rd, 2021
PROPERTY ID # 514222-AD-0480 (TD # 46833)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 620 NE 12 AVE #608 HALLANDALE BEACH, FL. 33009 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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- Or
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

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

DATE: May 3rd, 2021
PROPERTY ID # 514222-AD-0480 (TD # 46833)

WARNING

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

CITY OF HALLANDALE BEACH
ATTN: CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009-6433

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 620 NE 12 AVE #608 HALLANDALE BEACH, FL. 33009 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

- * Estimated Amount due if paid by May 28, 2021\$9,014.89
- Or
- * Estimated Amount due if paid by June 15, 2021\$9,128.11

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 16, 2021 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

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

DATE: May 3rd, 2021
PROPERTY ID # 514222-AD-0480 (TD # 46833)

WARNING

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

ATLANTIC SOUTHERN PAVING & SEALCOATING
6301 W SUNRISE BLVD
SUNRISE, FL 33313

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

- * Estimated Amount due if paid by May 28, 2021\$9,014.89
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

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

DATE: May 3rd, 2021
PROPERTY ID # 514222-AD-0480 (TD # 46833)

WARNING

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ATLANTIC SOUTHERN PAVING AND SEALCOATING LLC
6301 W SUNRISE BLVD
SUNRISE, FL 33313

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DATE: May 3rd, 2021
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BROWARD COUNTY CLERK OF COURTS
201 SE 6 ST ROOM 18150
FORT LAUDERDALE, FL 33301

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GARY A KORN, ESQ.
LEOPOLD KORN, PA
20801 BISCAYNE BLVD #501
AVENTURA, FL 33180

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JOSEPH SELINGER
620 NE 12 AVE #608F
HALLANDALE, FL 33009

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: May 3rd, 2021
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MEADOWBROOK CONDOMINIUM
620 NE 12TH AVE
HALLANDALE BEACH, FL 33009-3665

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DATE: May 3rd, 2021
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MEADOWBROOK TOWERS CONDOMINIUM "F" INC
4300 N UNIVERSITY DR SUITE A-106
LAUDERHILL, FL 33351

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MEADOWBROOK TOWERS CONDOMINIUM "F" INC
C/O LANDMARK MANAGEMENT SERVICES
1941 NW 150 AVE
PEMBROKE PINES, FL 33028

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MEADOWBROOK TOWERS CONDOMINIUM "F", INC
C/O MANAGEEXCHANGE
29 SE 1ST AVE
HALLANDALE BEACH, FL 33009-5547

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MICHAEL CURRY, JR., REGISTERED AGENT
O/B/O ATLANTIC SOUTHERN PAVING AND SEALCOATING LLC
6301 W SUNRISE BLVD
SUNRISE, FL 33313

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MICHAEL S FOELSTER, ESQ
BACKER ABOUD POLIAKOFF & FOELSTER LLP
400 S DIXIE HWY STE 420
BOCA RATON, FL 33432

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620 NE 12TH AVE
HALLANDALE BEACH, FL 33009-3665

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620 NE 12 AVE
HALLANDALE, FL 33009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 620 NE 12 AVE #608 HALLANDALE BEACH, FL. 33009 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

- * Estimated Amount due if paid by May 28, 2021\$9,014.89
- Or
- * Estimated Amount due if paid by June 15, 2021\$9,128.11

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

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

DATE: May 3rd, 2021
PROPERTY ID # 514222-AD-0480 (TD # 46833)

WARNING

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

MEADOWBROOK TOWERS CONDOMINIUM "F" INC.
C/O LAW OFFICE OF STEVEN B. KATZ, PA
4300 N UNIVERSITY DR SUITE A-106
LAUDERHILL, FL 33351

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: May 3rd, 2021
PROPERTY ID # 514222-AD-0480 (TD # 46833)

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STEVEN B KATZ., ESQ
LAW OFFICE OF STEVEN B. KATZ, PA., REGISTERED AGENT
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DATE: May 3rd, 2021
PROPERTY ID # 514222-AD-0480 (TD # 46833)

WARNING

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

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: May 3rd, 2021
PROPERTY ID # 514222-AD-0480 (TD # 46833)

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7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FL 33016

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DATE: May 3rd, 2021
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POPULAR BANK
11 W 51ST ST
NEW YORK, NY 10019-6994

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85 BROAD STREET
10TH FLOOR
NEW YORK, NY 10004

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DATE: May 3rd, 2021
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7900 NW 154TH ST
MIAMI LAKES, FL 33016-5892

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JOSEPH SELINGER
620 NE 12TH AVE #608 BLDG F
HALLANDALE, FL 33009

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U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Price

\$

Sent To

Street a

City, State, ZIP+4™

TD 46833 JUNE 2021 WARNING

SELINGER, JOSEPH
620 NE 12 AVE #608
HALLANDALE BEACH, FL 33009

7020 2450 0001 8120 5933
0542 0207

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
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Postmark
Here

Postage

\$ _____

Total P&c

\$ _____

Sent To

Street a.

City, State, ZIP+4[™]

TD 46833 JUNE 2021 WARNING

CITY OF HALLANDALE BEACH

ATTN: CITY ATTORNEY

400 S FEDERAL HIGHWAY 2ND FLOOR

HALLANDALE BEACH, FL 33009

ET05 E02T 0000 019T 0202

7020 1810 0000 1203 5020

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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

Postmark
Here

Postage

\$ _____

Total Po

\$ _____

Sent To

Street at

City, State, ZIP+4

TD 46833 JUNE 2021 WARNING

CITY OF HALLANDALE BEACH

ATTN: CRA DEPT

400 S FEDERAL HWY

HALLANDALE BEACH, FL 33009-6433

7020 1810 0000 1203 5037

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

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OFFICIAL USE

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

Postmark
Here

Postage
\$ _____

Total Post
\$ _____

Sent To

Street and

City, State, ZIP+4®

TD 46833 JUNE 2021 WARNING
ATLANTIC SOUTHERN PAVING & SEALCOATING
6301 W SUNRISE BLVD
SUNRISE, FL 33313

7020 1610 0000 1203 5044

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

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

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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 Post	
\$	
Sent To	TD 46833 JUNE 2021 WARNING
Street and	ATLANTIC SOUTHERN PAVING AND SEALCOATING LLC
City, State, ZIP+4	6301 W SUNRISE BLVD SUNRISE, FL 33313

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage

\$ _____

Total P

\$ _____

Sent To

Street

City, St.

TD 46833 JUNE 2021 WARNING
BROWARD COUNTY CLERK OF COURTS
201 SE 6 ST ROOM 18150
FORT LAUDERDALE, FL 33301

7020 1810 0000 1203 5051

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

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<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 P
\$ _____
Sent To
Street
City, St.

TD 46833 JUNE 2021 WARNING
GARY A KORN, ESQ.
LEOPOLD KORN, PA
20801 BISCAYNE BLVD #501
AVENTURA, FL 33180

7020 1810 0000 1203 5068

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

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

TD 46833 JUNE 2021 WARNING

JOSEPH SELINGER
620 NE 12 AVE #608F
HALLANDALE, FL 33009

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

See Reverse for Instructions

7020 1810 0000 1203 5075

7020 1810 0000 1203 5062

U.S. Postal Service™
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OFFICIAL USE

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

Postmark
Here

Postage

\$ _____

Total Postage \$ _____

\$ _____

Sent To _____

Street and Apt. # _____

City, State, ZIP+4 _____

TD 46833 JUNE 2021 WARNING
LEOPOLD KORN, PA
20801 BISCAYNE BLVD #501
AVENTURA, FL 33180

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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

Postmark
Here

Postage
\$ _____
Total Postage
\$ _____
Sent To
Street and #
City, State, ZIP+4®

TD 46833 JUNE 2021 WARNING
MEADOWBROOK CONDOMINIUM
620 NE 12TH AVE
HALLANDALE BEACH, FL 33009-3665

7020 1610 0000 1203 5099

7020 1810 0000 1203 5105

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OFFICIAL USE

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

Postmark
Here

Postage
\$ _____

Total Postage
\$ _____

Sent To

Street or

City, State, ZIP+4®

TD 46833 JUNE 2021 WARNING
MEADOWBROOK TOWERS CONDOMINIUM "F" INC
4300 N UNIVERSITY DR SUITE A-106
LAUDERHILL, FL 33351

7020 1810 0000 1203 5112

U.S. Postal Service™
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OFFICIAL USE

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

Postmark
Here

Postage
\$ _____

Total Postage
\$ _____

Sent To

Street address

City, State, ZIP+4®

TD 46833 JUNE 2021 WARNING
MEADOWBROOK TOWERS CONDOMINIUM "F" INC
C/O LANDMARK MANAGEMENT SERVICES
1941 NW 150 AVE
PEMBROKE PINES, FL 33028

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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

Postmark
Here

Postage

\$

Total Pk

\$

Sent To

Street at

City, State, ZIP+4

TD 46833 JUNE 2021 WARNING
MEADOWBROOK TOWERS CONDOMINIUM "F", INC
C/O MANAGEEXCHANGE
29 SE 1ST AVE
HALLANDALE BEACH, FL 33009-5547

7020 1810 0000 1203 5129

7020 1810 0000 1203 5136

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OFFICIAL USE

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

Postmark
Here

Postage
\$ _____

Total Postage
\$ _____

TD 46833 JUNE 2021 WARNING
MICHAEL CURRY, JR., REGISTERED AGENT O/B/O
ATLANTIC SOUTHERN PAVING AND SEALCOATING LLC
 Sent To
 6301 W SUNRISE BLVD
 Street and
 SUNRISE, FL 33313

City, State, ZIP+4®

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and

City, State, ZIP+4®

TD 46833 JUNE 2021 WARNING
MICHAEL S FOELSTER, ESQ
BACKER ABOUD POLIAKOFF & FOELSTER LLP
400 S DIXIE HWY STE 420
BOCA RATON, FL 33432

7020 1810 0000 1207 5143

7020 1810 0000 1203 5150

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

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

OFFICIAL USE

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

Postmark
Here

Postage
\$ _____

Total P_c
\$ _____

Sent To

Street a

City, State, ZIP+4®

TD 46833 JUNE 2021 WARNING
MEADOWBROOK TOWERS CONDOMINIUM "F" INC
620 NE 12TH AVE
HALLANDALE BEACH, FL 33009-3665

7020 1810 0000 1203 5167

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postmark
Here

Post

\$ _____

Total

\$ _____

Sen

Str

City, State, ZIP+4®

TD 46833 JUNE 2021 WARNING
MEADOWBROOK TOWERS CONDOMINIUM "F" INC
620 NE 12 AVE
HALLANDALE, FL 33009

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

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

OFFICIAL USE

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

Postmark
Here

Postage

\$ _____

Total Postage

\$ _____

Sent To _____

Street and Apt _____

City, State, ZIP+4® _____

TD 46833 JUNE 2021 WARNING
MEADOWBROOK TOWERS CONDOMINIUM "F" INC.
C/O LAW OFFICE OF STEVEN B. KATZ, PA
4300 N UNIVERSITY DR SUITE A-106
LAUDERHILL, FL 33351

7020 1810 0000 1203 5174

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postmark
Here

TD 46833 JUNE 2021 WARNING

STEVEN B KATZ., ESQ LAW OFFICE OF STEVEN B.
KATZ, PA., REGISTERED AGENT O/B/O
MEADOWBROOK TOWERS CONDOMINIUM "F" INC
4300 N UNIVERSITY DR SUITE A-106
LAUDERHILL, FL 33351

Postage

\$ _____

Total Postage

\$ _____

Sent To

Street and Apt

City, State, ZIP+4®

7020 1810 0000 1203 5181

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OFFICIAL USE

Certified Mail Fee

\$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Ac _____

Postmark
Here

Postage

\$ _____

Total

\$ _____

Sent

Street

City, State, ZIP+4®

TD 46833 JUNE 2021 WARNING

ISRAEL VELASCO, REGISTERED AGENT

O/B/O POPULAR BANK

7900 MIAMI LAKES DRIVE WEST

MIAMI LAKES, FL 33016

7020 1810 0000 1203 5198

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

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OFFICIAL USE

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

Postmark
Here

Postage
\$ _____

Total Post
\$ _____

Sent To

Street and

City, State, ZIP+4®

TD 46833 JUNE 2021 WARNING
POPULAR BANK
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FL 33016

7020 1810 0000 1203 5204

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OFFICIAL USE

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

Postmark
Here

Postage
\$ _____
Total Postage
\$ _____
Sent To
Street and
City, State, ZIP+4[®]

TD 46833 JUNE 2021 WARNING

POPULAR BANK
11 W 51ST ST
NEW YORK, NY 10019-6994

7020 1810 0000 1203 5211

7020 1810 0000 1203 5228

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OFFICIAL USE

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

Postmark
Here

Postage
\$
Total
\$
Sent
Street
City, State, ZIP+4®

TD 46833 JUNE 2021 WARNING
POPULAR BANK
85 BROAD STREET
10TH FLOOR
NEW YORK, NY 10004

7020 1810 0000 1201 5235

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

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

OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postmark
Here

Postage

\$ _____

Total Postage

\$ _____

Sent To

Street and

City, State,

TD 46833 JUNE 2021 WARNING

POPULAR BANK
7900 NW 154TH ST
MIAMI LAKES, FL 33016-5892

7020 1810 0000 1202 5242

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

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

OFFICIAL USE

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

Postmark
Here

Postage	\$
Total Postage	\$

Sent To	
Street and A	
City, State, & ZIP	

TD 46833 JUNE 2021 WARNING
JOSEPH SELINGER
620 NE 12TH AVE #608 BLDG F
HALLANDALE, FL 33009

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

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

OFFICIAL USE

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

Postmark
Here

Postage
\$ _____
Total Postage
\$ _____
Sent To
Street and Apt
City, State, ZIP+4®

TD 46833 JUNE 2021 WARNING
JOSEPH EDWARD SELINGER
620 NE 12 AVE #608 BLDG F
HALLANDALE BEACH, FL 33009

7020 1810 0000 1203 5252

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 46833 JUNE 2021 WARNING
 MEADOWBROOK TOWERS CONDOMINIUM "F", INC
 C/O MANAGEEXCHANGE
 29 SE 1ST AVE
 HALLANDALE BEACH, FL 33009-5547



9590 9402 6614 1028 8988 50

2. Article Number (Transfer from service label)

7020 1810 0000 1203 5129

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x y. CRT 6 49

- Agent
- Addressee

B. Received by (Printed Name)

manage exchange

C. Date of Delivery

5-8-2021

D. Is delivery address different from item 1?

- Yes
- No

If YES, enter delivery address below:

3. Service Type

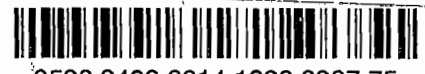
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation 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 46833 JUNE 2021 WARNING
 BROWARD COUNTY CLERK OF COURTS
 201 SE 5 ST ROOM 18150
 FORT LAUDERDALE, FL 33301



9590 9402 6614 1028 8987 75

2. Article Number (Transfer from service label)

7020 1810 0000 1203 5051

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
P. Rodriguez

B. Received by (Printed Name) C. Date of Delivery
P. Rodriguez MAY - 7 2021

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"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input checked="" type="checkbox"/> Collect on Delivery 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:46833 JUNE 2021 WARNING
SELINGER, JOSEPH
 620 NE 12 AVE #608
 HALLANDALE BEACH, FL 33009



9590 9402 6614 1028 8988 29

2. Article Number (Transfer from service label)

7020 2450 0001 8120 5933

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X **COIF GA**

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
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- 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 46833 JUNE 2021 WARNING
 MEADOWBROOK CONDOMINIUM
 620 NE 12TH AVE
 HALLANDALE BEACH, FL 33009-3665



9590 9402 6614 1028 8988 81

2. Article Number (Transfer from service label)

7020 1810 0000 1203 5099

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X CGA SA

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature 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 46833 JUNE 2021 WARNING
 MEADOWBROOK TOWERS CONDOMINIUM "F" INC.
 C/O LAW OFFICE OF STEVEN B. KATZ, PA
 4300 N UNIVERSITY DR SUITE A-106
 LAUDERHILL, FL 33351



9590 9402 6614 1028 8989 66

2. Article Number (Transfer from service label)

7020 1810 0000 1203 5174

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
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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 46833 JUNE 2021 WARNING

JOSEPH SELINGER
620 NE 12 AVE #608F
HALLANDALE, FL 33009



9590 9402 6614 1028 8989 04

2. Article Number (Transfer from service label)

7020 1810 0000 1203 5075

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X **C019 EA**

- 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
- 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 46833 JUNE 2021 WARNING
 JOSEPH SELINGER
 620 NE 12TH AVE #608 BLDG F
 HALLANDALE, FL 33009



9590 9402 6400 0303 9403 99

2. Article Number (Transfer from service label)

7020 1810 0000 1203 5242

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X **CO19**

EA

- 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
- 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 46833 JUNE 2021 WARNING

MEADOWBROOK TOWERS CONDOMINIUM "F" INC
4300 N UNIVERSITY DR SUITE A-106
LAUDERHILL, FL 33351



9590 9402 6614 1028 8988 74

2. Article Number (Transfer from service label)

7020 1810 0000 1203 5105

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- 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 46833 JUNE 20
 MEADOWBROOK TOWNSHIP CO-OP INC
 629 N. 12TH AVE
 HALLANDALE BEACH, FL 33009-3665



9590 9402 6614 1028 8989 80

2. Article Number (Transfer from service label)

7020 1810 0000 1203 5150

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *CB19 SA* 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
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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.

1. Article Addressed to:

FD 46833 JUNE 2021 WARNING
 JOSEPH EDWARD SELINGER
 620 NE 12 AVE #608 BLDG F
 HALLANDALE BEACH, FL 33009



9590 9402 6400 0303 9403 82

2. Article Number (Transfer from service label)

7020 1810 0000 1203 5259

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X **C019 EA**

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- 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 46833 JUNE 2021 WARNING
 MEADOWBROOK TOWERS CONDOMINIUM "F" INC
 620 NE 12 AVE
 HALLANDALE, FL 33009



9590 9402 6614 1028 8989 73

2 Article Number (Transfer from service label)

7020 1810 0000 1203 5167

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *CB19 EA*

- 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
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery
 (over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46833 JUNE 2021 WARNING
 ATLANTIC SOUTHERN PAVING & SEALCOATING
 6301 W SUNRISE BLVD
 SUNRISE, FL 33313



9590 9402 6614 1028 8987 99

Article Number (Transfer from service label)

7020 1810 0000 0203 5037

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X C-19

- Agent
- Addressee

B. Received by (Printed Name)

(C/O)

C. Date of Delivery

5/5/21

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
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery 00

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

A. Signature
 X C-19 Agent
 Addressee

B. Received by (Printed Name) PTO C. Date of Delivery 5/16/21

1. Article Addressed to:

TD 46833 JUNE 2021 WARNING
 MICHAEL CURRY, JR., REGISTERED AGENT O/B/O
 ATLANTIC SOUTHERN PAVING AND SEALCOATING LLC
 6301 W SUNRISE BLVD
 SUNRISE, FL 33313

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



9590 9402 6614 1028 8988 43

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
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)

7020 1810 0000 1203 5136

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

A. Signature
 X C-19 Agent
 Addressee

1. Article Addressed to:

B. Received by (*Printed Name*) RTO C. Date of Delivery 5/5/21

TD 46833 JUNE 2021 WARNING
 ATLANTIC SOUTHERN PAVING AND SEALCOATING LLC
 6301 W SUNRISE BLVD
 SUNRISE, FL 33313

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



9590 9402 6614 1028 8987 82

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

2. Article Number (*Transfer from service label*)

7020 1810 0000 0203 5044

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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- 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 46833 JUNE 2021 WARNING

STEVEN B KATZ., ESQ LAW OFFICE OF STEVEN B. KATZ,
PA., REGISTERED AGENT O/B/O MEADO'WBROOK
TOWERS CONDOMINIUM "F" INC
4300 N UNIVERSITY DR SUITE A-106
LAUDERHILL, FL 33351



9590 9402 6614 1028 8989 59

2. Article Number (Transfer from service label)
7020 1810 0000 1203 5181

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

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

1. Article Addressed to:

TD 46833 JUNE 2021 WARNING
 MEADOWBROOK TOWERS CONDOMINIUM "F" INC
 C/O LANDMARK MANAGEMENT SERVICES
 1941 NW 150 AVE
 PEMBROKE PINES, FL 33028



9590 9402 6614 1028 8988 67

2. Article Number (Transfer from service label)

7020 1810 0000 1203 5112

A. Signature
 X *[Handwritten Signature]* Agent Addressee

B. Received by (Printed Name) *[Handwritten Name]* C. Date of Delivery *5/6/20*

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

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
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - 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 46833 JUNE 2021 WARNING
 ISRAEL VELASCO, REGISTERED AGENT
 O/B/O POPULAR BANK
 7900 MIAMI LAKES DRIVE WEST
 MIAMI LAKES, FL 33016



9590 9402 6614 1028 8989 42

2. Article Number (Transfer from service label)

7020 1810 0000 1203 5198

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Print 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
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery

(over 300)

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

1. Article Addressed to:

TD 46833 JUNE 2021 WARNING

POPULAR BANK
7900 NW 154TH ST
MIAMI LAKES, FL 33016-5892



9590 9402 6400 0303 9404 05

2. Article Number (Transfer from service label)

7020 1810 0000 1203 5235

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

5-6

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
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46833 JUNE 2021 WARNING
 POPULAR BANK
 7900 MIAMI LAKES DRIVE WEST
 MIAMI LAKES, FL 33016




2. Article Number (Transfer from service label)

7020 1810 0000 1203 5204

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
 - 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 46833 JUNE 2021 WARNING

MICHAEL S FOELSTER, ESQ
 BACKER ABOUD POLIAKOFF & FOELSTER LLP
 400 S DIXIE HWY STE 420
 BOCA RATON, FL 33432



9590 9402 6614 1028 8988 36

2. Article Number (Transfer from service label)

7020 1810 0000 1203 5143

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

R. Denmark

C. Date of Delivery

5.6.2021

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

Signature Confirmation™

Signature Confirmation Restricted Delivery

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.

1. Article Addressed to:

TD 46833 JUNE 2021 WARNING

CITY OF HALLANDALE BEACH
ATTN: CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009-6433



9590 9402 6614 1028 8988 05

2. Article Number (Transfer from service label)

7020 1810 0000 1203 5020

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

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

Mail

Mail Restricted Delivery

(over 500)